National Park Service
U.S. Department of the Interior

Vicksburg National Military Park
Vicksburg, Mississippi



Historic Structure Report

Coker House

Cultural Resources, Partnerships, and Science Division
NPS Interior Region 2: South Atlantic-Gulf

Vicksburg National Military Park

Coker House
Historic Structure Report

Edwards, Mississippi

August 2023

Quinn Evans

National Park Service

NPS Interior Region 2: South Atlantic-Gulf

Cultural Resources, Partnerships & Science

This historic structure report exists in two formats. A printed version is available for study at the park, at the Interior Region 2-South Atlantic-Gulf Office of the National Park Service, and a variety of other depositories around the United States. For more widespread access, this historic structure report also exists in a web-based format through the website of the National Park Service. Please visit www.nps.gov for more information.

Cultural Resources, Partnerships & Science
NPS Interior Region 2: South Atlantic-Gulf
National Park Service
100 Alabama Street SW
Atlanta, Georgia 30303
(404) 507-5847

Vicksburg National Military Park
3201 Clay Street
Vicksburg, MS 39183

http://www.nps.gov/vick

Cover Image: Coker House, view from the northwest, 2021 (Quinn Evans)

Vicksburg National Military Park

Coker House

Historic Structure Report

Approved by: CARRIE ANN MARDORF Digitally signed by CARRIE ANN MARDORF Date: 2023.08.04 14:57:38 -05'00'

Superintendent, Vicksburg National Military Park Date

Recommended by: JULIE ERNSTEIN Digitally signed by JULIE ERNSTEIN Date: 2023.08.28 11:16:24 -04'00'

Program Manager, Cultural Resources, Partnerships & Science,

Interior Region 2: South Atlantic-Gulf Date

Recommended by: MYRNA PALFREY Digitally signed by MYRNA PALFREY Date: 2024.01.29 14:13:18 -05'00'

Deputy Regional Director, Interior Region 2: South Atlantic-Gulf Date

Approved by: MARK FOUST Digitally signed by MARK FOUST Date: 2024.02.07 16:34:49 -05'00'

Regional Director, Interior Region 2: South Atlantic-Gulf Date

(This Page Intentionally Left Blank)

Table of Contents

List of Figures vii

Foreword xi

Acknowledgments xi

Project Team xii

Management Summary 1

Historical Overview 2

Treatment and Use 3

Administrative Data 3

Project Scope and Methodology 4

Summary of Findings 6

Recommendations for Further Study 7

Developmental History 9

Historical Background and Context 9

Chronology of Development and Use 15

Pre-Civil War Occupancy: 1798–1862 15

The Vicksburg Campaign and its aftermath: 1862–1864 18

Post-Civil War Occupancy:1865–1985 21

Reconstruction and Public Ownership: 1985–Present 36

Timeline 38

Physical Description and Condition Assessment 41

General Description 41

Site 41

Exterior Description and Conditions 42

Interior Description and Conditions 50

Structural Systems 62

Building Systems 66

Materials Analysis 67

Significance & Integrity 69
National Register of Historic Places 69
National Historic Landmarks 69
Status of the Coker House 70
Character-Defining Features 72
Assessment of Integrity 73

Treatment and Use 75
Requirements for Treatment 75
Ultimate Treatment and Use 78
Treatment Recommendations 80
Treatment Implementation 85

Bibliography 89

Appendices 93

List of Figures

Figure 1–1. Coker House, ca. 1949 (Mississippi State Historic Preservation Office). 1

Figure 1–2. Regional map showing Coker House property (circled) in relation to Vicksburg National Military Park, current as of October 2022 (National Park Service). 8

Figure 1–3. Map of Vicksburg National Military Park Champion Hill Battlefield locations, with Coker House property circled, current as of October 2022 (National Park Service). 8

Figure 2–1. Fielding's 1815 Map of the Mississippi Territory (Mississippi Department of Archives and History). 10

Figure 2–2. Detail of Hinds County and the Vicksburg area from A. Finley's map of Mississippi, 1824 (Mississippi Department of History and Archives). 11

Figure 2–3. Map of the Vicksburg Campaign (American Battlefield Trust). 12

Figure 2–4. Harvesting cotton, ca. late 19th century, Mississippi or Louisiana (William Henry Jackson, Library of Congress) 13

Figure 2–5. Dedication of the Illinois Monument at Vicksburg National Military Park, 1906 (National Park Service). 14

Figure 2–6. Survey map of Township 5N, Range 4W, 1822. Section 1 circled (General Land Office). 15

Figure 2–7. Sketch of Planter's Cottage form (Richard Cawthorn, Mississippi Department of History and Archives). 16

Figure 2–8. Map of the Battle of Champion Hill (1895 Atlas to Accompany the Official Records of the War of Rebellion). 18

Figure 2–9. Detail from Lockett's map of the Battle of Baker's Creek (Confederate name for Battle of Champion Hill). The Coker House is circled (1895 Atlas to Accompany the Official Records of the War of Rebellion). 19

Figure 2–10. Cannon ball hole in Coker House siding, ca. 1985 (Jean E. Travers in *Landmarks at Risk*). 20

Figure 2–11. H. B. Coker gravestone, Edwards Cemetery (Ancestry.com). 23

Figure 2–12. Mr. and Mrs. Gervin and Joe Field on the Coker House front porch steps, 1933 (Mississippi State Historic Preservation Office). 24

Figure 2–13. Interior wall with fireplace added in 1933, ca. 1950 ("Sprinkler System Protects Old Ante-Bellum House at Edwards"). 25

Figure 2–14. North (front) and east (side) elevations of the Coker House; north elevation of kitchen/dining room building at left, ca. 1949 (Mississippi State Historic Preservation Office). 25

Figure 2–15. Front yard, ca. 1949 (Mississippi State Historic Preservation Office). 26

Figure 2–16. South (rear) elevation and porch, 1949 (Mississippi State Historic Preservation Office). 26

Figure 2–17. Rear porch and kitchen and dining room outbuilding, ca. 1950 (Mississippi State Historic Preservation Office). 27

Figure 2–18. Playhouse outbuilding, 1956 (Mississippi State Historic Preservation Office). 27

Figure 2–19. North (front) facade of the Coker House in disrepair, 1985 (Historic American Building Survey (HABS) Library of Congress). 28

Figure 2–20. East (side) elevation of the Coker House in disrepair, 1985 (Historic American Building Survey (HABS) Library of Congress). 28

Figure 2–21. South (rear) elevation of the Coker House in disrepair, 1985 (Historic American Building Survey (HABS) Library of Congress). 29

Figure 2–22. West (side) elevation of the Coker House in disrepair, 1985 (Historic American Building Survey (HABS) Library of Congress). . . . 29
Figure 2–23. Parlor interior and windows on west wall with water damage, 1985 (Historic American Building Survey (HABS) Library of Congress). . . . 30
Figure 2–24. Bedroom interior and fireplace mantel with water damage, 1985 (Historic American Building Survey (HABS) Library of Congress). . . . 30
Figure 2–25. Rear porch deck deterioration, 1985 (Mississippi Department of Archives and History). . . . 30
Figure 2–26. Deterioration of the rear porch and roof, 1985 (Mississippi Department of Archives and History). . . . 30
Figure 2–27. Front porch door with plywood over the doors and sidelites, 1985 ((Mississippi Department of Archives and History). . . . 30
Figure 2–28. Coker House damage after the March 2005 storm and Hurricane Katrina (image from 2007) (Mississippi Department of Archives and History). . . . 32
Figure 2–29. Condition of the rear porch, 2007 (Mississippi Department of Archives and History). . . . 32
Figure 2–30. Condition of the interior center hall, 2007 (Mississippi Department of Archives and History). . . . 32
Figure 2–31. Condition of the rear interior, 2007 (Mississippi Department of Archives and History). . . . 33
Figure 2–32. Condition of the rear interior, 2007 (Mississippi Department of Archives and History). . . . 33
Figure 2–33. Condition of the front interior, 2007 (Mississippi Department of Archives and History). . . . 33
Figure 2–34. Condition of the rear interior, 2007 (Mississippi Department of Archives and History). . . . 33
Figure 2–35. Deterioration and storm damage to the front porch, 2007 (Mississippi Department of Archives and History). 34
Figure 2–36. Deterioration and storm damage to the front porch, 2007 (Mississippi Department of Archives and History). 34
Figure 2–37. Storm damage to the rear porch roof, 2007 (Mississippi Department of Archives and History). . . . 34
Figure 2–38. Fireplace and brick piers left standing during deconstruction of the house, 2008 (Mississippi Department of Archives and History). . . . 34
Figure 2–39. Fireplace and brick piers left standing during deconstruction of the house, 2008 (Mississippi Department of Archives and History). . . . 34
Figure 2–40. Reconstruction of the rear porch, 2009 (http://www.civilwaralbum.com/vicksburg/coker4.htm). . . . 34
Figure 2–41. During reconstruction of the exterior of Coker House, 2009 (http://www.civilwaralbum.com/vicksburg/coker4.htm). . . . 35
Figure 2–42. Reconstructed floor joists of Coker House, 2010 (Mississippi Department of Archives and History). . . . 35
Figure 2–43. Coker House reconstruction dedication, 2011 (Mississippi Department of Archives and History). . . . 36
Figure 3–1. View of Coker House from northwest corner. (QE 4/2021 - typical for all photos in this section) . . . 41
Figure 3–2. View of Cal-Maine Foods entrance, looking southwest. . . . 42
Figure 3–3. North elevation. . . . 43
Figure 3–4. East elevation . . . 43
Figure 3–5. South elevation. . . . 44
Figure 3–6. West elevation . . . 45

Figure 3–7. East wall showing typical exterior wall construction. 46
Figure 3–8. North (front) window with decorative trim and closed shutters. 47
Figure 3–9. Typical window style for east, west, and south windows. 47
Figure 3–10. North (front) entry door with sidelights, transom and decorative ear entablature. 47
Figure 3–11. Front porch with vernacular Doric columns. 48
Figure 3–12 Rear porch with enclosed lattice and flat square columns. 48
Figure 3–13. Porch roof, main roof, and chimneys viewed from northwest. 49
Figure 3–14. Main roof over rear porch viewed from southeast. 50
Figure 3–15. Close-up of brick masonry chimney. Typical for both. 50
Figure 3–16. Room 100/hall, looking north towards front entry door. 51
Figure 3–17. Room 100/hall, looking south towards rear door. 52
Figure 3–18. Room 100/hall existing baseboard. 52
Figure 3–19. Room 100/hall front entry door and trim. 52
Figure 3–20. Typical door trim for front (north) rooms. 53
Figure 3–21. Room 101/parlor 1, looking southwest. 53
Figure 3–22. Room 101/parlor 1, looking south. 54
Figure 3–23. Room 101/parlor 1, looking northeast. 54
Figure 3–24. Room 101/parlor 1, looking northwest. 55
Figure 3–25. Room 102/dining room, looking northwest. 56
Figure 3–26. Room 102/dining room, looking northeast. 56
Figure 3–27. Room 102/dining room, looking southeast. 57
Figure 3–28. Door to northeast closet. 58
Figure 3–29. Door to northeast closet. 58
Figure 3–30. Room 103/bedroom looking north. 59
Figure 3–31. Room 103/bedroom looking east. 59
Figure 3–32. Room 103/bedroom looking southwest. 60
Figure 3–33. Room 104/parlor looking southeast. 60
Figure 3–34. Room 104/parlor looking northwest. 61
Figure 3–35. Room 104/parlor fireplace. 62
Figure 3–36. Underside of the first floor (McMullen 4/2021 - typical for all photos in Structural Systems section) 62
Figure 3–37. Typical floor joist connection to girder supported on brick pier 63

Figure 3–38. Multiple lamination girders are notched at the girder hangers. 63
Figure 3–39. Heavy timber girders are notched at the girder hangers 63
Figure 3–40. Lumber grading of floor joists limited by knots on tension face 63
Figure 3–41. Crack in brick pier 63
Figure 3–42. Interior load-bearing walls 64
Figure 3–43. Typical attic framing 64
Figure 3–44. Attic framing at hip corner 64
Figure 3–45. Typical ceiling joist framing. 64
Figure 3–46. Exterior stair from grade to porch 65
Figure 3–47. Porch board displacement under column. 65
Figure 3–48. Weathered porch floor boards 65
Figure 3–49. Existing electrical service on site (Apogee 4/2021). 66
Figure 3–50. Existing abandoned water service (Apogee 4/2021) 66

Foreword

We are pleased to make available this Historic Structure Report (HSR) of the Coker House, part of the ongoing effort to provide comprehensive documentation for the historic structures and cultural landscapes of National Park Service (NPS) units in the Interior Region 2, South Atlantic-Gulf. Historic Structure Reports are important treatment documents that help with preservation efforts on historic structures throughout the national park system. This HSR is valuable to the park's management team in ongoing efforts to preserve and interpret the Coker House, one of the few remaining structures associated with the Battle of Champion Hill on May 16, 1863, a key engagement of the Vicksburg Campaign.

Vicksburg National Military Park was established in 1899 to preserve and interpret resources related to the 1862–63 campaign for Vicksburg. During the Civil War, Confederate President Jefferson Davis noted that Vicksburg was the "nailhead that holds the South's two halves together," while President Abraham Lincoln remarked "Vicksburg is the key" to victory, and could be the north's lifeline into the south. In the spring of 1863, Major General Ulysses S. Grant launched his Union Army of the Tennessee on a campaign to pocket Vicksburg and provide President Lincoln with the key to victory. The fate of Vicksburg and the Mississippi River was determined on July 4, 1863, when Confederate forces surrendered the city.

Today Vicksburg National Military Park encompasses 1,800 acres and is one of the more densely monumented battlefields in the world. In addition to the largest collection of outdoor sculpture in the southeastern United States, the park also preserves nine historic fortifications, over 20 miles of reconstructed trenches, approaches and parallels, 15 historic bridges, 5 historic buildings, 141 historic cannon and carriages, a visitor center, the USS Cairo gunboat and museum, 17 miles of hard-surfaced roads, and Vicksburg National Cemetery, with over 17,000 Union soldier interments, the largest number of Civil War soldiers of any national cemetery in the United States. The Coker House was added to the park in 2014 and is a part of the Port Gibson Unit.

Vicksburg National Military Park exists as a lasting memorial to the soldiers and civilians that suffered through the widespread tragedy and conflict of the Civil War. It is a vivid legacy of America's past, a place where students can learn, and individuals can reflect on the dramatic events that shaped a young and developing nation.

Carrie Mardorf
Acting Superintendent
Vicksburg National Military Park
2022

Acknowledgments

The authors would like to acknowledge several individuals for their assistance in preparation of this report:

The staff of Vicksburg National Military Park for their active cooperation and support, especially Carrie Mardorf, Acting Superintendent, Jennifer Leasor, Cultural Resource Program Manager, and reviewers Andrew Miller, Taylor Hegler, John Schweikart, and Eric Ford.

The staff of the NPS Interior Region 2 for technical assistance and support, especially Historical Architect Dr. Ali A. Miri.

The staff of the Mississippi Department of Archives and History, Historic Preservation Division, for research and technical assistance, especially Mingo Tingle, Chief, Technical Preservation Services, Barry White, Deputy State Historic Preservation Officer, and Eric Reisman, (former) Survey Coordinator. Special thanks as well to Jeff Giambrone, Reference Librarian at the Mississippi State Archives.

Project Team

National Park Service

Vicksburg National Military Park

Carrie Mardorf, Acting Superintendent

Jennifer Leasor, Cultural Resource Program Manager

Eric Ford, Chief of Facility Management

Rachel Davidson, Chief of Law Enforcement and Resource Management

Interior Region 2 - South-Atlantic Gulf

Dr. Ali A. Miri, Historical Architect

David C . Hasty, Senior Historical Landscape Architect

Quinn Evans

Jennifer Henriksen, AIA, Historical Architect

Ruth E. Mills, Senior Historian

Lauren Strauss, Architectural Designer

Megan Zidar, Historian

McMullan Consulting Engineers

Douglas E. Bond, PE, SE, Principal Structural Engineer

Apogee Engineers | Architects

Anthony Holland, PMP, MBA, Senior Project Manager

Dorell Royster, Mechanical Engineering Manager

Terracon Consulting Engineers and Scientists

W. Chris Dumford, CWI, Senior Materials Consultant

Management Summary



FIGURE 1–1. Coker House, ca. 1949 (Mississippi State Historic Preservation Office).

The National Park Service requested that Quinn Evans, along with its consultant team, McMullan Consulting Engineers, Apogee Engineering, and Terracon Consulting Engineers and Scientists, develop this Historic Structure Report for the Coker House, part of the Champion Hill Battlefield at Vicksburg National Military Park in Edwards, Mississippi. Maps depicting the location of the property are included at the end of the Management Summary.

The Coker House is historically significant as one of the few surviving structures (albeit a reconstructed one) associated with the Battle of Champion Hill, the decisive battle of the Civil War's Vicksburg campaign, and the last surviving structure on the battlefield proper. The Union's victory at Champion Hill and subsequently in gaining control of Vicksburg and the Mississippi River is widely acknowledged by historians as a key turning point in the Civil War.

This HSR documents the historical development, current conditions, and significance/integrity of the Coker House and recommends options for its treatment and use to meet the National Park Service's management objectives. The HSR is divided into two sections. Part I: Developmental History documents the property's historical background and context and its chronology of development and use, describes and assesses its physical conditions, and evaluates its significance and integrity. Part II: Treatment and Use reviews requirements for treatment, presents an ultimate treatment and use, including evaluating alternatives for treatment, and provides recommendations for treatment, including resilience to natural hazards.

The report also includes a bibliography and applicable appendices.

Historical Overview[1]

The Coker House lies in Section 1 of Township 5 North, Range 4 West of Hinds County. Hinds County was established in 1821 following the Treaty of Doak's Stand, which forced the Choctaw people in this region to cede their lands to the federal government. William Williams obtained the original patent on the land that now includes the Coker House. In the 1840s this land was part of a 246-acre tract developed into a cotton plantation by John A. and Sarah Sorsby Cotton. Following John A. Cotton's death in 1849, Sarah Cotton remarried to Henry B. (H. B.) Coker, who built a new house on the property in 1852, now known as the Coker House. This was a one-story Greek Revival "planter's cottage," a center-hall, double-pile house set on a brick pier foundation with a partial-width front porch and a full-width rear gallery, sided with flush-board siding. Shortly after the building was constructed, a separate kitchen/dining structure was built adjacent to the rear porch.

The Cotton/Coker land was farmed as a cotton plantation using enslaved labor. Over 40 enslaved Black people were recorded as living on the plantation in 1860, the majority listed as belonging to Sarah Cotton Coker. Ten living quarters for enslaved people were also recorded on this census.

Sarah Cotton Coker died in early 1862, approximately a year after the beginning of the Civil War in April 1861. Shortly after her death, it became clear that the Vicksburg area was a target of the Union army under General Ulysses S. Grant, who was seeking to gain control of the entire length of the Mississippi River. As a result, H. B. Coker, along with their two surviving children and an unknown number of enslaved people, moved to Alabama. In early May, Union forces crossed the Mississippi River from the west to the south of Vicksburg and turned northeast in a final push to capture the city, which would give the Union control of the river.

On the morning of May 16, 1863, the Union army under Grant and the Confederate forces under Lieutenant General John C. Pemberton met at the Battle of Champion Hill. While the fiercest fighting of the battle took place several miles to the north of the Coker House, a Confederate brigade under the command of General Lloyd Tilghman settled on the timbered ridge on which the house sat in order to protect the Confederate army's right flank. During most of the day, the Confederate batteries on the ridge held this position against Union forces attempting to advance from the east. Late in the afternoon, Tilghman's brigade took a new position on Cotton Hill, west of the Coker House, and Union Brigadier General A. J. Smith's lead brigade deployed two artillery batteries in the yard of the Coker House. With the Jackson Road now held by Union forces, a bridge over Baker's Creek at the Raymond Road was the principal Confederate escape route, and Tilghman's brigade was critical to protecting the retreat. Union and Confederate artillery on the Cotton and Coker House ridges exchanged heavy fire, during which General Tilghman was struck and killed. The Coker House was damaged during the battle by cannon and Minie balls, and was used by both sides as a field hospital during and after the battle. Following the Battle of Champion Hill, Grant's Union army chased Pemberton's Confederate forces back to Vicksburg. After a six-week siege Pemberton surrendered, turning over the city and his remaining forces on July 4, 1863. When Port Hudson surrendered on July 9, the Union gained control of the Mississippi River. The Vicksburg campaign, along with the Union victory at Gettysburg, which took place at the same time, was considered a major turning point in the Civil War.

Mississippi's economic, social, and political structure underwent enormous upheaval following the conclusion of the Civil War due to the abolition of slavery and the tension and violence engendered by white southerners combating attempts by formerly enslaved Black people to assert their political and civil rights following emancipation. By the mid-1870s, Reconstruction in Mississippi was over, and many Blacks and poor whites were locked into an unequal system of tenant farming and sharecropping.

The Coker family returned to the Coker House property sometime in 1864. H. B. Coker married three more times before he passed away in 1878. After the remarriage of his widow and the

1 This section summarizes text presented more fully in the Developmental History. For more detail and source citations, see that section.

death of his son, the Coker property passed to his last surviving heir, Maud Coker Thomas, who apparently employed tenant farmers to farm the land in the late nineteenth and early twentieth centuries. She sold the house and farm to Alfred and Stella Gervin in 1932. The Gervins modernized the farm, diversifying into other crops, mechanizing operations (and likely turning out all but one tenant farmer in the process), and building a ten-acre lake. The family made multiple alterations to the house, including adding a bathroom on the east wall, a concrete block wall at the foundation, an addition to the southwest bathroom, and a fifth fireplace/chimney in the center hall. The family also installed electricity and a fire sprinkler system.

Following Alfred Gervin's death in 1950 and Stella Gervin's in 1963, the house and property were acquired by the Adams Egg Farm (now Cal-Maine Foods) for development of a massive egg farming operation, including poultry houses, hatchery, feed mill, and processing and packaging plants. The Coker House was used for offices and storage; during this period, most of the outbuildings, including the kitchen/dining room, were removed.

The Coker House was included as a contributing feature to the 1971 National Register of Historic Places listing and the 1977 National Historic Landmark listing for the Champion Hill Battlefield. These designations brought increasing attention to the condition of the Coker House, which was now vacant and deteriorating. In 1985 Adams Egg Farm deeded the house and five acres of land to the Jackson Civil War Round Table, which intended to restore the property to its Civil War appearance. The organization cleaned up the property and attempted to stabilize the building, but was unable to raise sufficient funds to restore the house. In 2000, the property was transferred to the Mississippi Department of Archives and History. After the house was severely damaged in 2005 by a spring storm and Hurricane Katrina, the MDAH deconstructed and salvaged character-defining material, then reconstructed the Coker House in 2008–2009. The Coker House was intended to be a museum and visitor center for the Champion Hill battlefield, but the interior of the house was not completed during the reconstruction project. In 2010, Mississippi Senators Thad Cochran and Roger Wicker introduced federal legislation to expand Vicksburg National Military Park's boundary and enable it to acquire 10,000 acres to preserve and interpret the battles of Champion Hill, Port Gibson, and Raymond, including the Coker House. President Barack Obama signed the bill in late 2014, and the Coker House property was transferred to the federal government on September 18, 2019.

Treatment and Use

The Coker House property was listed in the National Register of Historic Places in 1971 as a contributing element to the Champion Hill Battlefield, a property that is significant at the local, state and national levels (NR71000450); Champion Hill Battlefield was designated as a National Historic Landmark in 1977. The National Park Service has not yet completed a planning process to establish the administratively determined Management Category and Ultimate Treatment. However, because the Coker House property contributes to the national significance of Vicksburg National Military Park under themes related to the park's legislated significance, the Historic Structure Report treatment section will preliminarily assign it to the Management Category "Must Be Preserved and Maintained" pending completion of a planning effort and administrative determination. Consistent with Director's Order 28, the Historic Structure Report treatment section will assign the Coker House the Ultimate Treatment of "Preservation", as characterized in the Secretary of the Interior's Standards for Treatment of Historic Properties. While other treatments may be discussed in the Part 2 Treatment section, the lead section shall be Preservation treatments, with other treatments grouped separately under Restoration, Rehabilitation and/or Reconstruction based on needs defined in discussions with park staff. Further information can be found in the *Treatment and Use* chapter.

Administrative Data

Locational Data

Building Name:	Coker House
Location:	Champion Hill Battlefield, Vicksburg National Military Park (VICK)

County:	Hinds
State:	Mississippi
UTM Coordinates:	15S 729586.27 m E 3576729.47 m N
Latitude/Longitude Coordinates:	
	32.303886 N 90.561617 W
CRIS Number:	No CRIS number has been assigned

Related Studies

Bearss, Edwin B. "Champion Hill Battlefield," National Historic Landmark nomination, 1977.

Center for Architectural Conservation. *National Historic Landmark Condition Assessment Report: The Coker House Champion Hill Battlefield Edwards, Mississippi*. Atlanta, GA: Georgia Institute of Technology, College of Architecture, 1985-1986.

Grubbs, Ginger. *Coker House History: Report of Family History and Interior Furnishings from 1852-1963*. July 2001. Coker House Subject File. Mississippi Department of Archives and History.

National Park Service. *Vicksburg National Military Park Foundation Document*. Vicksburg, MS: Vicksburg National Military Park, October 2014.

"Vicksburg Campaign Trail Feasibility Study Draft Environmental Impact Statement." United States Department of the Interior, National Park Service, March 2004.

Wiss, Janney, Elstner Associates, Inc. and John Milner Associates. *Vicksburg National Military Park Cultural Landscape Report*. Atlanta, GA: National Park Service Southeast Regional Office, 2009.

Wright, William C. "Champion Hill Battlefield." National Register of Historic Places nomination, May 21, 1971.

Cultural Resources Data

National Register Status: Contributing Resource to the Champion Hill Battlefield (Listed 1971, NR# 71000450).

National Historic Landmark Status: Contributing Resource to the Champion Hill Battlefield National Historic Landmark (Designated 1977).

Other: State of Mississippi Landmark (Designated 1985)

Period of Significance: May 16, 1863 (Nineteenth Century)

Significance: Both the National Register and National Historic Landmark nominations cite Champion Hill as the decisive battle of the Vicksburg campaign, itself a militarily and strategically important campaign that President Abraham Lincoln stated was the key to successfully concluding the Civil War. The Coker House is one of the few structures remaining (albeit a reconstructed one) that witnessed the battle, serving both as a strategic military vantage point used for artillery emplacements and as an emergency hospital by both Confederate and Federal troops. It is the only structure remaining on the battlefield proper. Although the Coker House was reconstructed in 2008–2009, the reconstruction was carried out following careful historic research and documentation of the building, and using salvaged character-defining materials.

Proposed Treatment: Preservation

Project Scope and Methodology

Purpose

This HSR documents the historical development, present condition, and significance/integrity of the Coker House, and provides information to assist the NPS in planning for the preservation, maintenance, and use of the building in a way that preserves and interprets its historical significance in relation to the Battle of Champion Hill, a key engagement of the Civil War's Vicksburg campaign. The NPS's Director's Order 28 states that "In no

case should restoration, reconstruction, or extensive rehabilitation of any structure be undertaken without an approved HSR, Parts 1 and 2."[2] The Coker House was transferred from the State of Mississippi to the United States Government in 2019. Prior to this, the property was under the management of the Mississippi Department of Archives and History, which oversaw the 2008–2009 reconstruction of the Coker House. The purpose of this HSR is to provide a basis of information, including historical research, documentation of existing conditions, and treatment recommendations, that will guide the long-term stewardship of the building as part of Vicksburg National Military Park.

Historical Research

The statement of work for the HSR required an "exhaustive" level of research that focuses on documentation relevant to an understanding of the structure itself within the broader contextual history of the Vicksburg National Military Park. The expectation was that, because the property has only recently come into the possession of the National Park Service, NPS holdings on the property would be extremely limited, necessitating extensive research in non-federal repositories.

This project was initiated during the COVID-19 pandemic of 2020–2022. Because access to repositories was limited due to the pandemic, and to ensure the safety of project personnel, all potential repositories were reviewed to determine those most likely to yield relevant information. The largest concentration of resources was the Mississippi Department of Archives and History (MDAH), whose staff gathered research to document and guide the 2008–2009 reconstruction. Materials at both the state archives and the Mississippi State Historic Preservation Office were researched during this initial phase of the research. For the 55% draft, these were supplemented by digital archives, including historic newspapers, census and vital records data, etc., as well as relevant secondary sources, in order to develop the Historic Background and Context and Chronology of Development and Use.

In the research at the Mississippi Department of Archives and History as well as the State Historic Preservation Office, the design team as well as the employees working on site were unable to find the prior contracts, drawings, or other reports produced for the previous restoration project. What documents and resources that were made available are included in the appendices of this HSR.

Condition Assessment

Physical investigation, including condition assessment, was conducted concurrently with historic research. Disciplines represented on the site survey team included architectural, structural, building systems, and materials testing. Observations were documented with field notes, digital photographs, and annotation of sketch drawings prepared prior to field work. The condition assessment included the exterior, interior spaces, structure, systems, materials, and elements of the site relevant to building conditions. Field notes and measurements were taken to further develop measured drawings. Materials testing focused on taking mortar and paint samples from locations that potentially include original (i.e., not reconstructed) features.

Development of History, Chronology of Construction, and Evaluation of Significance

The contextual history and chronology of development and use were developed from historical documentation and physical evidence gathered during the research and survey phase. The evaluation of significance and integrity was prepared in accordance with the statements of significance established in the 1971 National Register of Historic Places nomination and 1977 National Historic Landmark nomination for the Champion Hill Battlefield.

Treatment Workshop

A virtual treatment workshop was held on February 15, 2022. Participants included the consultant team, Vicksburg National Military Park's acting superintendent and key cultural resources and facilities management staff members, and the Interior Region 2 historical architect and landscape architect. The treatment workshop included discussion of management objectives, confirmation of the preliminary treatment approach, and proposed treatment for specific

2 *NPS Director's Order 28: Cultural Resources Management Guideline,* chapter 8.

elements of the site and building. This workshop informed the development of Part II of this report.

Summary of Findings

Condition Summary

The Coker House was reconstructed in 2008–2009 after extensive documentation and salvage of character-defining features of the original building. The reconstruction retained most of the foundation piers and brick chimneys as well as historic trim and other materials. However, the interior reconstruction was not completed. Temporary floors and walls were installed as a stabilization measure.

Because the building was recently reconstructed, it is in overall good condition. A summary of conditions is provided below; see Chapter 3 for details.

Site: The site is in good condition, and the grade slopes away from the building in most areas, promoting good drainage; the exception is an area at the rear of the building where water is entering the crawlspace. There is no accessible route to the building from the parking area, and the building itself is not accessible at either entry.

Exterior: The exterior is in good condition overall. The chief area of concern is the steps at the front porch, which are deteriorated and unsafe. The rear porch steps have been replaced in the Fall of 2021, after the original survey trip. Because there are no gutters or downspouts installed on the building, rainwater runs off the roof and directly onto the stairs, causing them to rot. Exterior materials are experiencing some deterioration from weathering and biological growth.

Interior: The interior is in good condition overall. The primary interior finishes are unfinished, temporary wood and gypsum. Salvaged interior materials, chiefly trim and doors, are in fair to poor condition and may contain lead paint.

Structure: Most of the building's structure is reconstructed or recently repaired and in fair condition overall. There are cracks in some of the brick pier foundations. Floor, wall, and attic framing appears to be adequate for current conditions. As noted above, the porch stairs are in poor condition. The allowable live load is sufficient for limited occupancy, no more than 20 psf.

Building Systems: Original building systems were removed during the 2008–2009 reconstruction, although portions of the historic sprinkler system were salvaged and stored in the building. No building systems were installed during the reconstruction. Previous electrical and plumbing services remain on the site but do not connect to the building.

Materials Analysis: Mortar and paint samples were taken from the building for testing and analysis. The foundation mortar is lime-based, but the interior fireplace mortar is not. Historic paint was found on the fireplace mantel and front porch column. The porch column paint contains lead.

Treatment Summary

Treatment recommendations for the Coker House are in accordance with the NPS's preliminary assignment of Ultimate Treatment and Use as Preservation. The proposed use for the Coker House is to maintain the historic structure, complete the reconstruction of the house, and use the house and property surrounding it to interpret the Battle of Champion Hill.

Exterior recommendations are focused on regular maintenance, the removal and prevention of biological growth, replacement of deteriorated wood trim, and porch stair replacement.

Interior recommendations are, in the long term, to complete the reconstruction of the interior through replacement of temporary finishes with permanent, historically appropriate finishes and to repair and refinish the remaining historic finishes.

Structural recommendations include repair of cracks in brick foundation piers, installation of hurricane clips to support the roof framing, and strengthening framing to support larger live loads if building capacity is to be increased. An underdrain is recommended to limit the amount of water entering the crawl space.

Building Systems recommendations are limited as there is no immediate need for them under current management objectives. If a future use requires electrical or plumbing, the on-site services would need to be tested, upgraded, and connected, and new systems installed in the building.

Six draft PMIS project statements are included for treatment implementation. They include projects to improve structural deficiencies, complete the interior reconstruction, capture water runoff from the roof, and provide for regular maintenance.

Recommendations for Further Study

A Cultural Landscape Report should be prepared, either for the Coker House landscape individually, or as part of a larger CLR for the Champion Hill Battlefield. This would be especially important before any alterations are made to the landscape. A CLR for all three properties has been formulated for FY24 and is expected to be funded.

Because both Confederate and Union artillery batteries were located on the Coker House property, the house was used as a field hospital, and Union troops camped near the house on the evening following the battle, archeological studies are recommended, both for research purposes and before any ground disturbance takes place.

If different management objectives are established for the Coker House, further investigation or design may be needed to support those objectives. Examples might include:

- Determining a strategy for completing the reconstruction of the interior; for example, a phased or sequential reconstruction that can serve as an exhibit of the preservation and reconstruction process.
- If reconstruction of the kitchen/dining room outbuilding is desired, further research will be necessary to determine if sufficient information exists to reconstruct it accurately.
- A more active interpretation role for this site may require additional research to support new interpretive panels or landscape wayside signage.
- If regular tours are implemented, infrastructure to support this use might include accessible parking, an accessible path to the house, a ramp to access the house interior, and adaptations to allow full access through the house. Although some preliminary recommendations are provided in this HSR, further study may be needed to determine details of these installations.

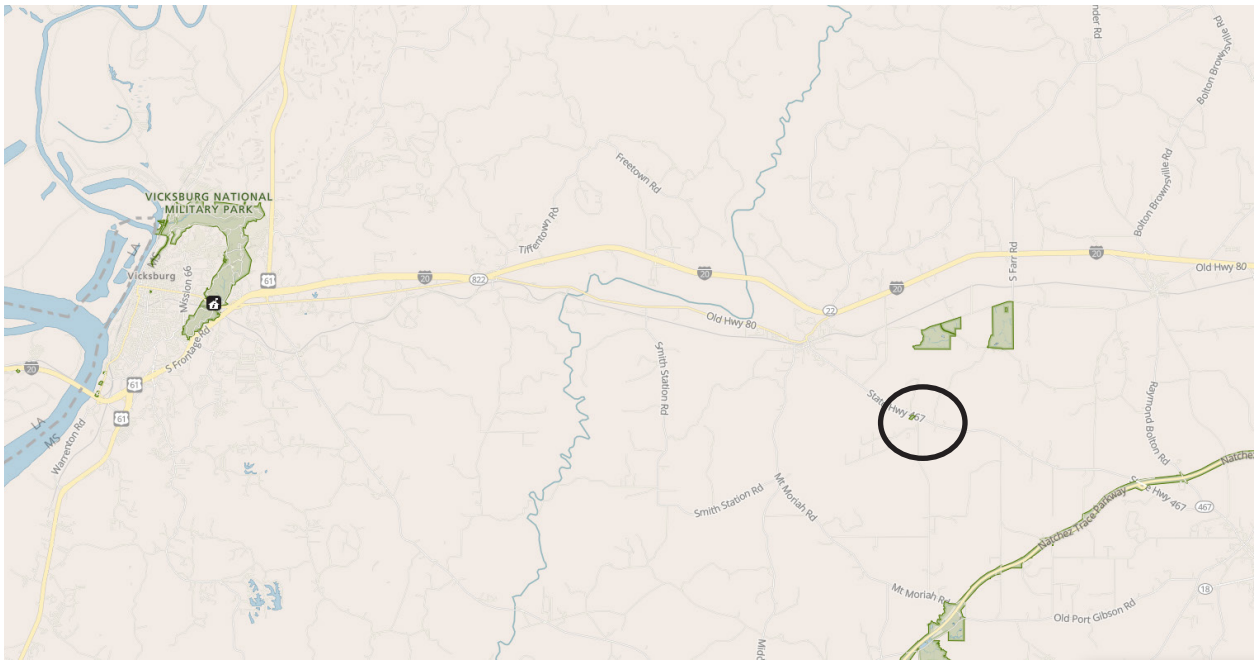


FIGURE 1–2. Regional map showing Coker House property (circled) in relation to Vicksburg National Military Park, current as of October 2022 (National Park Service).

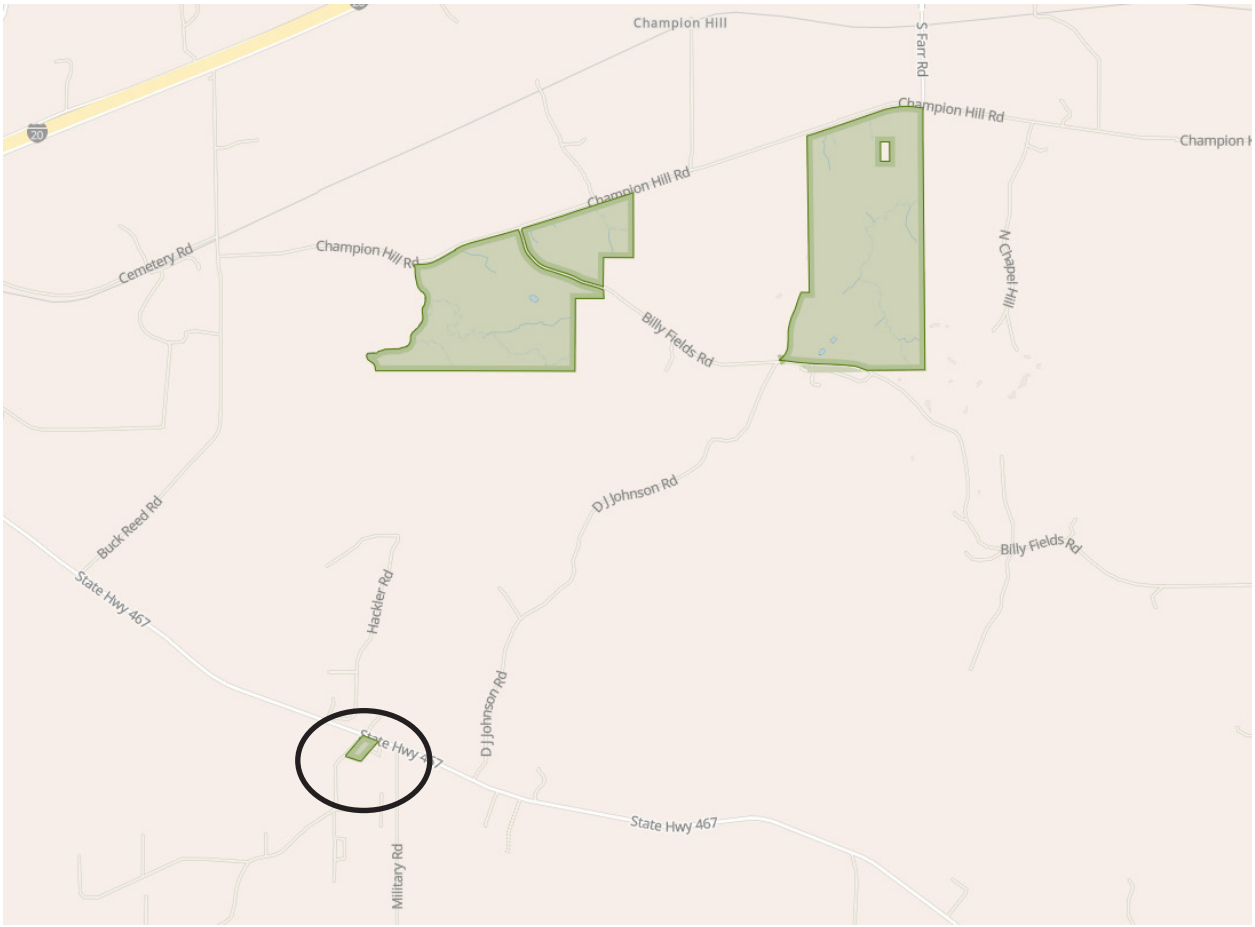


FIGURE 1–3. Map of Vicksburg National Military Park Champion Hill Battlefield locations, with Coker House property circled, current as of October 2022 (National Park Service).

Developmental History

Historical Background and Context

The Coker House is situated between Edwards and Raymond, Mississippi, and is associated with the Battle of Champion Hill, the climactic battle of General Ulysses S. Grant's Vicksburg Campaign of 1862–1863. Constructed in 1852, the Coker House witnessed the events of the battle on May 16, 1863, and served as a field hospital. The house remained a private residence for 100 years after the battle, and in 1963 it was acquired by an egg farm. The Jackson Civil War Round Table, recognizing the house's importance to the history of the Vicksburg Campaign, purchased it in 1985 and began stabilization and restoration. The organization then transferred the house to the Mississippi Department of History and Archives. Restoration work continued until 2005, when the house was severely damaged during a spring storm and then by Hurricane Katrina. The house was reconstructed in 2008–2009. In 2019, the National Park Service acquired the house for Vicksburg National Military Park.

Hinds County Before the Civil War

People have lived in what is now Mississippi for thousands of years. Archeologists, who categorize people according to material evidence, date the earliest inhabitants of the Mississippi region to the Paleoindian period, approximately 10,000 to 8,000 BCE. During this period, the climate was relatively cold, the land was covered by forests of fir and spruce, and people lived in semi-nomadic bands, hunting large game such as bison. As the region warmed following the end of a glacial period, large game animals became extinct and were supplanted by deer and elk attracted by the nut-bearing trees that replaced the fir and spruce forests. Archeological evidence from the Archaic Period (8000 to 500 BCE) indicates that people began living a more sedentary lifestyle and established regional trade networks. During the Woodland Period (500 BCE to AD 1000), regional populations increased, trade networks widened, and people began crafting pottery and building ceremonial or burial mounds. By the Mississippian period, around AD 1000 to 1518, agriculture had become widespread, and the people of the region were living in large population centers built near rivers and streams and supported by intensive agriculture.[1]

Around the mid-1500s, there was a decline in population in the region, for reasons that are unclear in tribal histories and the archeological record. Archeologists have not been able to establish where Mississippian people went during this period, but tribal historians of the Choctaw acknowledge Mississippian people as their ancestors, noting that the Choctaw were living in the region when Europeans first began exploring and settling the southeastern United States. As Euroamericans ventured into Choctaw lands, the Choctaw expanded their trade economy to sell goods and livestock to the explorers and settlers.[2]

The first permanent Euroamerican settlements in the Mississippi region were established in the early eighteenth century by the French, who maintained political control of the region until 1762. The French also brought the first enslaved Black people to Mississippi in the early 1700s. Following the end of the French and Indian War, France relinquished its claims to land east of the Mississippi to the British, who in turn lost the land to the United States in the American Revolutionary War.

In 1798, the Mississippi Territory was formed, encompassing areas of present-day Alabama and Mississippi (Figure 2–1). Mississippi and Alabama were divided into separate states and admitted to the Union in 1817. Meanwhile, the Choctaw people in Mississippi were coming under increasing pressure from Euroamerican settlement in the southeast

1 Mississippi Department of History and Archives, "Mississippi History Timeline," accessed June 2021, https://www.mdah.ms.gov/timeline/.

2 "History," Mississippi Band of Choctaw Indians, accessed June 2021, http://www.choctaw.org/aboutmbci/history/index.html.



FIGURE 2–1. Fielding's 1815 Map of the Mississippi Territory (Mississippi Department of Archives and History).

during the late eighteenth and early nineteenth centuries, and the United States government was eager to acquire their land. From 1801 to 1830, the Choctaw people were forced to cede more than 23 million acres of their lands in Mississippi. In the Treaty of Doak's Stand (1820), one-third of remaining Choctaw land was taken, including present-day Hinds County and the city of Jackson. The final cession of Choctaw lands came with the Treaty of Dancing Rabbit Creek in 1830, after which approximately two-thirds of the Choctaw people were forced to move to Oklahoma.[3]

Following the Treaty of Doak's Stand, Hinds County was formed in 1821 (Figure 2–2). As the Choctaw people were forced to move west, the lands they left behind were sold to settlers from southern states to the east, particularly Virginia and North Carolina. The state's fertile farmland was ideal for the cultivation of cotton, which was in growing demand by the textile mills of England. Cotton production grew from 20 million pounds in 1820 to over 193 million pounds in 1839, making the state the largest producer of cotton in the United States during this period. By the eve of the Civil War, that figure had grown to over 535 million pounds. This explosive growth was made possible by the labor of enslaved Black workers. An estimated 100,000 enslaved men and women were shipped from southern states in the east and through the markets in New Orleans and Natchez during the 1830s. At the first census of Hinds County in 1830, there were 5,433 free people and 3,212 enslaved people; just ten years later the free population had grown by just over a thousand, to 6,823, while the enslaved population had quadrupled to 12,275. By 1860, there were 22,363 enslaved people in the county and 8,776 free people; it was the largest county in the state

3 "Mississippi History Timeline"; "History" (Mississippi Band of Choctaw Indians).

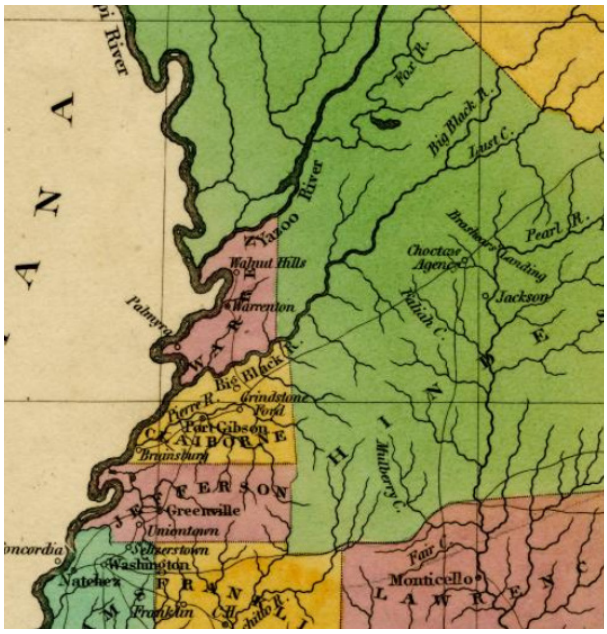


FIGURE 2–2. Detail of Hinds County and the Vicksburg area from A. Finley's map of Mississippi, 1824 (Mississippi Department of History and Archives).

(the county included the state capital, Jackson, and some enslaved people were working in factories).[4]

The Civil War and the Vicksburg Campaign

By 1860, Mississippi was the United States' leading producer of cotton, and the state's cotton economy depended on enslaved labor. Mississippi was the second state to secede from the Union in January 1861, and the following month it joined the Confederate States of America. In April 1861 Confederate forces opened fire on Fort Sumter in Charleston, South Carolina, beginning the Civil War. The former United States senator for Mississippi, Jefferson Davis, was elected president of the Confederate States of America in November 1861.

By late 1862, United States General Ulysses S. Grant had captured transportation routes along the Tennessee and Cumberland Rivers while Major General Henry Halleck had captured the key railroad junction at Corinth, Mississippi. The Union also controlled the Mississippi River north of Vicksburg and south of Port Hudson, leaving the stretch between as the only link between the eastern and western states of the Confederacy; this was especially important as the Union also had the Confederacy's eastern sea ports blockaded. United States President Abraham Lincoln considered the capture of this final stretch of river as key to winning the Civil War (Figure 2–3).

Grant's initial approaches to Vicksburg in December 1862 and the first few months of 1863 ended in failure. In late March and early April, Grant marched his Army of the Tennessee down the west side of the Mississippi River into Louisiana, bypassing Vicksburg, while Rear Admiral David Porter executed a daring run of the Union fleet's gunboats past the batteries at Vicksburg late in the evening of April 16. After first unsuccessfully attempting to cross the Mississippi River at Grand Gulf, Grant moved farther south and crossed at Bruinsburg on April 30 and May 1st.

The Union army immediately began moving into the interior, meeting the first Confederate outposts later on May 1st at the Battle of Port Gibson. However, rather than continue straight north to Vicksburg, Grant instead sent his forces along the east side of the Big Black River, intending to cut the Confederate railroad connection between Jackson and Vicksburg, then turn west and trap Vicksburg. Confederate forces in Jackson attempted to stop the Union advance at the Battle of Raymond, prompting Grant to divide his army, sending Major General James B. McPherson and Major General William T. Sherman to secure what would become the army's rear when it turned to Vicksburg. At the same time, a smaller force led by Major General John A. McClernand moved toward the rail line to prevent reinforcements from Vicksburg reaching Jackson.

After taking Jackson, and in order to avoid leaving troops to occupy the city, Grant ordered factories burned, railroad tracks destroyed, and telegraph lines cut. Sherman and McPherson then turned west to join with McClernand and advance on Vicksburg. Meanwhile, Confederate Lieutenant General John C. Pemberton advanced west from Vicksburg to meet the Union forces at the decisive battle of the Vicksburg campaign, Champion Hill (see Chronology, below, for details of the battle). The Union army succeeded in breaking the Confederate defense at Champion Hill, pushing the remnants of Pemberton's army back across Baker's Creek. The following day, May 17, the Confederate army attempted to hold the

4 Max Grivno, "Antebellum Mississippi," *Mississippi History Now,* July 2015, http://www.mshistorynow.mdah.ms.gov/articles/395/antebellum-mississippi; "Hinds County," *Mississippi Encyclopedia*, accessed June 2021, https://mississippiencyclopedia.org/entries/hinds-county/.

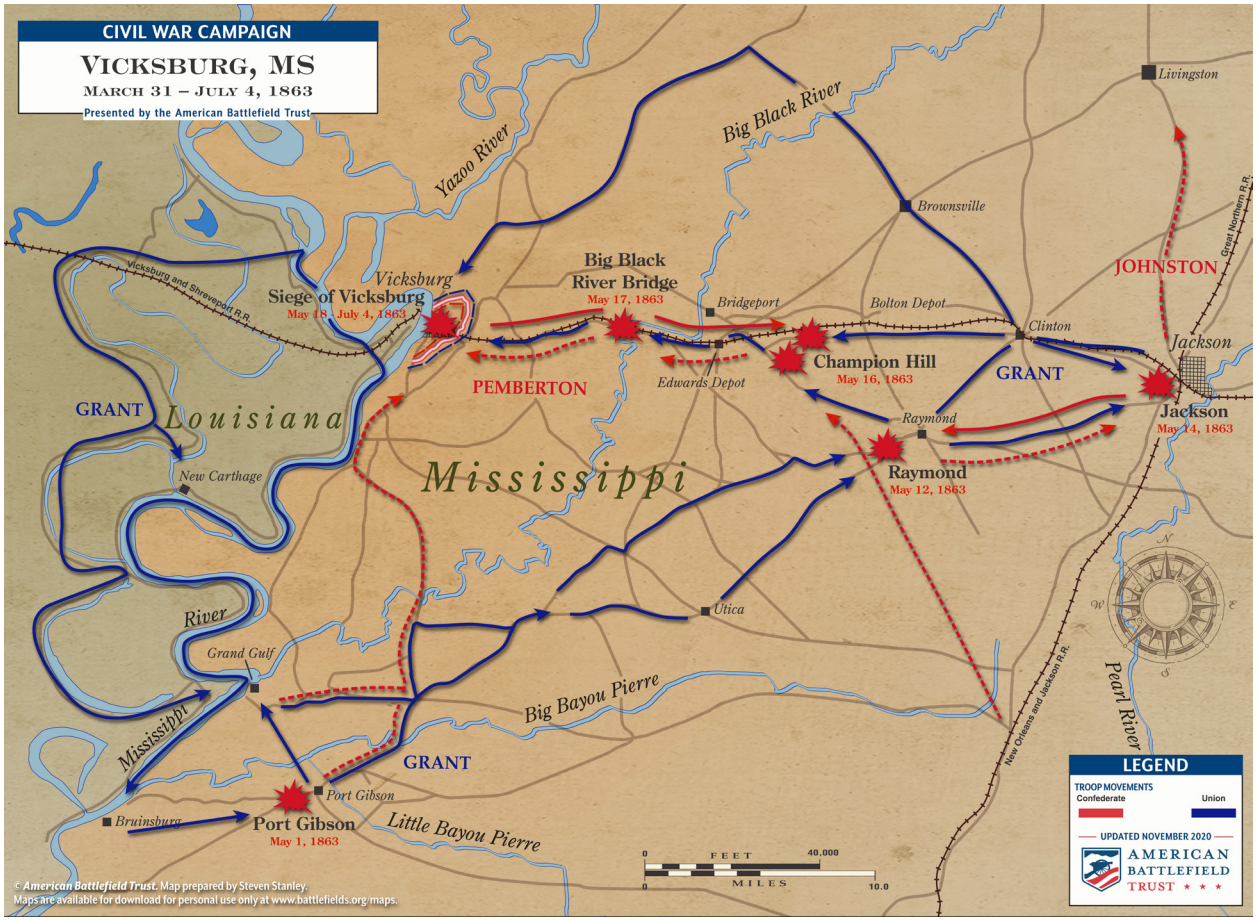


FIGURE 2–3. Map of the Vicksburg Campaign (American Battlefield Trust).

Big Black River Bridge but was quickly routed and had to fall back to Vicksburg. The decimated and demoralized Confederate forces dug in for a siege at Vicksburg; after six weeks of siege warfare Pemberton surrendered, turning over the city and his remaining forces on July 4, 1863. When Port Hudson surrendered on July 9, the Union gained control of the Mississippi River. The Vicksburg campaign, along with the Union victory at Gettysburg, which took place at the same time, is considered a major turning point in the Civil War.

Mississippi and Hinds County After the Civil War

Mississippi's economic, social, and political structure underwent enormous upheaval following the Civil War. For several years after the war, Mississippi was administered by a military government, and Union troops occupied Jackson and Vicksburg. The state was the last to be readmitted to the Union, in 1870. The Reconstruction period in Mississippi was long and characterized by intense struggles between newly freed Black people who sought economic independence, political power, and social equality (as well some whites who supported them), and many white planters who, accustomed to complete control over their enslaved workers, attempted to reassert their supremacy through legal codes, intimidation, and violence. By 1875, most of the political gains made by Black Republicans had been overturned, marking the end of Reconstruction in Mississippi.[5] In 1888 Mississippi enacted "Jim Crow" laws to enforce racial segregation, and the state's 1890 constitution used poll taxes and literacy tests to disenfranchise many Blacks and poor whites.

Economically, Mississippi's cotton plantations suffered from the upheaval following the war. Land prices declined and the market for cotton struggled to recover. Black people wanted independence and their own land to farm, but found it very difficult to

5 Jason Phillips, "Reconstruction in Mississippi, 1865-1876," *Mississippi History Now,* May 2006, http://www.mshistorynow.mdah.ms.gov/articles/204/reconstruction-in-mississippi-1865-1876.



FIGURE 2–4. Harvesting cotton, ca. late 19th century, Mississippi or Louisiana (William Henry Jackson, Library of Congress)

purchase land from white landowners who wanted to keep them economically subservient. Out of this tension developed the sharecropping system, where landowners rented land to tenant farmers, often Black people, in exchange for a share of the crop. Since this tied the tenant farmers to the land and white landowners frequently imposed conditions that kept sharecroppers in debt, the system often resulted in de facto slavery.[6]

Despite these struggles, cotton production rebounded and continued to grow in the latter half of the nineteenth century, although prices fluctuated over the decades. Hinds County's population increased to nearly 44,000 in 1880, almost three-quarters Black people. Half the farmers in the county owned their own land, with the rest renting or engaged as sharecroppers (Figure 2–4).

Although agriculture, especially cotton farming, remained an important element of Mississippi's economy in the late nineteenth and early twentieth centuries, it was increasingly impacted by larger economic trends in the state and the country. Cotton prices declined during the late nineteenth century, and the industry further suffered from boll weevil infestations across the south in the early twentieth century that decimated cotton crops. Timber boomed from 1904 to 1915, with the state ranking third in production in the U.S.

By the eve of the Great Depression, Hinds County had more than six thousand farms, the majority, as in Mississippi at large, worked by sharecroppers and tenant farmers, most of them Black and many chronically in debt due to the inequities of the sharecropping system. The New Deal agricultural relief programs instituted by President Franklin D. Roosevelt encouraged landowners to reduce crop production and mechanize operations. As a result, many sharecroppers and tenant farmers were evicted and large mechanized agribusiness gradually supplanted family and tenant farms over the next few decades. Displaced laborers and their families in Hinds County moved to Jackson to find work in the factories, or joined the Great Migration of Black southerners to the industrial cities of the north.[7]

6 Phillips, "Reconstruction in Mississippi."

7 "Hinds County," *Mississippi Encyclopedia;* "Sharecropping," *Mississippi Encyclopedia*, accessed June 2021, https://mississippiencyclopedia.org/entries/sharecropping; Fred C. Smith, "Cooperative Farming in Mississippi," *Mississippi History Now*, November 2004, http://www.mshistorynow.mdah.ms.gov/articles/219/cooperative-farming-in-mississippi.

Vicksburg National Military Park

In 1866, a National Cemetery was established in Vicksburg, and more than 17,000 Union soldiers were disinterred from various locations, including temporary battlefield graves, and reburied in the National Cemetery. Toward the end of the nineteenth century, Union and Confederate veterans began to hold joint reunions, sometimes at the battlefields where they had fought each other. These gatherings led to a movement to commemorate and preserve Civil War battlefields. In the 1890s, a number of national military parks were established, including Chickamauga and Chattanooga (1890), Antietam (1890), Shiloh (1894), and Gettysburg (1895). In 1899, Vicksburg National Military Park was established to commemorate the campaign, siege, and defense of Vicksburg (Figure 2–5). The enabling legislation for the 1,200-acre park, which was administered by the War Department, authorized the restoration of forts and fortifications, marking of battle lines and points of interest, and the erection of monuments.[8] At this time, the park was located within and around the city of Vicksburg; other Vicksburg campaign locations such as Champion Hill, Raymond, and Port Gibson were not included. The administration of Vicksburg National Military Park was transferred from the War Department to the National Park Service in 1933.

In 1990, the park's interpretive mandate was expanded to encompass the period from April 1862 to July 4, 1863, as well as the history of Vicksburg under Union occupation during the Civil War and Reconstruction.[9] The Vicksburg Campaign Trail Battlefields Preservation Act of 2000 directed the National Park Service to examine and evaluate sites in Arkansas, Louisiana, Mississippi, and Tennessee associated with the Vicksburg campaign, noting that "the preservation of these battlefields would vitally contribute to the understanding of the heritage of the United States." Among these were cited "the battlefield at Champion Hill (including



FIGURE 2–5. Dedication of the Illinois Monument at Vicksburg National Military Park, 1906 (National Park Service).

Coker House), Hinds County, Mississippi.[10] A feasibility study for the Vicksburg Campaign Trail in 2003–2004 categorized sites into three tiers, including Decisive/Major sites, Formative sites, and Limited sites. The Battle of Champion Hill was designated as Tier 1:

> Sites associated with a general engagement involving field armies in which a commander achieved a vital strategic objective. Such a result might include an indisputable victory on the field or be limited to the success or termination of the campaign offensive. Decisive battles had a direct, observable impact on the direction, duration, conduct, or outcome of the Civil War. Major battles had a direct, observable impact on the direction, duration, conduct, or outcome of the campaign.[11]

8 *An Act to Establish a National Military Park to Commemorate the Campaign, Siege, and Defense of Vicksburg*, February 21, 1899 (30 Stat. 841), https://www.nps.gov/vick/learn/management/enablelegis.htm.

9 *An Act to Authorize the Acquisition of Certain Lands in the States of Louisiana and Mississippi for Inclusion in the Vicksburg National Military Park, to improve the Management of Certain Public lands in the State of Minnesota, and for Other Purposes*, Public Law 101-442, October 18, 1990, 104 Stat. 1019.

10 *An Act to Authorize a Feasibility Study on the Preservation of Certain Civil War Battlefields Along the Vicksburg Campaign Trail, Public Law* 106-487, November 9, 2000, 114 Stat. 2202.

11 "Vicksburg Campaign Trail Feasibility Study Draft Environmental Impact Statement," United States Department of the Interior, National Park Service, March 2004, ii, 2-2.



FIGURE 2–6. Survey map of Township 5N, Range 4W, 1822. Section 1 circled (General Land Office).

Chronology of Development and Use

Pre-Civil War Occupancy: 1798–1862

The Coker House lies in Section 1 of Township 5 North, Range 4 West of Hinds County. Field notes from a survey of the township boundaries in 1821–22 note this area as "rich broken cane land" with dogwood, magnolia, beech, ash, and elm trees (Figure 2–6).[12] On February 10, 1840, William Williams obtained the original land patent from the United States government for the north half of the west half of the southeast quarter of Township 5N, Range 4W, Section 1, the land on which the Coker House sits.[13]

Sometime between 1840 and 1849, John A. and Jesse A. Cotton (also spelled Cotten in some sources) moved from North Carolina to Hinds County near Edwards and set up medical practices in the area. John A. Cotton's home was near the three-mile post of Highway 467 between Edward and Raymond and Jesse A. Cotton's house was on the next hill to the west.[14]

In 1849, Dr. John Cotton set out for California with others from the area to search for gold but became sick and died in Independence, Missouri (Cotton's gravestone was found in a wooded area near the Coker House sometime in the mid twentieth century, but the grave site is not known).[15] Cotton had married Sarah Elizabeth Sorsby (born 1824)

12 Choctaw District Field Notes, 1821-22, Volume IV, 70-71, Mississippi Department of Archives and History.

13 Bureau of Land Management, "Land Patent Search," digital images, *General Land Office Records* (https://glorecords.blm.gov/PatentSearch: accessed June 2021), William Williams (Hinds County, Mississippi) homestead patent no. 19425.

14 W. T. Ratliff, "Gen. Tighlman's Death," *The Vicksburg Evening Post*, December 5, 1907. Ratliff's family owned the farm east of the Coker House.

15 Rebecca B. Drake, "Edwards: A History; Fourth in a Series," accessed June 2021, battleofchampionhill.org/history/sseries4.htm; Ratliff, "Gen. Tighlman's Death."; Carl McIntire, "Cannonball Hole in House," *Jackson Clarion-Ledger*, January 27, 1974.

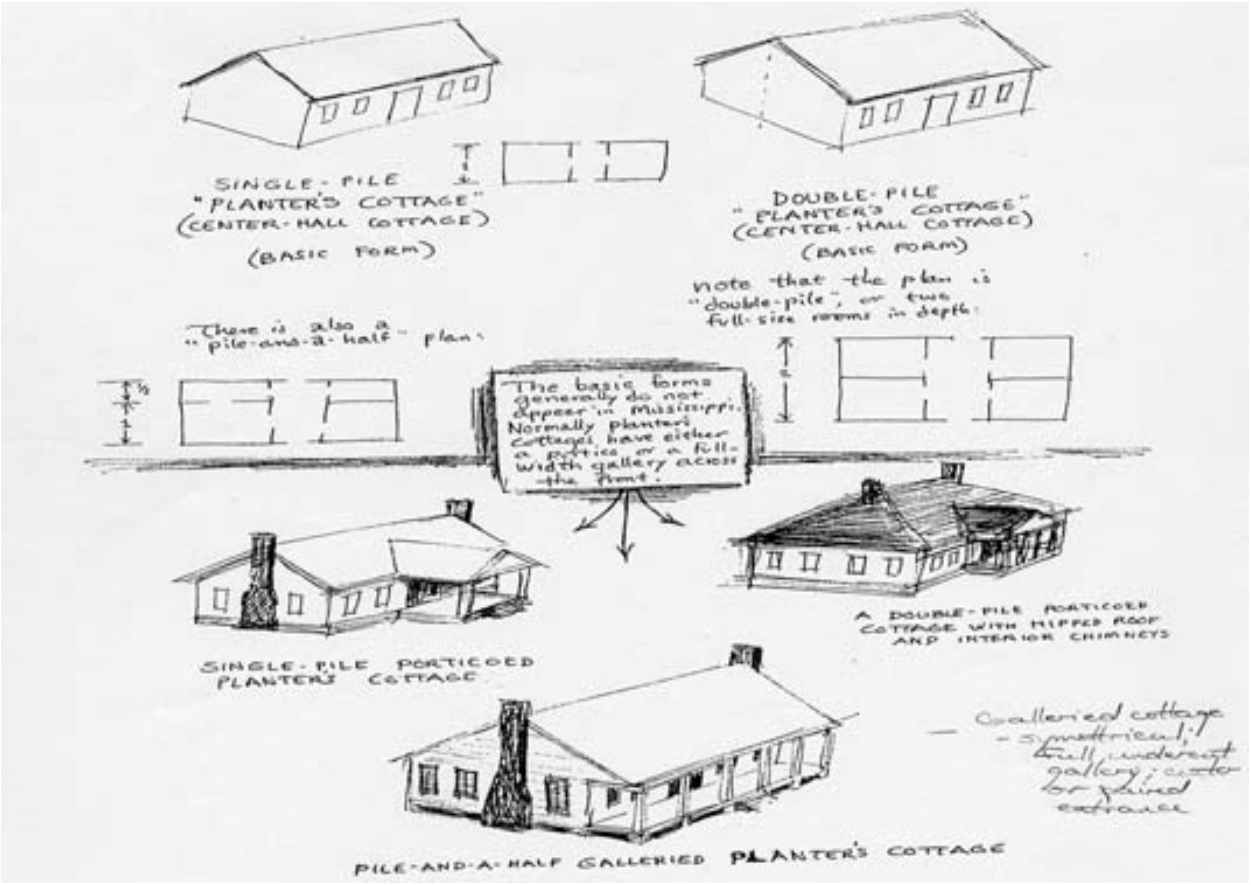


FIGURE 2–7. Sketch of Planter's Cottage form (Richard Cawthorn, Mississippi Department of History and Archives).

in 1839, and she and their five children (John A. Cotton, Josephine Louise Cotton, Ada Ida Cotton, Medora Cotton, and Cadmus D. Cotton) inherited a tract of 246 acres including the Coker House property.[16] The 1850 census lists Sarah E. Cotton as a planter, living with her five children and an overseer, C. O. Wilson, and with real estate valued at $5,000. Twelve enslaved Black people are listed on the slave schedule as belonging to Cotton, including six males ranging in age from 1 to 55, and six females from 1 to 70.

Sarah Cotton remarried on January 5, 1852, to Henry Bryant Coker, a 40-year-old native of Sussex County, Virginia, who had become a prominent citizen in Edwards.[17] H. B. Coker reportedly did not want to live in the late Dr. John Cotton's home so he built a new house on the property in 1852, the Coker House.[18]

The Coker House was built in the form of what is often called in Mississippi a "planter's cottage": a one- to one-and-one-half story frame house with a center hall and either single or double pile (i.e., one or two rooms deep). It was a common type of house found on Mississippi plantations, although examples were also built in towns (Figure 2–7).[19] The Coker House as originally constructed was a one-story, double-pile house set on a brick pier foundation with a crawlspace. Planter's cottages usually had either a portico or a full width (gallery) porch; the front (north) elevation of the Coker House had something in between—a partial-width gallery covering the center three bays of the five-bay wide facade, while a full-width gallery extended across the rear (south) elevation. Stylistically, the house included elements of Greek Revival architecture, including Doric columns,

16 Hinds County, Mississippi, probate case files, Henry B. Coker (1879-1881).

17 Ancestry.com, "Mrs. S. E. Cotton," *Mississippi, U.S., Compiled Marriage Index, 1776-1935* [database online] (Provo, UT, USA: Ancestry.com Operations Inc, 2004. Henry B. Coker Headstone, Edwards Cemetery, Edwards, Mississippi.

18 Drake, "Edwards: A History."

19 Todd Sanders, "Architecture in Mississippi: From Prehistoric to 1900," *Mississippi History Now*, December 2009, http://www.mshistorynow.mdah.ms.gov/articles/327/architecture-in-mississippi-from-prehistoric-to-1900.

pilastered tripartite and shouldered architrave mouldings, labyrinth fret moldings applied to the paneled columns of the portico, and pine mantles with molded capitals and bases. The house was likely built using enslaved labor with architectural features borrowed from builder's guides, which were popular at the time.

The building's original structural system was

> built with a ring beam that went around the house made of white oak...then the studs that went up to form the walls were mortised into that by cutting sockets in the ring beam and letting the studs down into the sockets. This was part of a measure of assembling a house without nails where possible [because nails were expensive at the time]...(t)hen they would come around the outside and do lap siding..."[20]

The exterior was sided with flush-board siding with lattice work enclosing the rear porch. The front porch was supported by four square Doric columns decorated with fretwork, with stairs in the central bay; the rear porch was supported by six square Doric columns. A set of double doors flanked by multi-light sidelights and transoms were located in the central bays of the front and rear elevations, while two additional doors provided access to the rear porch from the dining room and the bedroom. Windows on all elevations consisted of six-over-six double-hung units equipped with shutters. At the interior, the floor plan was double-pile consisting of a central hall with two rooms on each side separated by a fireplace and chimney.[21]

A kitchen and dining room outbuilding was constructed circa 1853 adjacent to the rear porch.[22] The kitchen contained a large wood stove, a sink, and a table with a bench and chairs. The dining room included two built-in cupboards, a pantry, and a double fireplace for heating both the dining room and kitchen. Additional outbuildings were constructed on the property at an unknown date, including enslaved persons' living quarters, a working saw mill, a car house for farm equipment, and a children's playhouse.[23]

The Cotton/Coker land was farmed as a cotton plantation using enslaved labor. The 1860 census reflects the increased size of the plantation. Living with Henry and Sarah Coker were her five Cotton children; Henry and Sarah's daughter, Maud Coker, born in 1860 (a son born in 1856, Henry Walter, had died by 1859[24]); and overseer A. J. Adams. Interestingly, the family's $20,000 of real estate was listed as Sarah's; she also had $50,000 in personal property, while H. B. Coker only reported $3,000 in personal property.[25]

Much of Sarah Coker's personal property was likely the enslaved people held on the land. Together Sarah and H. B. Coker owned a total of 42 Black enslaved people and two biracial enslaved people, but the majority were listed under Sarah's name, not H. B. Coker's. The 1860 slave schedule also noted there were ten living quarters for enslaved people on the property.[26] Because enslaved people were not listed by name in pre-Civil War censuses, it is difficult to determine what happened to them following emancipation. Formerly enslaved people sometimes adopted the name of the family who had enslaved them. The only Black people with the last name of Coker in the 1870 census for Hinds County lived in Dry Grove, where there was another branch of the white Coker family. There were a number of Black people with the last name of Cotton in the Edwards area in 1870; however, there were other white members of the Cotton family who held enslaved people in this area, making it difficult to determine on which plantation the Black Cottons had lived prior to the Civil War.

20 Robert Parker Adams, quoted in Tad Wilkes, "Integrity of Style... The Coker House in Edwards Returns to Form," *DeSoto Magazine*, September 2010.

21 Ginger Grubbs, *Coker House History: Report of Family History and Interior Furnishings from 1852-1963*, July 2001, 2-3.

22 Center for Architectural Conservation, *National Historic Landmark Condition Assessment Report: The Coker House Champion Hill Battlefield Edwards, Mississippi* (Atlanta, GA: Georgia Institute of Technology, College of Architecture, 1985-1986),1.

23 Grubbs, *Coker House History*.

24 *Find a Grave*, database and images (www.findagrave.com/memorial/194519016/henry-walter-coker : accessed June 2021), memorial page for Henry Walter Coker (19 Dec 1856–18 Aug 1859), Find a Grave Memorial ID 194519016; maintained by Medora Field J J (contributor 47433598).

25 Ancestry.com, "Edwards, Hinds County, Mississippi," *1860 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations, Inc., 2009) 125. Images reproduced by FamilySearch.

26 Ancestry.com, "Hinds County, Mississippi," 1860 U.S. Federal Census - Slave Schedules [database on-line] (Lehi, UT, USA: Ancestry.com Operations Inc, 2010), 127-128.

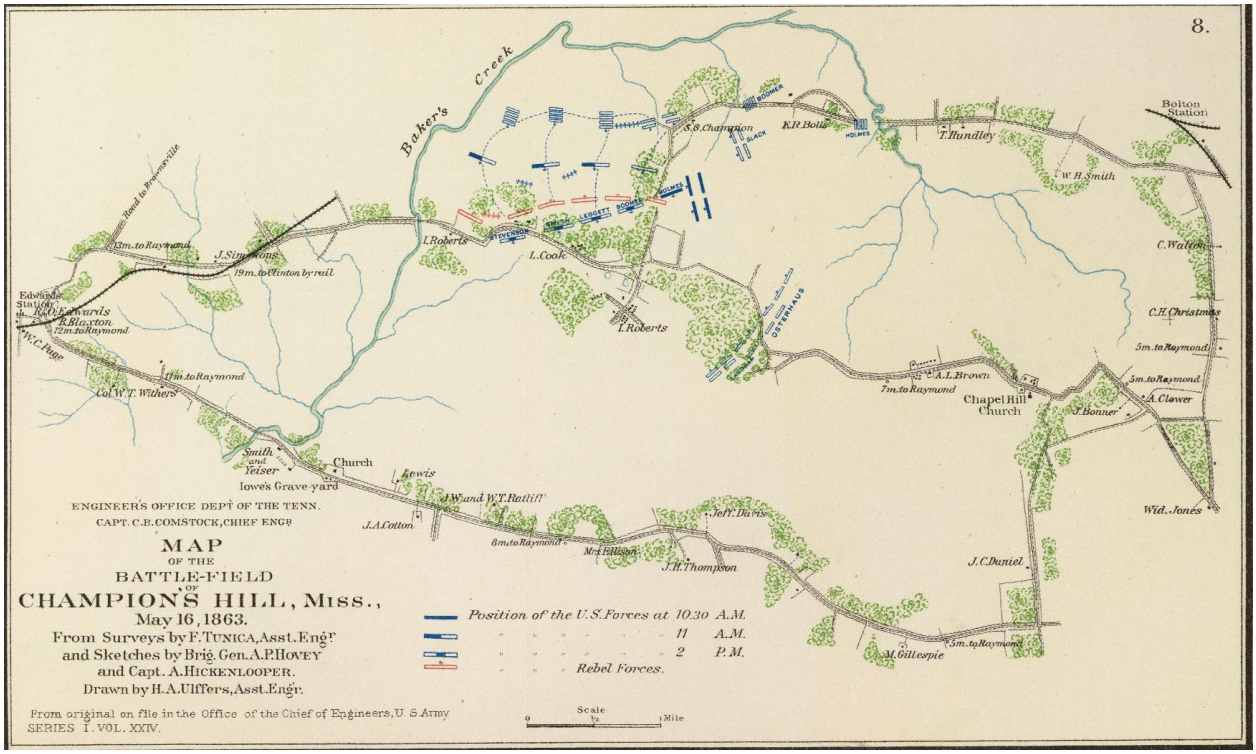


FIGURE 2–8. Map of the Battle of Champion Hill (1895 Atlas to Accompany the Official Records of the War of Rebellion).

Sarah and Henry B. Coker had one more child, Edward Henry Coker, born in January 1862.[27] When Edward was only a few months old, Sarah Coker passed away in April 1862. Her estate was inherited by her five Cotton children and two surviving Coker children. Sometime after her death, H. B. Coker purchased his stepchildren's interest in the 264 acres of land Sarah Cotton Coker brought into the marriage.[28]

The Vicksburg Campaign and its aftermath: 1862–1864

Before and during the Vicksburg campaign the Cotton–Coker plantation was impacted by the Civil War. H. B. Coker received compensation from the Confederate States of America for supplying bacon, corn, and fodder to the Confederate army, primarily from late 1862 to the end of March 1863, prior to Grant's arrival in the area.[29] However, Coker himself was not present on the plantation during most of the Vicksburg campaign. Many southerners left their properties as armies of either side moved into the vicinity, and by the late spring and early summer of 1862, Union Admiral David Farragut's forays up the Mississippi River from New Orleans to Vicksburg made it clear that the area was a target for the Union army. Sometime after his wife's death in April 1862, Coker took his children and a number of the enslaved people from the estate to Tuscaloosa, Alabama, where they would wait out this period of the war. Two years later, neighbor Sid Champion, then a member of the 28th Mississippi Cavalry, visited the Cokers while in the Tuscaloosa area. Champion wrote back to his family that

> ...I had the pleasure of eating a nice dinner with our old friend and neighbor, H. B. Coker. We were camped only 5 miles from him and we talked all day yesterday till 12 last night. Our old neighborhood came in for a large share of the thoughts...Coker is keeping a kind of bachelor establishment with his dear little children to keep him

27 *Find a Grave*, database and images (www.findagrave.com/memorial/11096300/edward-henry-coker : accessed June 2021), memorial page for Edward Henry Coker (7 Feb 1862–21 Apr 1886), Find a Grave Memorial ID 11096300, citing Edwards Cemetery, Edwards, Hinds County, Mississippi, USA; maintained by NatalieMaynor (contributor 46770385) .

28 Hinds County, Mississippi, probate case files, Henry B. Coker (1879-1881).

29 "H. B. Coker File," Confederate Papers Relating to Citizens or Business Firms, Entry 180, Record Group 109, National Archives and Records Administration.

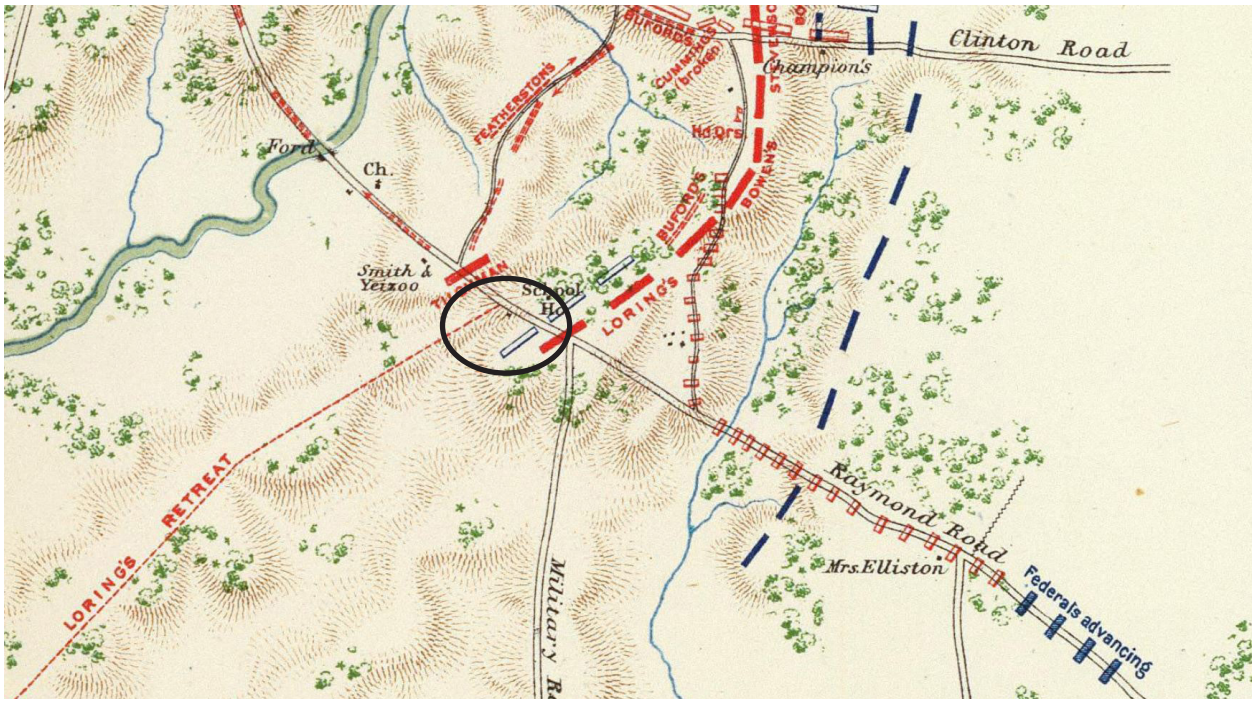


FIGURE 2–9. Detail from Lockett's map of the Battle of Baker's Creek (Confederate name for Battle of Champion Hill). The Coker House is circled (1895 Atlas to Accompany the Official Records of the War of Rebellion).

> company. Maud is a sweet little girl and Edward Kenny is a fine boy—now over two years old—and Coker certainly does stand in need of a wife.[30]

On May 16, 1863, the Battle of Champion Hill began (Figure 2–8) early in the morning around 7:00 am, when Confederate Lieutenant General John C. Pemberton deployed three divisions along a ridge overlooking Jackson Creek that ran southwest to northeast in a three-mile long battle line. Pemberton was unaware that Union forces, led by General Ulysses S. Grant, were approaching his left flank on Champion Hill along Jackson Road until a courier brought warning shortly after 9:00 am. Confederate troops moved to protect the crossroads at Champion Hill as Union soldiers came upon Champion Hill and battle commenced around 11:30 am.[31]

Meanwhile, Pemberton had ordered Major General William Loring to deploy General Lloyd Tilghman's brigade across the Raymond Road, two miles south of the main engagement on Champion Hill. This force eventually settled on the timbered ridge on which the Coker House was situated; the line of cedars in the front yard provided cover while the open ground to the east gave a clear view of the junction of Raymond and Ratliff Roads. During most of the day, the Confederate batteries on the ridge held this position against Union forces attempting to advance from the east (Figure 2–9).[32]

By mid-afternoon Grant's forces, being larger in number, had flanked Pemberton's and cut off the Jackson Road escape route for the Confederates. By this time, Tilghman's brigade had taken up a new position on Cotton Hill, west of the Coker House, and Union Brigadier General A. J. Smith sent Stephen Burbridge's brigade to the Coker House ridge. Two artillery batteries, six guns of the Chicago Mercantile Battery, and four 10-pounder Parrotts of the 17th Ohio Battery were deployed in the yard of the Coker House, where Confederate wounded had been left when their forces withdrew. Burbridge established a skirmish line to protect the artillery batteries, but kept the remainder of his

30 Sid Champion, letter written May 2, 1864, quoted on "A Refugee Family," Interpretive Marker placed on the Coker Property, Mississippi Department of History and Archives, date unknown.

31 Mississippi Department of Archives and History, "A Guide to the Campaign & Siege of Vicksburg," 1994, accessed June 2021, battleofchampionhill.org/battle.htm.

32 Edwin C. Bearss, *The Campaign for Vicksburg, Volume II: Grant Strikes a Fatal Blow* (Dayton, OH: Morningside House, 1986), 589; Timothy B. Smith, *Champion Hill: Decisive Battle for Vicksburg* (New York, NY: Savas Beatie, 2006), 145, 161.

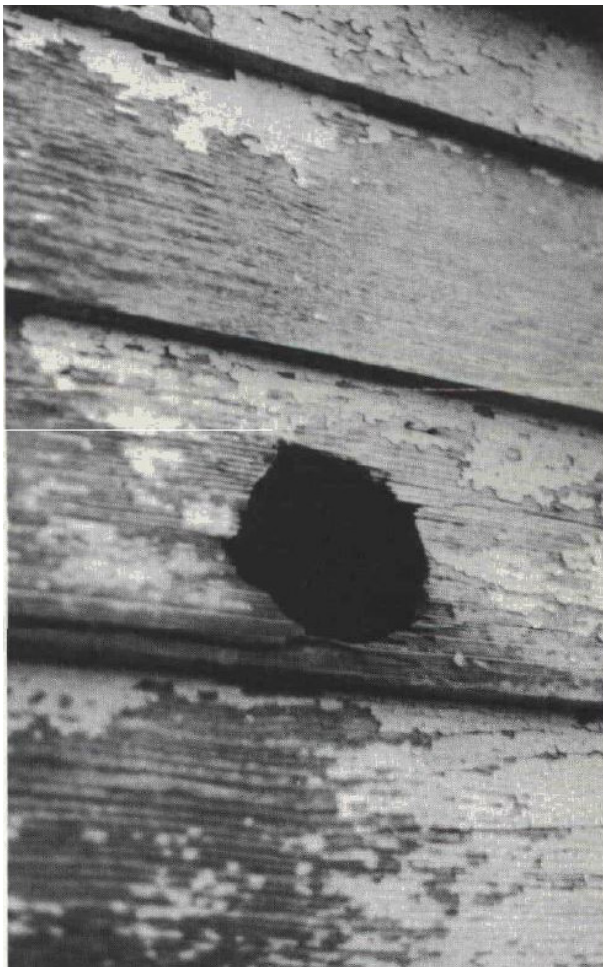


FIGURE 2–10. Cannon ball hole in Coker House siding, ca. 1985 (Jean E. Travers in *Landmarks at Risk*).

command east of the ridge to protect it.[33] Thomas B. Marshall, of the 83rd Ohio Volunteer Infantry, later described the Coker House as Union forces reached it:

> On this hill, nestling in a wilderness of flowers and shrubbery and large forest trees, stood the comfortable Coker house, with its large, airy hall running from end to end. It stood on brick pillars, some three feet or more above the ground, allowing a free circulation of air, a very necessary thing in that climate.[34]

With the Jackson Road now held by Union forces, the bridge over Baker's Creek at the Raymond Road was the principal Confederate escape route, and Tilghman's brigade was critical to protecting the retreat. Union and Confederate artillery on the Coker House and Cotton ridges exchanged heavy fire. Captain Pat White of the Federal Chicago Mercantile Battery reported that

> We passed the line of infantry, who were lying down on either side of the road and went into battery on the left in front of a planter's [Coker's] house, which set back from the road about 300 feet. On the next ridge, which was 330 yards from us, the rebel batteries and infantry were posted. Their batteries were plowing the ground around us. We unlimbered and ran the guns by hand nearly to the top of the ridge so as to not expose the horses...It was one of the hottest artillery fights I was ever in."[35]

During the engagement, Tilghman dismounted to give directions to one of the guns north of the road, and was struck by a shell from the Union side and killed instantly. A monument marking where Tilghman fell is located approximately half a mile west of the Coker House on State Highway 467.

The Coker House itself was "wounded" during the battle (Figure 2–10). Marshall later wrote:

> The Coker house came in for a full complement of bullet marks. One cannon shot went straight through the house, boring a beautiful three inch round hole through both outside window and inside door casings, the doors being on opposite sides of the wide hall, and in exact line of the windows. In the room nearest the battery was a piano, standing diagonally across the room, with the corner just in the right place to be in the path of the ball. Of course it was knocked off, but the tones were all left. After the siege, on our road returning from Jackson, we stopped a while on this hill, and Sergeant Snow took the occasion to try the piano, and it furnished very good music as his fingers flew over the keys. The last heard of it was that it was yet in Edwards, sadly run down, it bringing but $5.00 at its last sale.

33 Bearss, *The Campaign for Vicksburg*, 625.

34 Thomas B. Marshall, *History of the Eighty-Third Ohio Volunteer Infantry: The Greyhound Regiment* (Cincinnati, OH: The Eighty-Third Ohio Volunteer Infantry Association, 1912), 78.

35 Quoted in Richard Brady Williams, *Chicago's Battery Boys: The Chicago Mercantile Battery in the Civil War's Western Theater* (Grub Street Publishers, 2005).

> That "busted piano," spoken of before, contributed its share to the general hilarity as Sergeant Snow fingered the keys. Many looked with interest at a nice round hole in one of the fence palings, This was made by a solid six pound ball. As it passed along it stunned Sergeant Beard of Company K badly, and passing under the house, knocked to pieces one of the brick pillars, at the same time playing havoc with the nerves of a lot of fellows congregated in this shelter.
>
> We looked over the house and found it pitted all over by minnie [sic] balls, and wondered how it was possible that anybody escaped from such a fusillade as swept over that hill top. Yet a rebel soldier, doubtless planning desertion, was found secreted in this Coker house after the engagement of May 16th, and unharmed, though having been exposed for hours to the fire of both sides.[36]

By sundown, the Battle of Champion Hill was over. Anticipating a possible Confederate attack during the night, Smith's division remained in the vicinity of the Coker House, which the Union used as a field hospital for the wounded. An operating room was set up for amputations in one of the front rooms of the house.[37] Non-contemporary sources report that a limb pit was located in the yard of the Coker House that contained a number of amputated arms and legs from Union soldiers.[38] Another source reported that Minie balls have been found outside of the Coker House with deep indentations from human teeth, an indication that soldiers were "biting the bullet" during limb amputation without anesthetic.[39] On the morning of May 17, the Union army found the Confederate forces gone, withdrawn to the Big Black River, where they would attempt, unsuccessfully, to hold the Federals to the east side of the river.

Unfortunately, the Cotton–Coker family was more immediately affected by the Vicksburg campaign. Sarah Cotton Coker's oldest son, John Andrews Cotton, had enlisted in Company B (the Hinds Light Guards) of the 22nd Mississippi Infantry. The 22nd had fought at Shiloh, Baton Rouge, and Corinth in 1862, and participated in the defense of Vicksburg in May 1863. John Cotton was wounded at Champion Hill and died on May 26.[40]

Post-Civil War Occupancy:1865–1985

The Coker family returned to the Coker House property sometime in 1864.[41] One of H. B. Coker's first tasks was to complete the probate of wife Sarah Cotton Coker's estate, which Coker told the probate judge had been interrupted "...owing to the escistance [sic] of the war and a part of the property [likely including enslaved people] being moved to Alabama for safety." The final probate allowed for items looted during the war, and for the loss of twenty-seven enslaved people.[42] In December of 1865 H. B. Coker advertised the sale of "all the chattle [sic] estate of Mrs. Sarah E. Coker" at his residence, three miles from Edwards Depot.[43] In January of 1866, H. B. Coker married Frances E. (Fannie) Perryman and continued to live in the Coker House.[44] Unfortunately, Fannie died in December 1866 and H. B. Coker remarried in September 1868 to Mrs. Margaret J. Montgomery.[45] H. B. Coker and Margaret had a child, Sally B. Coker, in December 1869 and Margaret brought her daughter from a previous marriage, Nettie M. Montgomery, with her to the Coker House when she married. The 1870 United

36 Marshall, *History of the Eighty-Third Ohio Volunteer Infantry,* 80, 102.

37 Betty Brumfield, "Home of writer's childhood delights to be restored," *Enterprise Journal*, November 6, 1985.

38 Jack Bertram, "Back from the road to ruin?" *Clarion-Ledger*, August 19, 2001.

39 "The Coker House as a Hospital for Battle Casualties," Coker House Subject File, Mississippi Department of Archives and History.

40 "John A. Cotton," Historical Data Systems, comp. *U.S., Civil War Soldier Records and Profiles, 1861-1865* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2009).

41 "A Refugee Family," Interpretive Marker placed on the Coker Property, Mississippi Department of History and Archives, date unknown.

42 Hinds County, Mississippi, probate case files, Sarah Elizabeth Coker (1862-1865).

43 "Administrator's Sale," (advertisement), *Hinds County Gazette*, December 30, 1865 (spelling as in original). As slavery had been outlawed by this time, "chattle estate" refers to Mrs. Coker's personal property but would not have included enslaved people.

44 Ancestry.com, "Mrs. Fannie Perryman," *Mississippi, U.S., Compiled Marriage Index, 1776-1935* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2004).

45 Ancestry.com, "Mrs. Margaret J. Montgomery," *Mississippi, U.S., Compiled Marriage Index, 1776-1935* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2004).

States Census documented that, along with the family, there was also a 22-year-old Black woman named Lavenia Dawson employed as a cook, her 6-year-old biracial daughter, Sally Dawson; a Black infant named Hester Mitchell; and a 12-year-old Black male named Essick Watson, employed as a domestic servant (Lavenia may have been the 13-year-old Black female and Essick one of the two 2-year-old Black males listed in the 1860 census).[46] Also around this time, circa 1870, a bathroom was added onto the Coker House at the southwest corner of the back porch and the door to the exterior from the bed room was changed to a window.[47]

In 1875, H. B. Coker commented in the Jackson Clarion-Ledger on a seminal event in the history of Reconstruction in Hinds County. Charles Caldwell, a formerly enslaved man, had become a leading Republican and a state senator from Hinds County following the Civil War. By the 1875 elections, however, white Democrats organized a wave of violence against Republicans in an attempt to overturn Black political gains in a state where Blacks were the majority of the population. Mississippi's white Republican governor, Adelbert Ames, formed three Black militia units to enforce election law. Ames appointed Caldwell as the commander of one unit, and in September Caldwell led his men from Jackson to the depot at Edwards to deliver arms to another company. With fears of a race war at hand, H. B. Coker wrote the following:

> I wish to advise you of the state of things in this neighborhood. Since Charles Caldwell's successful trip with his militia to Edwards on last Saturday, the negroes in this community are thoroughly demoralized, and very many have abandoned their crops and gone to Jackson, and say they do not intend to gather the crops, nor care whether they are gathered or not. And we have hard work to get the best of them to do any work. Unless something can be done, the planting interest of this part of the county is entirely ruined. Cannot the Governor be persuaded to keep the militia at Jackson or disband them? I feel sure in saying, unless something is done soon, there will be war very soon. There are mischievous persons going amongst the colored people and telling them that the white people mean to kill them - men, women and children. Intense excitement exists among the negroes.[48]

Contrary to Coker's assertion, the fears of the county's Black residents were well founded. A month earlier, thirty to fifty Black Hinds County residents were murdered by members of the "White Line" militia and many homes were looted; hundreds of Black men fled to Jackson or hid in the woods and swamps. Ames capitulated to the white supremacists and disbanded the militia, and Republicans were swept from office in the ensuing elections, effectively ending Reconstruction in Mississippi. Caldwell himself was ambushed and murdered on December 30, 1875.[49]

On August 3, 1871, Margaret Montgomery Coker passed away. H. B. Coker married one final time, to Agnes Brumby on June 19, 1872.[50] In April 1877, the Edwards Citizen reported that a number of Black farmers on the Coker farm were suffering from smallpox.[51]

46 Ancestry.com. "Township 5, Hinds County, Mississippi," *1870 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations, Inc., 2009), 35. Images reproduced by FamilySearch.

47 Center for Architectural Conservation, *National Historic Landmark Condition Assessment*; Coker House Floor Plan Drawings, Coker House Subject File at Mississippi State Historic Preservation Office.

48 H. B. Coker, "Letter from an Old Citizen," *Clarion-Ledger* (Jackson, Mississippi), October 20, 1875.

49 "Charles Caldwell," *Mississippi Encyclopedia*, https://mississippiencyclopedia.org/entries/charles-caldwell/, accessed June 2021; "The Assassination of Senator Charles Caldwell," *Story of the Week* (Library of America), https://storyoftheweek.loa.org/2020/06/the-assassination-of-senator-charles.html, accessed June 2021; Steven J. Niven, "Reconstruction-Era Voting-Rights Activist Claimed by an Assassin's Bullet," *The Root*, February 24, 2015, https://www.theroot.com/reconstruction-era-voting-rights-activist-claimed-by-an-1790858903.

50 Hugh Charles Haynsworth, *Haynsworth-Furman and Allied Families*, (South Carolina: Osteen Publishing Company, 1990); Ancestry.com, "Agnes Brumby," *Mississippi, U.S., Compiled Marriage Index, 1776-1935* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2004).

51 "Mississippi," *New Orleans Daily Democrat*, April 10, 1877.

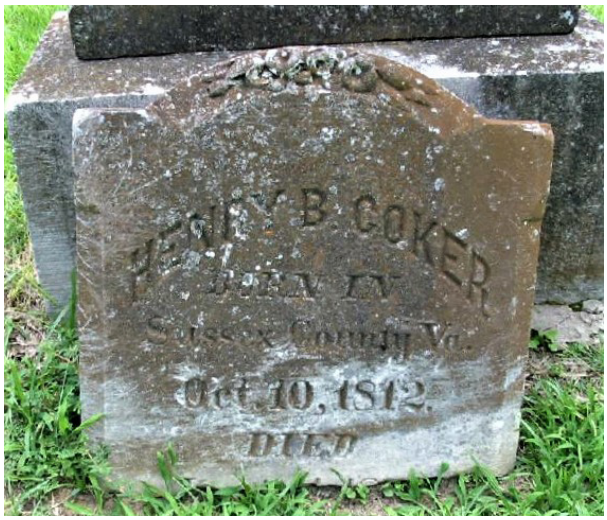


FIGURE 2–11. H. B. Coker gravestone, Edwards Cemetery (Ancestry.com).

H. B. Coker died June 11, 1878 (Figure 2–11).[52] Coker may have died of yellow fever, as Mississippi was swept by an epidemic of the disease in 1878. He left no will, and the county probate records provide a wealth of information about the family and the Coker farm. At the time of his death, Coker owned approximately 1,053 acres of land, mostly in Sections 1 and 12 of the township, although there were also tracts in Sections 11 and 14 as well as some land in the adjoining township to the east (Range 3 West). Coker's heirs included his wife, Agnes, and two children, Maud and Edward (Sally, Coker's daughter with Margaret Montgomery, had apparently died by this time). Shortly after her father's death, Maud Coker married Sidney E. Thomas, and the couple were living in the household of William Ratliff, a neighbor, in the 1880 census. Edward Coker, still a minor, was placed under the guardianship of his older half-brother, Cadmus Cotton. For unknown reasons, Agnes Coker failed to apply to the Hinds County court to be appointed administrator of the estate, and Cadmus was granted administration in February 1879.[53]

The probate files document that Sarah Cotton Coker had owned the 264 acres of land "wherein is situated the dwelling house occupied by said H. B. Coker at the time of his death and all out houses, stables, [and] negro cabins." H. B. Coker, as stated previously, purchased the interest of the Cotton children, giving him five-sevenths ownership of that land, while Maud and Edward retained the remaining two-sevenths of the land. An inventory of personal property listed livestock including horses, mules, cows, and hogs; wagons, buggies, and carts; plows, saws, and other farming implements; and agricultural products including corn, fodder, and bacon. Agnes was entitled to a dower right in the estate, and had set aside for her use 2 mules, 2 cows, 2 sows, a two-horse wagon, several of the farm implements, and some corn and bacon, as well as money to purchase food, clothing, and household goods. Money was also set aside from the estate to pay Edward's tuition and board; it is not known where Edward was living in 1880 as he is not listed in the census for Hinds County.[54]

It is unclear who lived in the Coker House or farmed the land during subsequent decades. Cadmus Coker had cultivated the land while it was still in probate (1879 and 1880), but he passed away in 1883. Agnes Coker was living with her parents in Collin County, Texas in the 1880 census, and then remarried to H. K. Austin in 1881.[55] Edward Coker died in 1886, leaving Maud Coker Thomas as the only heir of the Coker family. Maud's husband, Sidney Thomas, was among the group of men who marked the location of General Tilghman's death in 1907, resulting in the placement of a marker there. At the time, Thomas lived in Edwards and was cited as the "...owner of the Coker place, having married the accomplished daughter of H. B. Coker." Sidney Thomas died in 1909, and by 1929 Maud was living in Bessemer, Alabama, where she died in 1938; she was buried in Hinds County. Given the prevalence of tenant farming and sharecropping during this period, it seems likely that Maud leased the property to tenant farmers and/or had it worked by sharecroppers.[56]

52 *Find a Grave*, database and images (www.findagrave.com/memorial/11096303/henry-bryant-coker : accessed June 2021), memorial page for Henry Bryant Coker (10 Oct 1812–11 Jun 1878), Find a Grave Memorial ID 11096303, citing Edwards Cemetery, Edwards, Hinds County, Mississippi, USA; maintained by NatalieMaynor (contributor 46770385).

53 Hinds County, Mississippi, probate case files, Henry B. Coker (1879-1881).

54 Hinds County, Mississippi, probate case files, Henry B. Coker (1879-1881).

55 Cadmus Cotton, Headstone, Edwards Cemetery; Edward Coker, Headstone, Edwards Cemetery; Ancestry.com and The Church of Jesus Christ of Latter-day Saints, "Precinct 1, Collin County, TX," *1880 United States Federal Census* [database on-line]. (Lehi, UT, USA: Ancestry.com Operations Inc, 2010), 59.

56 Ratliff, "General Tighlman's Death"; Ancestry.com, "Maud Thomas," *Alabama, U.S., Deaths and Burials Index, 1881-1974* [database on-line] (Provo, UT, USA: Ancestry.com Operations, Inc., 2011).



FIGURE 2–12. Mr. and Mrs. Gervin and Joe Field on the Coker House front porch steps, 1933 (Mississippi State Historic Preservation Office).

In 1932, Maud Coker Thomas sold the Coker House and associated farmlands, then listed as 1,124 acres, for $12,500 to Alfred L. and Stella Gervin of New Orleans, Louisiana (Figure 2–12). The following year, the Gervins gave up their plantation in the Louisiana Delta and moved to the Coker property, which they called Greenwood Plantation.[57] Alfred and Stella had two daughters, Mary Louise Gervin and Elizabeth Gervin; and five sons, Alfred Gervin Jr., George Gervin, Robert Gervin, Charles Gervin, and Jack Gervin.[58]

Gervin took eight years to pay for the Coker property, raising the principal money crop of cotton as he had in Louisiana, about 17 bales of cotton in a year. Gervin took advantage of Depression-era federal government farm programs to diversify his crops and mechanize operations. If

57 Dale Pedrick, "A House of History." *Mississippi Heritage,* May/June 1987, 82-83.

58 "Alfred L. Gervin Well-Known Farmer Was Buried Friday," *The Delta Democrat Times*, May 21, 1950.

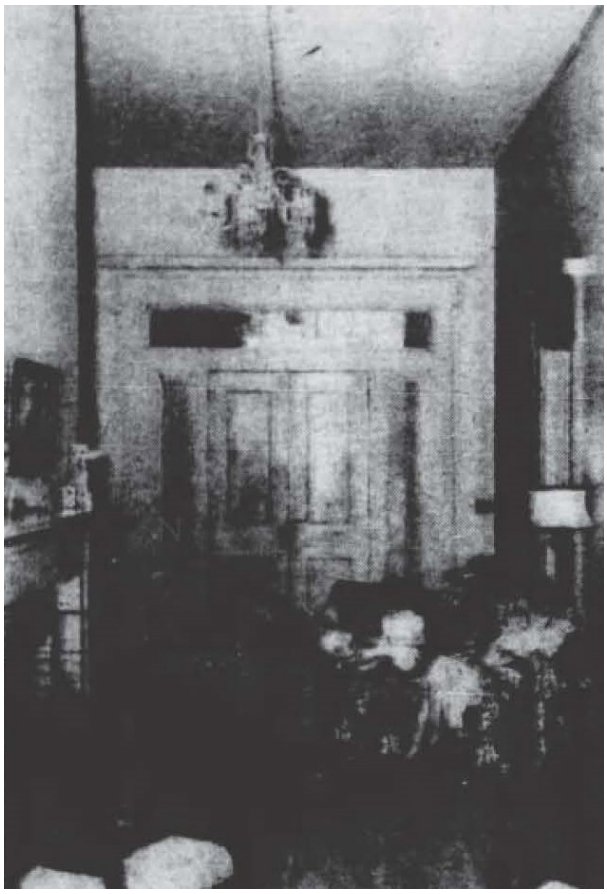


FIGURE 2–13. Interior wall with fireplace added in 1933, ca. 1950 ("Sprinkler System Protects Old Ante-Bellum House at Edwards").

the property had been previously leased to tenant farmers, Gervin may have evicted or failed to release to most of them, as he reported employing only one tenant farmer and running his operation with tractors rather than mules and horses. In addition to the staple Mississippi crops of corn and cotton, Gervin planted oats, soybeans, and sweet potatoes, raised a herd of Herford cattle on 800 acres of pasture seeded with Dallas grass, and harvested hardwood and pine for timber. Gervin also created a ten-acre lake on the farm and stocked it with 20,000 bream and 1,500 big mouth black bass. However, the family did not plant a big garden or raise chicken and hogs, preferring to purchase their own food rather than harvest it.[59]

The Gervin family found a "desolate shell of a house"[60] when they first moved into the Coker House and early in their occupation cleaned it up and made multiple alterations. The east bathroom addition and concrete block wall at the east side of the house between foundation piers were added in 1932, an addition adjacent to the southwest bathroom was added on the rear porch around the

59 "Ex-Delta Farmer Makes Good at Edwards," *Clarion-Ledger* (Jackson, Mississippi), August 10, 1947; "Successful Farmer Dies at Edwards," *Clarion-Ledger* (Jackson, Mississippi), May 19, 1950.

60 Pedrick, "A House of History."



FIGURE 2–14. North (front) and east (side) elevations of the Coker House; north elevation of kitchen/dining room building at left, ca. 1949 (Mississippi State Historic Preservation Office).



FIGURE 2–15. Front yard, ca. 1949 (Mississippi State Historic Preservation Office).



FIGURE 2–16. South (rear) elevation and porch, 1949 (Mississippi State Historic Preservation Office).



FIGURE 2–17. Rear porch and kitchen and dining room outbuilding, ca. 1950 (Mississippi State Historic Preservation Office).



FIGURE 2–18. Playhouse outbuilding, 1956 (Mississippi State Historic Preservation Office).



FIGURE 2–19. North (front) facade of the Coker House in disrepair, 1985 (Historic American Building Survey (HABS) Library of Congress).



FIGURE 2–20. East (side) elevation of the Coker House in disrepair, 1985 (Historic American Building Survey (HABS) Library of Congress).



FIGURE 2–21. South (rear) elevation of the Coker House in disrepair, 1985 (Historic American Building Survey (HABS) Library of Congress).



FIGURE 2–22. West (side) elevation of the Coker House in disrepair, 1985 (Historic American Building Survey (HABS) Library of Congress).



FIGURE 2–23. Parlor interior and windows on west wall with water damage, 1985 (Historic American Building Survey (HABS) Library of Congress).



FIGURE 2–24. Bedroom interior and fireplace mantel with water damage, 1985 (Historic American Building Survey (HABS) Library of Congress).



FIGURE 2–25. Rear porch deck deterioration, 1985 (Mississippi Department of Archives and History).



FIGURE 2–26. Deterioration of the rear porch and roof, 1985 (Mississippi Department of Archives and History).



FIGURE 2–27. Front porch door with plywood over the doors and sidelites, 1985 ((Mississippi Department of Archives and History).

same year, and in 1933 a fifth fireplace was added to the central hall (Figure 2–13) and the exterior woodwork was stained dark. In the 1930s, lattice work was installed between foundation piers and used as a balustrade along the front porch. By ca. 1940, the lattice between the foundation piers was removed, the woodwork was painted white, and the front porch railing was changed to a wood turned balustrade (Figure 2–14 and Figure 2–16). The family also installed electricity to the house. During the Gervin occupation, a white picket fence enclosed the yard, which was filled with crepe myrtle, cedar, holly, and magnolias (Figure 2–15).[61]

Gervin also installed an extensive sprinkler system in the house. After reportedly failing to obtain a good insurance policy for the house due to its age, wood construction, and antique furnishings, Gervin researched and installed a state-of-the-art fire protection system around 1950. The heat-activated system included "115 sprinkler heads... installed every 10 feet in each room and on one porch of the house. The system is connected by a three-inch line to two 1100 gallon pressure tanks..." and also had a reserve tank for emergencies or could be connected by hose to the farm's pond. The sprinkler system was reportedly the only one of its kind in the state at the time, and one of two sprinkler systems ever installed in a Mississippi home. The system cost about $4,000.[62]

On May 19, 1950, Alfred L. Gervin passed away, leaving his wife Stella; his son George and wife Hazel; and his daughter Mary Louise and her husband Noble Windham, along with their children Alfred Gervin Windham and Kay Windham, living in the Coker House.[63]

Stella Gervin passed away on July 9, 1962. In the spring of 1963, the Gervin family sold the 1,000-acre Coker farm to Fred Adams, Jr., owner of the Adams Egg Farm of Mendenhall, Mississippi. The Adams Egg Farm, founded in 1957 and now called Cal-Maine Foods, built on the Coker property what the company now claims was the world's largest egg farm, with facilities planned for up to a million hens expected to produce 15,000 dozen cases of eggs per week, as well as a feed mill to supply the operation, a hatchery, a processing plant, a grading and packaging plant, and nearly 200 poultry houses. By 1966, the farm produced 17,000 cases per week from 1.4 million hens and had been featured on a segment of the nationally broadcast Paul Harvey show.[64] The business used the Coker House as an office and storage for egg cartons and other supplies during its ownership.[65] Around 1963, the kitchen and dining room outbuilding was torn down, and it is unknown when the additional outbuildings were removed (Figure 2–17 and Figure 2–18).[66] Some outbuildings were still present on a 1971 aerial photograph, but were gone by 1982.[67]

When the Coker House fell into disrepair and gaps started to appear in the roof around 1980, Cal-Maine removed the stored items from the house and the building then sat empty.[68]At one point during the Cal-Maine ownership, a delivery truck collided with the Coker House, causing the house to sag.[69] Once the house was empty, it was subject to multiple instances of vandalism due to a rumor that a large sum of money or buried treasure was hidden within the house.[70]

In 1977 the Coker House was included as a contributing feature of the Champion Hill Battlefield National Historic Landmark designation.

61 Center for Architectural Conservation, *National Historic Landmark Condition Assessment*; Grubbs, *Coker House History*; "Ex-Delta Farmer Makes Good at Edwards."

62 "Sprinkler System Protects Old Ante-Bellum Home at Edwards," *Clarion-Ledger* (Jackson, Mississippi), January 22, 1950.

63 "Alfred L. Gervin Well Known Farmer," *The Delta Democrat Times;* Staff Reports, "Restoring history | Coker house construction has allowed Kay Windham Turner to reconstruct her childhood," *Vicksburg Post*, August 16, 2009.

64 "Million-Bird Egg Farm Being Built in Edwards," *Clarion Ledger* (Jackson, Mississippi), March 30, 1963; "Our History," Cal-Maine Foods, accessed June 2021, https://www.calmainefoods.com/company/our-history/; "Fred Adams Received National Award," C*ongressional Record - Appendix*, March 3, 1966, A1132.

65 Pedrick, "A House of History"; Staff Reports, "Restoring history."

66 Carol Krohn, "Group hopes to save 1852 Coker House," *Clarion-Ledger* (Jackson, Mississippi), May 31, 1989.

67 "Edwards, MS: 1971 Aerial," Historic Aerials.com, accessed July 2022, https://www.historicaerials.com/viewer; "Edwards, MS: 1982 Aerial," Historic Aerials.com, accessed July 2022, https://www.historicaerials.com/viewer.

68 "Salvaging Champion Hill," *Mississippi Magazine*, October-November 1980.

69 Pedrick, "A House of History."

70 John E. Stanchak, "A Mississippi Home Stands, A Silent Witness to a Battle," *Civil War Times Illustrated*, May/June 1991.



FIGURE 2–28. Coker House damage after the March 2005 storm and Hurricane Katrina (image from 2007) (Mississippi Department of Archives and History).



FIGURE 2–29. Condition of the rear porch, 2007 (Mississippi Department of Archives and History).



FIGURE 2–30. Condition of the interior center hall, 2007 (Mississippi Department of Archives and History).



FIGURE 2–31. Condition of the rear interior, 2007 (Mississippi Department of Archives and History).



FIGURE 2–33. Condition of the front interior, 2007 (Mississippi Department of Archives and History).



FIGURE 2–32. Condition of the rear interior, 2007 (Mississippi Department of Archives and History).



FIGURE 2–34. Condition of the rear interior, 2007 (Mississippi Department of Archives and History).



FIGURE 2–35. Deterioration and storm damage to the front porch, 2007 (Mississippi Department of Archives and History).



FIGURE 2–38. Fireplace and brick piers left standing during deconstruction of the house, 2008 (Mississippi Department of Archives and History).



FIGURE 2–36. Deterioration and storm damage to the front porch, 2007 (Mississippi Department of Archives and History).



FIGURE 2–39. Fireplace and brick piers left standing during deconstruction of the house, 2008 (Mississippi Department of Archives and History).



FIGURE 2–37. Storm damage to the rear porch roof, 2007 (Mississippi Department of Archives and History).



FIGURE 2–40. Reconstruction of the rear porch, 2009 (http://www.civilwaralbum.com/vicksburg/coker4.htm).



FIGURE 2–41. During reconstruction of the exterior of Coker House, 2009 (http://www.civilwaralbum.com/vicksburg/coker4.htm).



FIGURE 2–42. Reconstructed floor joists of Coker House, 2010 (Mississippi Department of Archives and History).



FIGURE 2–43. Coker House reconstruction dedication, 2011 (Mississippi Department of Archives and History).

Reconstruction and Public Ownership: 1985–Present

The Coker House, along with five acres of land, was deeded to the Jackson Civil War Roundtable (JCWRT) from Fred Adams, Jr. in 1985 under the condition that it restore the property. With the house in a state of disrepair (Figure 2–19 to Figure 2–27), JCWRT began looking for funding to restore the Coker House from local private citizens and corporations. A Condition Assessment was completed by Georgia Tech that found the building to be in poor condition with an estimated cost of $255,000 to complete the work, not including architectural design fees and other incidentals. While the fundraising efforts were underway, JCWRT began cleaning up the grounds around the Coker House in 1986.[71]

Raising enough money for the restoration was taking longer than expected and in 1989–1991, stabilization efforts were completed by Robert Parker Adams Architects, including removal of non-conforming elements (unspecified) from the exterior, stabilization of the roof structure with a weatherproof blanket, removal of the south porch, installation of a chain link fence around the property, and cataloging and storage of loose and deteriorating elements. During the stabilization efforts, it was also noted that the sill beams, which were hand-hewn, had been heavily damaged due to termites and needed to be replaced. The concrete masonry unit block infill foundation was left in place to keep the structure of the Coker House stable until the beams could be replaced. Items that were cataloged and stored included siding from the rear porch toilet on the west side, window and window trim from the rear porch toilet area, a potential rear porch screen door found in the yard, the rear porch columns, rear porch tongue and groove flooring, rear porch lattice, and a rear porch floor joist and perimeter beam.[72]

In 1990, a large quantity of wood beams was donated for use to support the rear porch of the

71 Phil Wallace, "Civil War Roundtable seeks Coker House funds," *Clarion-Ledger-Daily News* (Jackson, Mississippi), July 10, 1986.

72 Robert P. Adams, *Coker House Restoration memo*, Robert Parker Adams Architects, November 1, 1990; Fred Messina, "Antebellum Home Needs Money for Renovation," *Vicksburg Evening Post*, March 4, 1991; Mid-State Construction, *H.P. Coker House Stored Material Tag List*, Mid- State Construction, December 16, 1990.

house. Also at this time, a sign was donated by Budget Sign to identify the house, its ownership, and the intentions of restoration.[73]

At the beginning of 1991, the expected cost to restore the Coker House grew to approximately $300,000 to $500,000 and the JCWRT was receiving more funding from sources outside of Mississippi than local residents. Fundraising efforts from the JCWRT were in full force but with the increase in restoration costs and after hearing that the National Park Service was giving $24 million to $25 million for projects located in Pennsylvania, JCWRT began to lobby for money and talk to local congressmen and senators.[74]

The JCWRT worked toward gaining tax-exempt status for the Coker house in 1994 and to have the annual assessment of the property removed from the county's tax roll.[75] Fundraising efforts continued into the late 1990s. The JCWRT received a federal grant through the Transportation Equity Act for the 21st Century (TEA-21) totaling $700,000 in 1999.[76] Not long after receiving the TEA-21 grant, a bill authorizing the transfer of title from JCWRT to the Mississippi Department of Archives and History (MDAH) was filed in the Mississippi Legislature; it was signed into law in May 2000. MDAH originally planned to restore the house for use as a museum/visitor center for the Champion Hill Battlefield.[77]

The MDAH began planning a restoration and reconstruction effort in 2002 and selected Robert Parker Adams to perform the work. In 2003, it was estimated that approximately $1.6 to 1.8 million was needed to complete the reconstruction/restoration of the Coker House, to take place in two stages: deconstruction of the house and then reconstruction/restoration. During the summer of 2004 vegetation was cleared from around the house, and in September 2004 the MDAH Historic Preservation Division staff performed an archeological site visit consisting of probing and shovel testing. The archeological site visit was in preparation for ground penetrating radar by the University of Mississippi in order to locate footings for the kitchen/dining room outbuilding and other outbuildings. During the archeological site visit, it was noted that the roof of the Coker House was almost completely gone along the back and east side of the house and that the front porch roof was falling inward.[78]

Before work could begin, a storm at the end of March 2005 damaged the Coker House and a nearby tree, resulting in a girder at the southwest corner of the house falling across the rear porch and west side that caused the wall and roof above to fall. Robert Parker Adams noted that the deconstruction phase of the project could still continue by stating,

> These girders were oak, and were riddled with termite damage and rot when I first saw the building. The old girl needs credit for staying together this long. The project can still be done; we just have a few more broken boards." Adams also noted that "... in dismantling the house, we saved all the things that were very specific to the Coker House - windows, doors, frames, columns.[79]

By mid-June 2005, Phase I specifications were complete, with the exception of asbestos abatement, which Adams proposed to include as part of the deconstruction contract. The project was disrupted again when Hurricane Katrina hit Louisiana and Mississippi in late August 2005. A post-hurricane inspection noted that it was difficult to determine if the Coker House sustained any major damage as it was already in poor condition prior to the hurricane. The report did note that two large oak trees on the east side of the house were uprooted, and some cedars on the north (front) side were damaged.[80]

In 2007, the Coker House was listed on the 10 Most Endangered Historic Places list by the Mississippi Heritage Trust due to its deteriorated condition (Figure 2–28 to Figure 2–37).[81]

73 Kenneth Adams, "Summer Smiles on the Coker House," *The Rebel Yell*, September 1990.

74 Messina, "Antebellum Home."

75 "Coker House update," *The Rebel Yell*, February 1994.

76 "Coker House News," *The Rebel Yell Volume 36, Number 3*, November 1999.

77 "Back from the Road to Ruin?" *The Jackson Clarion-Ledger*, August 19, 2001, 3-4F .

78 "Coker House Status Report for Architecture," April 5, 2006, Coker House Subject File, Mississippi State Historic Preservation Office.

79 Coker House Status Report.

80 Coker House Status Report.

81 Tad Wilkes, "Integrity of Style... The Coker House in Edwards Returns to Form," *DeSoto Magazine*, September 2010.

The deconstruction and reconstruction of the Coker House took place in 2008–2009, finishing in the summer of 2009, and interpretive signage was installed that fall (Figure 2–38 to Figure 2–41). During the project, the Coker House was restored to its nineteenth-century appearance. The additional doors to the rear porch were removed and replaced with windows. The Coker House was intended to be a museum and visitor center for the Champion Hill battlefield, but the interior of the house was not completed during the second phase of the project.[82] Elements that were not reinstalled were stored within the house, including some of Alfred Gervin's sprinkler system. Through a phone conversation with Robert Parker Adams, it was reported that the siding, in which the cannon ball hole resided, was stolen at some point during the time in which the Coker House was in disrepair but prior to the reconstruction efforts in 2008–2009. A dedication was held outside the Coker House on the anniversary of the battle, May 16, 2011 (Figure 2–43).

After the second phase of the Coker House reconstruction/restoration, the house and property remained under the ownership and management of MDAH. In 2010, Mississippi Senators Thad Cochran and Roger Wicker introduced federal legislation to expand Vicksburg National Military Park's boundary and enable it to acquire 10,000 acres to preserve and interpret the battles of Champion Hill, Port Gibson, and Raymond, including two historic houses, the Coker House and the Shaifer House (the latter associated with the Battle of Port Gibson). President Barack Obama signed the bill in late 2014, which authorized the acquisition through donation of 1,050 acres in fee and 1,170 acres in easements held by the State of Mississippi, the Civil War Trust, and the Friends of Raymond, as well as the purchase of other battlefield-related land, chiefly on Champion Hill, purchased from willing sellers. On September 18, 2019, ownership of the Coker House property was transferred to the United States Department of the Interior.[83]

82 Wilkes. "Integrity of Style."

83 Jerry Mitchell, "Vicksburg Military Park poised to add 10K acres," *Clarion-Ledger* (Jackson, Mississippi), November 20, 2010, 1; Hinds County, Mississippi, "Landroll Detail: Parcel 4966-49-2," accessed June 2021, https://www.co.hinds.ms.us/pgs/apps/landroll_detail.asp?ID=4966-49-2.

Timeline

1852	Coker House constructed and occupied by Henry Bryant (H. B.) and Sarah Cotton Coker and family.
Circa 1853	Kitchen and dining room outbuilding constructed.
1863	The Battle of Champion Hill takes place May 16, 1863, around the Coker House. The house is used as a Union hospital for the wounded.
1864	Coker Family returned to the Coker House property.
1870	A bathroom addition was added to the house at the southwest corner of the back porch and the door to the exterior from the bedroom was changed to a window.
1878	H. B. Coker dies; the property passes to his children, Maud and Edward, but they apparently lease the land to tenant farmers.
1907	Maud's husband, Sidney Thomas, was among the group of men who marked the location of General Tilghman's death.
1932	The Coker property is sold to Alfred Gervin.
1933	The Gervin family moves into the Coker House from the Delta Congo Plantation in Bolivar County. The Gervin family constructs the east bathroom addition, the room adjacent to the southwest bathroom on the rear porch, and the east side concrete block wall. Electricity and a landscape irrigation sprinkler system are also installed during their ownership. A fifth fireplace was also added to the central hall and the exterior woodwork was stained dark.
1940	The lattice between the foundation piers was removed, the woodwork was painted white, and the front

	porch railing was changed to a wood turned balustrade.
1950	Gervin researched and installed a state-of-the art fire protection system.
1963	The Coker House is sold to Fred Adams, Jr., owner of Adams Egg Farm, after the deaths of Mr. and Mrs. Gervin.
Circa 1963	Kitchen and dining room outbuilding torn down.
Circa 1966	The Coker House is used as an office and storage for egg cartons and other supplies.
1971	Outbuildings are still present on the site in aerial photographs.
1977	The Coker House is included in the Champion Hill Battlefield National Historic Landmark.
1980	Cal-Maine removed the stored items from the house and the building sat empty.
1982	Outbuildings have been removed from the site according to aerial photographs.
1985	The Coker House is deeded to the Jackson Civil War Round Table by Fred Adams, Jr.
1985	The Coker House is listed as a Mississippi Landmark.
1985	A condition assessment was completed by Georgia Tech.
1987	HABS recordation of the Coker House.
1989–1991	Stabilization efforts completed by Robert Parker Adams Architects, commissioned by the Jackson Civil War Roundtable, Inc.
1999	Jackson Civil War Roundtable, Inc (JCWRT) received a federal grant through the Transportation Equity Act for the 21st Century (TEA-21) totaling $700,000.
2000	A bill is filed in the Mississippi Legislature to authorize title transfer from the Jackson Civil War Round Table to the Mississippi Department of Archives and History (MDAH). The Coker House ownership transfers to MDAH.
2004	MDAH Historic Preservation Division staff performed an archeological site visit consisting of probing and shovel testing.
2005	Coker House severely damaged by a storm in March and by Hurricane Katrina in August.
2007	The Coker House is listed in the 10 Most Endangered Historic Places list by the Mississippi Heritage Trust.
2008–2009	The Coker House is deconstructed and then reconstructed/restored. Site signage is installed in the fall of 2009.
2010	Mississippi senators Thad Cochran and Roger Wicker introduced federal legislation to expand Vicksburg National Military Park's boundary and enable it to acquire 10,000 acres to preserve and interpret the battles of Champion Hill, Port Gibson and Raymond, including two historic houses, the Coker House and the Shaifer House.
2011	A dedication is held outside the Coker House to commemorate the restoration effort.
2014	President Barack Obama signed the bill to expand Vicksburg National Military Park's boundary.
2019	Coker House ownership transferred to the National Park Service on September 18.

(This Page Intentionally Left Blank)

Physical Description and Condition Assessment



FIGURE 3–1. View of Coker House from northwest corner. (QE 4/2021 - typical for all photos in this section)

General Description

Site

The Coker House is located in Edwards, Mississippi, part of the Vicksburg National Military Park and is related to the Civil War Battle of Champion Hill.

The Coker House is located south of Highway 467 on a semi-wooded site with a mown lawn. The site is enclosed by two other roads with forested vegetation to the east of the building. The Coker House is a Greek-revival style planter's cottage situated at the southern edge of the five-acre lot. A large, manicured lawn surrounds the building on all sides with two rows of large trees forming an allée leading to the front of the building from the north. Some of these trees have died or been removed but some historic magnolia trees remain (Figure 3–1). To the west of the building is a paved road leading to an adjacent agricultural facility (Figure 3–2) while to the south and east is a gravel road leading to the adjacent private property. The topography of the site is fairly flat with a slight slope on all four sides of the building, sloping away from the structure.

A pavilion-covered kiosk is located next to a gravel parking area on the west side of the building. The kiosk includes panels sharing part of the history of the building and site.



FIGURE 3–2. View of Cal-Maine Foods entrance, looking southwest.

Exterior Description and Conditions

The Coker House is a one-story, Greek Revival style planter's cottage clad with horizontal wood siding. Full height porches are located at the front (north) and rear (south) elevations. The front porch projects from the plane of the house and spans the three center bays of the elevation. The rear porch is positioned under the main roof and extends the full width of the south elevation. Both porches feature square wood columns supporting a wood entablature.

The wood shingle-clad hip roof is punctuated by two brick masonry chimneys, located to the east and west of the roof ridge. A hip roof covers the front porch.

Door openings are limited to the entry doors centered on both the north and south elevations. Window openings are consistent in size and type and include full height shutters. Each elevation has four wood double hung six-over-six windows, two on each side of the entries on the north and south, and four relatively equally spaced on both the east and west elevations.

Foundation

The house is set on brick pier foundations. The rectangular piers are approximately 38" x 13-1/2". At the corners of the house and porches the piers are L-shaped. Two large brick foundations support the chimneys above.

Some of the brick piers are original to the building, while others have been reconstructed. In 1932 CMU foundation walls were built in between the piers and then removed in the 2008–2009 renovation. The foundation is described further in the structural section of this report.

Elevation North

The north or front elevation faces Highway 467. Remnants of a former tree-lined allée lead to the main entry from the direction of the highway. The north elevation entry is highlighted by a projecting porch centered on the house. The porch is covered by a hip roof which is supported by four wood columns with Greek meander detailing. Pilasters at the building wall align with the porch end columns and feature the same detailing. A wood stair spanning the distance between the two central porch columns provides access to the porch from grade. As the main entry facade, the north elevation incorporates more decorative elements than the other elevations. The north-facing side of pilasters at the corners of the wall mimic the detailing of the porch columns. The siding on the north elevation is a beveled channel shiplap siding with 7" exposure. Exterior door and window trim incorporates a backband detail and includes a cornice and frieze board. The door surround incorporates a transom and sidelights. Door and window trim is described in the Door and Window sections of this chapter. A wood water table board that includes a beveled wood cap extends the length of the elevation and continues below the corner pilasters and around the building. An entablature consisting of a tall flat frieze and cornice with simple beveled trim detail spans the perimeter of the entire building (Figure 3–3).

The central entry consists of a pair of wood stile and rail two-panel doors. The door opening is flanked by sidelights with a glass transom above. The door trim is similar to the window trim and incorporates a backband detail and cornice and frieze board. The wood siding, doors, windows, and detailing are painted white.

Elevation East

The east elevation faces the more private vegetated side of the property. This elevation features four relatively equally spaced six-over-six double-hung wood windows and the rear porch is visible at the south of the elevation. The porch is in line with the face of the east elevation and is enclosed by a painted lattice. The rear porch column and the pilaster at the north end of the elevation



FIGURE 3–3. North elevation.



FIGURE 3–4. East elevation

incorporate simple detailing and do not include the Greek meander motif found on the north elevation. The siding is wood lap siding with a 5-1/2" exposure. A flat 2" wood trim surrounds the windows. The water table board and entablature described on the north elevation continue along the east elevation (Figure 3–4).

Elevation South

The south or rear elevation faces an agricultural facility. This elevation is dominated by the wood lattice-enclosed porch spanning the full width of the elevation (Figure 3–5). The porch is positioned below the main roof of the building, which is supported on this elevation by six wood columns. These columns are a more simplified version of the columns and pilasters located on the north elevation. A wood stair spanning the distance between the two central porch columns provides access to the porch from grade. The siding on the south elevation is a beveled channel shiplap siding with 7" exposure matching the north elevation. Exterior door and window trim is a simple 2" wood trim similar to the east and west elevations. The water table board and entablature described on the north elevation continue along the south elevation.

There is one entrance on the south elevation that is centered on the wall. It consists of wood stile and rail two-panel double doors matching the doors on the north elevation. The door opening is flanked by sidelights with a glass transom above. On either side of the rear door are two wood double-hung windows. At the two corners of the south elevation are 2"-wide trim boards.

Elevation West

The west elevation faces the side road and parking area. It is a mirror image of the east elevation (Figure 3–6).

Exterior Features

The majority of the exterior features were rebuilt during the 2008–2009 reconstruction. Reconstructed features include the components of the walls (base trim, siding, and cornice), porches, roofing, windows, window trim, shutters, door enframement, columns, and pilasters.

Original elements include the brick pier foundation, the brick chimneys, the double doors, and a variety of woodwork including pilasters, columns, and pieces of the door enframement.



FIGURE 3–5. South elevation.



FIGURE 3–6. West elevation

Exterior Walls

The exterior walls are composed of three parts: the base, body, and a top entablature. At the front (north) elevation are four wood pilasters. The walls are wood frame construction clad in horizontal wood siding. Overall, the height of the exterior wall is approximately 15'-8" from the bottom of the wall to the low point of the roof (Figure 3–7).

The horizontal siding on the north and south elevations is beveled channel shiplap siding with 7" exposure and includes a 2" reveal pattern at the top of each board. At the east and west elevations, the siding is wood lap siding installed with a 5-1/2" exposure. No information was found to explain the reason for the difference between the siding types. The bottom water table board is consistent around the perimeter of the building and is 10" tall; the siding extends above that for approximately 12' to the underside of the entablature. The entablature is composed of a small architrave, a flat frieze, and then a cornice. The entablature spans the perimeter of the building, is approximately 2'10" tall, and is simple in design with minimal decorative elements.

Wood pilasters are located at the corners of the north elevation and at the termination of the porch. These pilasters are square, vernacular Doric style, and feature a decorative Greek meander detail in an M-shape only on the north-facing sides. They consist of a base, shaft and capital, all simple in design. The pilasters are 14-1/2" wide with the corner pilasters having a 9" return and the intermediate pilasters projecting 4" from the face of the wall.

Condition

The exterior walls including siding and decorative elements are in good condition overall. Paint is generally intact, and the wood substrates appear to be solid. Small areas of paint peeling are present on some trim elements, and in one area of the siding on the west elevation. Biological growth has formed on projecting elements such as window sills and the water table cap. The mitered corners of pilaster bases exhibit signs of deterioration from exposure to water. There is also deterioration of the wood cornice where the front porch roof meets the main roof.



FIGURE 3–7. East wall showing typical exterior wall construction.

Windows

The house has one window design: six-over-six wood double-hung windows. There are four windows on every elevation, with the north and south elevations having two windows on either side of the door. The windows have full-height wood shutters in the closed position. The shutters are painted green.

The windows are 3'-5" wide by 8'-0" tall. The shutters are wood stile and rail construction with two louvered panels each, and are 1'-8" wide by 8'-0" tall.

There are two different styles of window trim, with the front (north) having a more elaborate trim (Figure 3–8) while the remaining three sides have a simple style (Figure 3–9). The north window trim consists of five pieces; a sill, 3-piece ear entablature, and a pediment. The style of the window trim matches the door surrounds and interior trim.

Condition

The exterior condition of the windows was not observed as the shutters were closed during the site visit. The windows were observed from the interior, and all exterior elements observed through the glass from the interior appeared to be in good condition. The condition of exterior paint and glazing should be reviewed.

The shutters are in good condition overall. A few louver slats are missing or displaced on the west elevation and there is minimal paint peeling on the shutters.



FIGURE 3–8. North (front) window with decorative trim and closed shutters.



FIGURE 3–9. Typical window style for east, west, and south windows.

Doors

The house has two exterior door openings, one centered on the front (north) elevation and one on the rear (south) elevation. Each doorway is 8'-10" x 10'-1" and includes a wood threshold and wood exterior casings. The doors are wood stile and rail raised panel double doors in a two-panel configuration. The door openings are surrounded by a four-lite sidelight on either side and a five-lite transom above. The wood trim over the door and transom mullion includes dentil detailing and is supported with four wood pilasters. Hinge mortises in the pilasters indicate the former presence of screen doors. At the front entry, the door enframement is composed of 15"-wide side trim and a 2'-4"-tall ear entablature that includes a 6" tall cornice (Figure 3–10). The door enframement at the rear entry is a simple 2"-wide wood trim matching the window casing.

Condition

The doors and their wood enframements are in overall good condition. Gaps are present where each pair of doors meets and at the threshold. Minor deterioration of the wood is present where the trim meets the porch floor.



FIGURE 3–10. North (front) entry door with sidelights, transom and decorative ear entablature.

Porches

Both the front (north) and rear (south) elevations have full-height porches. The tetrastyle front porch projects from the face of the house and extends across the center three bays of the facade. The rear porch, hexastyle with six columns, spans the full width of the elevation.

The front porch is 10'-1" deep and 31'-1" wide and the ceiling height is 14'-4". It is centered on the front elevation and is accessed from grade by a centrally located stair and from the house through the entry door. The porch floor is made of painted tongue and groove wood plank decking and the ceiling is composed of painted flat panels. Previously a wood railing was installed at the front porch, but was not reconstructed in 2008–2009. The steps to the porch are simple wood construction painted to match the decking and do not appear to be original in design.

There are four square columns that support the porch roof. They are vernacular Doric style, with a decorative Greek meander detail in an M-shape and match the pilasters (Figure 3–11). The columns consist of a base that is 10-3/4" deep by 16-1/2" wide and 11" tall. The column shaft and capital are approximately 11'-0" tall together. The columns are spaced 8'-8" apart on the ends and the middle columns are 8'-10" apart.



FIGURE 3–11. Front porch with vernacular Doric columns.

The rear porch is 10'-2" deep and the full width of the south elevation, approximately 55'-0", and the ceiling height is 14'-0". The porch floor is made of painted tongue and groove wood plank decking and the ceiling is composed of painted flat panels.

There are six square columns at the rear porch that support the main roof. They are vernacular Doric style, with a flat panel shaft. The column consists of a base that is 16-1/2" wide by 9" deep and 11" tall. The column shaft and capital together are approximately 12'-1 1/2" tall. The columns are spaced about 9'-8" apart. The spaces between the columns are infilled with a painted wood lattice. Lattice between the center columns fills the top few feet of the opening to provide access to and from the porch (Figure 3–12). The rear porch is accessed from grade by a centrally located stair and from the house through the entry door. The steps to the porch are simple wood construction painted to match the decking and do not appear to be original in design.

Condition

The front and rear porches are in good condition overall. Paint is generally intact with few areas of peeling, primarily concentrated at the porch floor decking, stairs, and trim elements that extend to the floor decking.



FIGURE 3–12. Rear porch with enclosed lattice and flat square columns.



FIGURE 3–13. Porch roof, main roof, and chimneys viewed from northwest.

At the front porch, biological growth has developed on the front stair, adjacent the water table board, and the lower half of the columns. The easternmost column is the most affected by biological growth likely due to its shaded position near large trees on that side of the building. An area of drip edge at the front face of the porch is missing and an area of biological growth is present on the cornice immediately below the missing flashing.

The rear porch decking is deteriorated at the top of the stairs and along the front edge of the porch below the lattice infill. Biological growth has formed on the top of the porch decking adjacent to the lattice infill in the southeast and southwest corners. Exterior horizontal trim on the lattice has detached from the framing on the exterior side of the porch.

Roofs

The house has a hip roof clad with wood shingles. The front porch projects from the face of the building and is also covered by a hip roof clad with wood shingles. Metal valley flashing is located where the porch roof meets the main roof (Figure 3–13). A metal drip edge spans the perimeter of the roof, but there are no gutters or downspouts installed.

There are two original brick chimneys centered on the hip roof. The chimneys are located to the east and west of the roof ridge (Figure 3–14). The chimneys are approximately 4’-0” x 2’-8” and feature stepped brick banding and recessed brick panels on each face. Metal flashing is installed at the chimneys where they penetrate the roof (Figure 3–15).

Condition

The roofs are in good condition overall, but are 15 years old and beyond their lifespan for the local climate. Visible issues include lifted and missing shingles, staining, and biological growth. The chimneys are in good condition overall. NPS staff have reported that the roof leaks. The chimneys are also in good condition overall.



FIGURE 3–14. Main roof over rear porch viewed from southeast.



FIGURE 3–15. Close-up of brick masonry chimney. Typical for both.

Interior Description and Conditions

Nearly all interior finishes were reconstructed in 2008–2009. There are some original elements on the interior, including fireplace trim and mantels, doors, door trim, and base trim. In Room 104/ parlor various existing pieces of woodwork, doors and a sprinkler system are stored. It is unknown whether the remnants of the sprinkler system are from the 1950s installation.

All of the doors and windows have matching trim that tapers from narrow at the top to wider at the bottom and a top trim piece that forms an ear shape. The trim typically includes a backband detail. Variations to the trim occur per room location.

The interior doors, door casing, baseboard, and fireplace surrounds are original to the building. Inventory tags from the salvage effort are present on these elements, but it is unknown if they are reinstalled in their original locations.



FIGURE 3–16. Room 100/hall, looking north towards front entry door.

Room-by-Room Description

The layout of the interior consists of a five-room plan with a central hall and two rooms on either side. Back-to-back fireplaces separate the rooms on either side of the central hall. This floor plan is historically accurate to the original construction layout, see Appendix A. There was a kitchen/dining room outbuilding at the south (rear) of the house that was not reconstructed in 2008–2009.

Room 100/Hall

Room 100 (hall) is centered on the house and runs from north to south with entry doors on either end (Figure 3–16). It is approximately 38'-0" north–south by 13'-6" east–west with a floor-to-ceiling height of about 14'-5" (Figure 3–17).

The flooring is temporary tongue and groove wood running in the north–south direction installed directly to floor framing and is not finished. The original 12-1/2" tall wood baseboard is installed on the north and east walls (Figure 3–18).

The walls and ceilings are flat, unpainted drywall. Paint shadows at the door trim indicate that the trim projects 1" from its original location. Historic photos show that the original wall finish was plaster on wood lath construction.

The hall has six doorways, one on the north and south walls and two on each of the east and west walls (Figure 3–19). The four-panel wood doors are all 3'-2" x 8'-1". All of the doors are original, though they may not be in their original locations.

The four interior doors have wood trim that is composed of mostly original pieces. The two front (north) doors have a three-piece wood trim with wood cornice while the two rear (south) doors include the three-piece wood trim without cornice. The two exterior doors have all been painted, both doors and trim. The four interior doors have their historic paint or varnish appearances.

Condition

The new materials used to reconstruct the building are in good condition overall. Gypsum board is not primed or painted, and flooring remains unfinished. This is typical throughout the building.



FIGURE 3–17. Room 100/hall, looking south towards rear door.



FIGURE 3–18. Room 100/hall existing baseboard.



FIGURE 3–19. Room 100/hall front entry door and trim.

The exterior doors and trim are in good condition and paint is intact. Door hardware is in place and functions. The building is secured by use of a hook and eye latch on the front door.

Interior doors and door casing are in fair condition. Some smaller trim elements are missing. Damage is limited and includes some splitting and mechanical damage from previous use. A dutchman repair is present on the door casing into Room 101/ parlor 1 (Figure 3–20). The paint exhibits crazing throughout. It was noted on site that a varnish layer appears to be present below the paint layers on doors and door casing.

Room 101/Parlor 1

Room 101 (parlor 1) is the front east room and is accessed from the hall and is also connected to Room 102 (dining room) (Figure 3–21). It is approximately 19'-9" north–south by 19'-6" east–west with a floor-to-ceiling height of about 14'-5". A small closet that is accessed from both parlor 1 and the dining room is in the southeast corner. It is approximately 7'-0" long by 16" wide.

The flooring is temporary tongue and groove wood running in the east–west direction installed directly to floor framing and is not finished. There is no baseboard trim.



FIGURE 3–20. Typical door trim for front (north) rooms.

The walls and ceilings are flat, unpainted drywall. Paint shadows at the door trim indicate that the trim projects 1" from its original location. Historic photos show that the original wall finish was plaster on wood lath construction.

Parlor 1 has three doorways, one on the west wall that connects to the hall and two on the south wall. The southwest door connects to the dining room while the southeast door opens up to a small closet (Figure 3–22). The four-panel wood door leading to the hall is 3'-2" x 8'-1" and is installed with metal weatherstripping. The two interior doors are 2'-10" wide. All of the doors are original, though they may not be in their original location.

The three doors have wood trim that is composed of mostly original pieces. The three doors all have the three-piece wood trim with a decorative wood cornice on top. The three doors and corresponding trim have their historic paint or varnish.

There are four six-over-six-light wood double-hung windows in parlor 1. There are two windows on the north wall and two windows on the east wall. The windows were reconstructed during the 2008–2009 renovation.



FIGURE 3–21. Room 101/parlor 1, looking southwest.



FIGURE 3–22. Room 101/parlor 1, looking south.



FIGURE 3–23. Room 101/parlor 1, looking northeast.



FIGURE 3–24. Room 101/parlor 1, looking northwest.

The windows have matching trim that mimics the style of the doors, including a three-piece trim and cornice. A wood raised panel is positioned within the trim and beneath the window stools (Figure 3–23). The trim is all painted and appears to have been reconstructed during the 2008–2009 renovation.

There is a brick fireplace located on the south wall in between the two interior doors. The fireplace, trim, and mantel are all original. The trim matches the style of the door and window trim with tapered elements and backband detailing.

Condition

The condition of new and original materials is generally the same as described in Room 100/hall.

A hole has been cut in the gypsum board ceiling in the northwest corner of the room. This allows access to the attic space (Figure 3–24).

The floor in the parlor was covered with a plastic tarp and not observed. Gaps in the flooring are present where the flooring meets the walls and daylight is visible in some locations.

Surface rust is present on the lintel at the fireplace opening. A hairline crack extends down the rear wall of the fireplace and extends across the floor of the fireplace box and hearth.

Room 102/Dining Room

Room 102 (dining room) is the southeast room and is accessed from the hall and also connected to Room 101 (parlor 1). It is approximately 18’-5” north–south by 19’-6” east–west with a floor-to-ceiling height of about 14’-5” (Figure 3–25). A small closet that is accessed from both parlor 1 and the dining room is in the northeast corner. It is approximately 7’-0” long by 16” wide.

The flooring is tongue and groove wood flooring running in the east–west direction installed directly to floor framing and is not finished. There is no baseboard trim.



FIGURE 3–25. Room 102/dining room, looking northwest.



FIGURE 3–26. Room 102/dining room, looking northeast.



FIGURE 3–27. Room 102/dining room, looking southeast.

As in the other rooms, the walls and ceilings are flat, unpainted drywall. Paint shadows at the door trim indicate that the trim projects 1" from its original location. Historic photos show that the original wall finish was plaster on wood lath construction.

The dining room has three doorways, one on the west wall that connects to the hall and two on the north wall. The northwest door connects to parlor 1 while the northeast door opens to a small closet (Figure 3–26). The four-panel wood door leading to the hall is 3'-2" x 8'-1" and is installed with metal weatherstripping. The two interior doors are 2'-10" wide. All of the doors are original, though they may not be in their original location.

The three doors have wood trim that is composed of majority-original pieces. The trim is composed of three pieces that match the style of the front rooms without the decorative pediment. The three doors and corresponding trim have their historic paint or varnish appearances.

There are four six-over-six-light wood double-hung windows in the dining room, two on the south wall and two on the east wall (Figure 3–27). The windows were reconstructed during the 2008–2009 renovation.

The windows have matching trim that mimics the style of the doors, including the three-piece trim and an added apron. The trim is all painted and appears to have been reconstructed during the 2008–2009 renovation.

There is a brick fireplace centered on the north wall. The fireplace, trim, and mantel are all original. The fireplace surround differs in this room and incorporates straight pilasters supporting the mantel without backband detailing. The pilasters and mantel are positioned in front of a flat trim.

Condition

The condition of new and original materials is generally the same as described in Room 100/hall.

The door on the north wall leading to the closet is in poor condition. The door panel trim is missing on the closet side and wood bracing is installed on the door for stability (Figure 3–28 and Figure 3–29).



FIGURE 3–28. Door to northeast closet.



FIGURE 3–29. Door to northeast closet.

Surface rust is present on the lintel at the fireplace opening. The brick masonry appears to be in good condition.

Room 103/Bedroom

Room 103 (bedroom) is the southwest room and is accessed from the hall. It is approximately 16'-2" north–south by 19'-11" east–west with a floor-to-ceiling height of about 14'-5". There are two small closets on the north wall, each approximately 7'-0" long by 16" wide. (Figure 3–30)

The flooring is temporary tongue and groove wood running in the east–west direction installed directly to floor framing and is not finished. There is no baseboard trim.

As in the other rooms, the walls and ceilings are flat, unpainted drywall. Paint shadows at the door trim indicate that the trim projects 1" from its original location. Historic photos show that the original wall finish was plaster on wood lath construction.

The bedroom has three doorways, one on the east wall that connects to the hall and two on the north wall. The four-panel wood door leading to the hall is 3'-2" x 8'-1" and is installed with metal weatherstripping (Figure 3–31). The two interior doors are 2'-10" wide. All of the doors are original, though they may not be in their original location.

The three doors have wood trim that is composed of mostly original pieces. The trim is composed of three pieces that match the style of all the rooms except that it is without the decorative cornice. The three doors and corresponding trim have their historic paint or varnish.

There are four six-over-six-light wood double-hung windows in the bedroom. There are two windows on the south wall and two windows on the west wall. The windows were reconstructed during the 2008–2009 renovation.

The windows have matching trim that mimics the style of the doors, including the three-piece trim and an added apron. The trim is all painted and appears to have been reconstructed during the 2008–2009 renovation (Figure 3–32).

There is a brick fireplace located on the north wall in between the two closets. The fireplace, trim, and mantel are all original. The trim matches the



FIGURE 3–30. Room 103/bedroom looking north.



FIGURE 3–31. Room 103/bedroom looking east.



FIGURE 3–32. Room 103/bedroom looking southwest.



FIGURE 3–33. Room 104/parlor looking southeast.



FIGURE 3–34. Room 104/parlor looking northwest.

style of the door and window trim with tapered elements and backband detailing.

Condition

The condition of new and original materials is generally the same as described in Room 100/hall.

Surface rust is present on the lintel at the fireplace opening. The brick masonry appears to be in good condition.

Room 104/Parlor 2

Room 104 (parlor 2) is the front west room and is accessed from the hall. It is approximately 20'-0" north–south by 19'-11" east–west with a floor-to-ceiling height of about 14'-5".

The flooring is temporary tongue and groove wood running in the east–west direction installed directly to floor framing and is not finished. There is no baseboard trim.

As in the other rooms, the walls and ceilings are flat, unpainted drywall. Paint shadows at the door trim indicate that the trim projects 1" from its original location. Historic photos show that the original wall finish was plaster on wood lath construction.

Parlor 2 has one doorway on the east wall (Figure 3-33). The four-panel wood door leading to the hall is 3'-2" 8'-1" and is installed with metal weatherstripping.

The door has wood trim that is composed of mostly original pieces that are three-piece wood trim with a decorative wood cornice on top. The door and corresponding trim have their historic paint or varnish appearances.

There are four six-over-six-light wood double-hung windows in parlor 2. There are two windows on the north wall (Figure 3-34) and two windows on the west wall. The windows were reconstructed during the 2008–2009 renovation.

The windows have matching trim that mimics the style of the doors, including a three-piece trim and a cornice. A wood raised panel is positioned within the trim and beneath the window stools. The trim is all painted and appears to be reconstructed during the 2008–2009 renovation.



FIGURE 3–35. Room 104/parlor fireplace.

There is a brick fireplace centered on the south wall (Figure 3-35). The fireplace, trim and mantel are all original. The trim matches the style of the door and window trim with tapered elements and backband detailing.

Condition

The condition of new and original materials is generally the same as described in Room 100/hall.

Surface rust is present on the lintel at the fireplace opening and the lintel exhibits a slight bow.

Structural Systems

Structure Description

The building is reported to have been taken down and rebuilt and, based on field observations, this appears to be the case. The building is a one-story structure with a large attic space that can only be accessed through a small hatch on a ladder. The roof is framed with a combination of modern 2x lumber and is supported on the interior and exterior load-bearing walls. The ceiling joists are also 2x lumber. The load-bearing walls are covered with gypsum board and, although not accessible, appear to be framed with 2x lumber based on sounding. The first-floor framing consists of modern 2x floor joists supported on a combination of multiple lamination 2x girders or heavy timber girders. The first-floor framing is supported on brick piers that appear to be a combination of original and new materials. Specific information regarding lumber dimensions is included in the following sections.

First-Floor Framing

The first-floor framing was accessed from the crawl space below the first floor (Figure 3–36). The wood



FIGURE 3–36. Underside of the first floor (McMullen 4/2021 - typical for all photos in Structural Systems section)

framing is in adequate condition with no evidence of deterioration from rot or insects observed. The first-floor joists are typically 2" x 12" nominal lumber spaced at 16" on center that span to double or triple lamination 2" x 12" girders.

The floor joists are typically notched to fit the joist hangers (Figure 3–37). The floor joist hangers are a top-mounted style. Not all the hanger holes for nails, which would be needed for uplift, are filled with nails.

The double and triple 2" x 12" girders are also notched ½" to fit the top-mount style joist hangers (Figure 3–38) where they frame into other lumber and they bear directly on the brick piers in other cases. Where the girders bear on piers, they bear directly on a 2x piece of pressure-treated lumber that is bolted with ½" bolts to the brick pier.

Heavy timber floor girder measurements varied by an inch or two but averaged 8" x 18" in dimension (actual). These girders are notched where they frame into multiple lamination 2" x 12" girders in order to fit the heavy-gauge girder hangers (Simpson HW816) (Figure 3–39) where they frame into other lumber and are not notched where they bear on brick piers.

The grading of the lumber significantly affects its structural capacity. Several of the floor joists were



FIGURE 3–37. Typical floor joist connection to girder supported on brick pier



FIGURE 3–38. Multiple lamination girders are notched at the girder hangers



FIGURE 3–39. Heavy timber girders are notched at the girder hangers



FIGURE 3–40. Lumber grading of floor joists limited by knots on tension face



FIGURE 3–41. Crack in brick pier

observed to have large knots on the tension face (Figure 3–40).

The brick piers that support the first-floor framing appear to be either original masonry that has been repaired or relatively new construction. The foundation for the piers is below grade and was not accessible. A few of the piers below the fireplaces are shaped like an "H" and one has a crack in the center (Figure 3–41). In some piers, previous cracks appear to have been pointed with mortar. There are some mortar joints where the mortar was smeared onto the brick but most mortar joints have been tooled to a concave profile.

The cracks in the piers indicate lateral displacement, since the bed joints align on both sides of the crack (Figure 3–41). The reason for the cracks is unclear, but probable causes include settlement, non-uniform loading from girders and interior walls, and quality-of-construction issues related to the limited number of header bricks that are commonly used to bond multiple wythes. The brick piers are generally in fair condition with some minor repairs needed.

Load-Bearing Walls

The roof and ceiling framing are supported by wood-framed walls which are covered by gypsum board (Figure 3–42). No cracks in the gypsum were noted that would indicate significant displacements of the first-floor framing that supports the walls. The spacing between studs was measured to be 16" on center. The walls were measured to be 7-1/2" thick, so with two layers of gypsum board, the studs are anticipated to be 2" x 6". The clear height from floor to ceiling was measured to be 14'-6". The walls appear to be performing adequately.

Attic and Floor Framing

The roof is framed with 2" x 8" rafters that bear on stud walls. The corners are framed with a single 2x hip that supports directly nailed rafters. The roof is clad with 1" x 6" decking boards. No significant deterioration or deflection of the roof framing was observed (Figure 3–43).

There are hurricane clips used to hold down the rafters at the exterior walls. A small rafter clip was



FIGURE 3–42. Interior load-bearing walls



FIGURE 3–44. Attic framing at hip corner



FIGURE 3–43. Typical attic framing



FIGURE 3–45. Typical ceiling joist framing

observed at the corner hip bearing instead of a larger hold down usually placed at this location (Figure 3–44). The ceiling framing over the porches was difficult to see, but there appears to be light coming through in at least one spot, which may indicate a potential source of roof leaks. The ridge at the top of the roof appears to be framed with a double 2" x 12".

Ceiling framing is framed with 2" x 12" lumber at 16" on center (Figure 3–45). The ceiling joists support a 5/8" gypsum board ceiling.

Porch Framing

The stairs to the exterior porches are framed with painted 2x lumber (Figure 3–46). The condition of the stairs is poor due to deteriorating wood and the size of the stair stringers.

The porch floor decking boards extend under the wood porch columns and have cracked and shrunk under the weight (Figure 3–47).



FIGURE 3–46. Exterior stair from grade to porch



FIGURE 3–47. Porch board displacement under column

In addition, the floor boards are starting to deteriorate due to weathering (Figure 3–48).

Preliminary Structural Load Assessment

A key factor in structural assessment of timber floor framing is identification of the wood species and grading of the lumber, both of which are unknown. A difference in grading between the former and the latter can result in a 1/3 difference in load capacity or more. For purposes of a preliminary determination of the floor load capacity, a species of southern pine was assumed for both the 2x lumber and the heavy timber beams. Although the direction of grain appeared to not deviate much from the direction of length, due to the large knots observed on the underside of a few of the joists, a grading of 2 was assumed for the 2x lumber. Similar knots were not observed on the heavy timber girders and so a grading of 1 was assumed for those.

A preliminary analysis was conducted on a few of the timber elements to determine a probable floor load capacity. A dead load of 10 psf was assumed. The typical joist was determined to have 60 psf live load capacity. The multiple lamination 2" x 12" girders were found to have 30 psf live load capacity at the porch. The heavy timber girders were found to have 80 psf capacity. The triple 2" x 12" girders that support the heavy timber beams were determined to only have 20 psf capacity due to the heavy concentrated load from the heavy timber girders.

It is possible that the further investigation could determine that grade 1 was used for the triple 2" x 12", in which case their live load capacity could be substantially increased.



FIGURE 3–48. Weathered porch floor boards

As an illustrative example of live load, a group of twenty 250-lb. people within a 15' x 15' room would only result in a live load of 22 psf. If the occupancy of the rooms is limited, the allowable live load could be sufficient.

In addition, the duration of loading for timber structures is a major factor. If the live load in the room was fairly transient, say less than a seven-day period, the allowable live load would be increased by roughly 25% or in this case, from 20 psf to 25 psf. If that same live load is only applied for 10 minutes or less, then the live load capacity is increased by roughly 60% or from 20 psf to 30 psf.

In summary, the live load at present, without a more detailed investigation, should be limited to 20 psf, but the duration of that load is a factor. The IBC code requires a 40 psf live load capacity for residential occupancy other than habitable attics or sleeping rooms which has a 30 psf requirement. NPS can choose to reduce that and occupy the space with limits on the number of people such as described above since they are they code authority.

The largest loads on the roof structure are likely to be uplift from wind at the corners of the building. The hips support a tributary of rafters and so are likely to experience the most load. Although a small hurricane clip appears to have been installed at the one corner that was accessible, this is likely to be inadequate. Further, more detailed investigation may be needed to determine if larger hold downs are needed.

Building Systems

Building Systems Description

The building does not currently include any building systems. Electrical, plumbing, heating, ventilation and air conditioning, communication, fire protection, and security were not installed when the building was reconstructed.

Electrical

The electrical service to the site is from an overhead pole-mounted transformer directly above the meter center and two disconnect switches at the south end of the property. The electrical service does not extend to the building. There are no electrical fixtures on the interior or exterior of the building (Figure 3–49).



FIGURE 3–49. Existing electrical service on site (Apogee 4/2021)



FIGURE 3–50. Existing abandoned water service (Apogee 4/2021)

Plumbing

An abandoned water service is located on the east side of the building (Figure 3–50). The water service does not extend to the building, and no plumbing fixtures are present in the building.

Heating, Ventilation and Air Conditioning

There are no heating or air conditioning systems installed for the building.

Communication, Fire Protection, and Security

Communication, fire protection, and security systems are not installed for the building. Remnants of the formerly installed fire protection system are stored in the building.

Materials Analysis

Materials Analysis Summary

Mortar and paint coating samples were taken from the building for testing and analysis.

Mortar

Two mortar samples were obtained, one from a brick foundation pier and the second from an interior fireplace surround. It was determined that the two mortar samples are similar in color.

The mortar from the foundation pier is a lime-based mortar and consists predominantly of sub-rounded to sub-angular quartz, with subordinate igneous rocks and a trace amount of heavy minerals.

The mortar from the interior fireplace does not exhibit any visible lime and may be only Portland cement-based. It is finer grained than the foundation mortar. Aggregate composition and shape is similar to that of the foundation mortar.

Paint

Two paint samples were obtained from items within the building that appear to be original to the house. One sample was obtained from an original fireplace mantel, and the second sample was removed from a front porch column.

The sample from the fireplace mantel was of insufficient size to perform a comprehensive elemental analysis, but it was determined that the paint color appeared to be black.

The sample from the porch column was analyzed and determined to consist primarily of lead with lesser amounts of silica, Zinc and Cadmium. The paint color is white. Additional information regarding the samples and analysis is found in the materials analysis General Observation Report (see Appendix).

(This Page Intentionally Left Blank)

Significance & Integrity

National Register of Historic Places

The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.[1]

To be eligible for inclusion in the National Register, a property must possess significance under at least one of four criteria. The criteria apply to properties

> A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> B. That are associated with the lives of persons significant in our past; or
>
> C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> D. That have yielded, or may be likely to yield, information important in prehistory or history.[2]

National Historic Landmarks

National Historic Landmarks are historic properties that are nationally significant and illustrate the heritage of the United States. Today, over 2,600 properties are designated National Historic Landmarks.[3]

To be eligible for designation as a National Historic Landmark, a property must possess significance under one of six criteria. The National Historic Landmark criteria apply to properties

1. That are associated with events that have made a significant contribution to, and are identified with or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or
2. That are associated importantly with the lives of persons nationally significant in the history of the United States; or
3. That represent some great idea or ideal of the American people; or
4. That embody the distinguishing characteristics or an architectural type specimen exceptionally valuable for the study of a period, style, or method of construction, or that represent a significant, distinctive, and exceptional entity whose components may lack individual distinction; or
5. That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity or exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or

1 National Park Service, "National Register of Historic Places," https://www.nps.gov/subjects/nationalregister/index.htm, accessed June 2021.

2 Code of Federal Regulations, Title 36, Part 60, "The National Register Criteria for Evaluation" (36 CFR Part 60).

3 National Park Service, "National Historic Landmarks," https://www.nps.gov/subjects/nationalhistoriclandmarks/index.htm, accessed June 2021.

6. That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation of large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts, and ideas to a major degree.

Status of the Coker House

The Champion Hill Battlefield was listed in the National Register of Historic Places in 1971 (NR71000450). The nomination notes of the Coker House that

> The Coker House, now the property of Adams Egg Farm, is well preserved and until recently was occupied. It still shows the scars of the battle. There are several holes in the north side made by the six-pounders of Captain John Cowan's Battery (Battery G, First Mississippi Light Artillery). All sides show the smaller holes made by minie balls. It was near this site that General Lloyd Tilghman was killed while personally siting one of the field pieces. A stone marker with a metal plaque notes the spot which is located on a small hill and is surrounded by a metal railing.

The area of significance cited in the NRHP nomination was Military with a period of significance as the nineteenth century, specifically May 16, 1863. The National Register nomination statement of significance stated:

> Strategically, this campaign and the capture of Vicksburg were among the most decisive military events of the Civil War, for Vicksburg was the funnel through which supplies from the west were channeled to the Confederate forces.[4]

The Champion Hill Battlefield was designated a National Historic Landmark in February 1977. The 1977 NHL documentation focused on the entire battlefield at Champion Hill and briefly noted the Coker House by stating:

> The Coker house, now owned by the Adams Egg Farm, is several hundred yards south of the Raymond-Edwards Road. Its siding is battle scarred. In its west elevation are holes made by projectiles from the 6-pounders of Company G, 1st Mississippi Light Artillery, as well as a number of smaller gouges left by minie balls.

The area of significance was cited in the NHL documentation as Military with a period of significance as the nineteenth century, specifically May 16, 1863. After placing the battle within its larger context by noting that "General Grant's 19-day campaign from Bruinsburg to Vicksburg is a classic of military history," the nomination, written by renowned Civil War historian Edwin C. Bearss stated,

> The decisive battle of the brilliant campaign which doomed Vicksburg was fought at Champion Hill on May 16, 1863. The distinguished twentieth century British historian General J. F. C. Fuller, has written, "The drums of Champion's [sic] Hill" sounded the doom of Richmond." Confederate defeat at Champion Hill made inevitable the surrender of Vicksburg and Port Hudson, their last strongholds on the Mississippi, with the capture of about 37,000 soldiers and vast stores of munitions of war.
>
> Many prominent soldiers and historians have written of the great significance of the battle of Champion Hill. The Comte de Paris, in his History of the Civil War in America, observed, "The battle of Champion Hill produced results far more important than great hecatombs like Shiloh, Fair Oaks, Murfreesboro, Fredericksburg and Chancellorsville. It was the most complete defeat the Confederates sustained since the commencement of the war."
>
> Pulitzer prize winning historian Bruce Catton in *Grant Moves South*, writing of the battle, commented, while the "victory had been incomplete it was.. .decisive." Pemberton's army was on the "verge of demoralization, and, once and for all, he had been isolated and driven back into

4 William C. Wright, "Champion Hill Battlefield," National Register of Historic Places nomination, May 21, 1971.

> the fortress from which the rest of the Confederacy would be unable to extricate him."[5]

A National Historic Landmark Condition Assessment Report of the Coker House was developed in 1985–1986. The Coker House was noted in the documentation to have a period of significance of 1860–1863 with an area of significance as Military and Architecture.[6] In the Condition Assessment Report, the significance of the Coker House was assessed, stating:

> The Union victory at this site during the Civil War paved the way for Grant's successful siege of Vicksburg on May 16, 1863. These victories were of enormous strategic value to the Union forces because they destroyed Confederate control in the West and allowed Grant to focus his attacks on the eastern part of the Confederacy.[7]

The 1985-1986 National Historic Landmark Condition Assessment Report also noted that the house was vacant and in poor condition with instances of vandalism. It was also noted that the Coker House was fundamentally unaltered with a good percentage of original materials present to restore the house to near-original condition.[8]

An evaluation of the Coker House was completed as part of the Condition Assessment Report, which stated:

> The original building would be best served if the demolished kitchen (separate) building could be rebuilt incorporating restrooms, mechanical systems, and other modern utilities. This would allow the Coker House to be a relatively pure Greek Revival pavilion, providing a visitors' center/architectural museum for the surrounding Champion Hill Battlefield.... However, because this future use is still uncertain, all work recommendations aimed at preserving and restoring the historic building fabric, including fire protections systems, should be undertaken before the kitchen building is rebuilt and elaborate plumbing and mechanical systems are installed.[9]

Recommended Significance

Based on the findings of this study, the Coker House is significant as a contributing feature of the larger Champion Hill Battlefield, but not as a stand-alone property because it was rebuilt in 2007-2008. The recommended area of significance for the Coker House is Military, and the recommended period of significance is 1863, the time in which the Battle of Champion Hill took place and in which the Coker House and site were used as an artillery emplacement and field hospital by both Union and Confederate forces. The Coker House does not demonstrate significance under the area of Architecture, as previously addressed in the NHL Condition Assessment Report, due to the reconstruction of a majority of the building.

The Coker House demonstrates significance under NHL Criterion 1 through its association with the Battle of Champion Hill. Properties comparable to the Coker House, which are called out in the Champion Hill Battlefield NHL nomination, include the Champion plantation (battlefield site); the Yeiser House, which is also known as Hiawatha (the Confederate hospital where Confederate General Lloyd Tilghman was pronounced dead); and the Roberts House (General John C. Pemberton's Headquarters and field hospital). With the Champion plantation burned in July 1863 and the Roberts House extensively altered, the only extant comparable property to the Coker House is Hiawatha, which was moved to its current location

5 Edwin B. Bearss, "Champion Hill Battlefield," National Historic Landmark nomination, 1977

6 Center for Architectural Conservation, *National Historic Landmark Condition Assessment Report: The Coker House Champion Hill Battlefield Edwards, Mississippi* (Atlanta, GA: Georgia Institute of Technology, College of Architecture, 1985-1986), 3. The assessment does not state why the period of significance begins in 1860; there does not appear to be a significant event associated with this date, which comes before the beginning of the Civil War and after the construction of the building.

7 Center for Architectural Conservation, *NHL Condition Assessment*, 1.

8 Center for Architectural Conservation, *NHL Condition Assessment,* 2.

9 Center for Architectural Conservation, *NHL Condition Assessment,* 2.

at Coopers Wells Street, Raymond, in December 2005 and restored.[10] [11]

Similar to Hiawatha, a majority of the Coker House has been restored/reconstructed with new materials to the time period prior to 1870, but it remains in its original location. Typically, reconstructed buildings are not eligible for the National Register of Historic Places or as National Historic Landmarks. However, under National Historic Landmark Criteria Consideration 6 such buildings may be eligible if they represent "...a reconstructed building or ensemble of buildings of extraordinary national significance when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other buildings or structures with the same association have survived." The Coker House reconstruction was undertaken by the Mississippi Department of Archives and History based on sound architectural and historic data research, including documentation of the building prior to its deconstruction and salvage and re-installation of character-defining materials such as doors and trim. The building was reconstructed on its original site, using portions of the original foundation and chimneys, as part of a master plan for restoring and interpreting key locations associated with the Battle of Champion Hill. However, the interior reconstruction was not completed. The Coker House is one of the few surviving structures, in any form, dated from the period of the battle. Therefore, the Coker House remains eligible as a contributing structure to the Champion Hill Battlefield NR and NHL, but is not individually eligible for the National Register of Historic Places or as a National Historic Landmark.

Character-Defining Features

The historic nature of significant buildings and structures is defined by their character, which is embodied in their identifying physical features. Character-defining features can include the shape of a building; its materials, craftsmanship, interior spaces, and features; and the different components of its surroundings.[12]

The following list identifies existing character-defining features of the Coker House. Because the house was substantially reconstructed using some original materials, the list below indicates which features are original, reconstructed using in-kind materials, and a mixture of both.

- Brick pier foundation**
- Single-story construction
- Wood flushboard siding***
- Tetrastyle front porch with central steps**
- Doric square columns and pilasters with fretwork**
- Hexastyle rear porch with central steps**
- Central double-leaf doors flanked by multi-light sidelights and transom above*
- Six-over-six double-hung windows***
- Flanking window shutters***
- Exterior front window and door enframements**
- Hipped roof
- Two brick chimneys**
- Central hall floor plan with two rooms to either side of the hall, interconnection between the dining room and parlor, and closets located to either side of the fireplace in the bedroom.
- Wood plank floors (current floors are temporary, but were originally wood plank during the period of significance)***
- Flat interior walls at approximately 14' 6" (originally plaster, currently drywall)***

10 Bearss, "Champion Hill"; Rebecca B. Drake, "Edwards: A History Fourth in a Series," battleofchampionhill.org/history/sseries4.htm, accessed June 2021.

11 The Yeiser House (Hiawatha) in Raymond, MS, has a similar layout to the Coker House. However, the Yeiser House has been changed drastically over the years, with alterations including a rear addition, a second story, and multiple built-in closet rooms. The exhaustive research conducted into the history of the Coker House is sufficient to accurately describe its historic layout without additional research needed.

12 Lee H. Nelson, FAIA, *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (Washington, DC: National Park Service, Technical Preservation Services, 1988).

- Flat interior ceilings (originally plaster, currently drywall)***
- Baseboard trim in hall and parlors (only partially original installed in hall currently)
- Fireplaces and mantels*
- Interior door and window enframements and four-panel doors**

* indicates original materials.

** indicates both original and reconstructed materials.

*** indicates wholly reconstructed materials.

At the time of this report, some original building materials (e.g., doors, trim, beams) were stored on the floors of the interior.

Assessment of Integrity

Assessment of integrity is based on an evaluation of the existence and condition of the physical features that date to a property's period of significance, taking into consideration the degree to which the individual qualities of integrity are present. The seven aspects of integrity as defined in the National Register Criteria for Evaluation are location, design, setting, materials, workmanship, feeling, and association.

The property must retain the essential physical features that enable it to convey its historical significance. The essential physical features are those features that define both why a property is significant (National Register Criteria) and when it was significant (period of significance). The National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*, defines integrity as "the ability of a property to convey its significance."[13]

The historic integrity of the Coker House has been assessed as follows:

Integrity of Location. Location is the place where the historic property was constructed or the place where the historic event occurred.

The Coker House maintains its integrity of location, as it remains in the place of its original construction in the mid-nineteenth century.

Integrity of Design. Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The building maintains integrity of design. Character-defining features of the Coker House design, such as the brick pier foundation, massing, central entries, fireplaces and mantels, and chimneys, remain as originally designed and constructed. The remainder of the character-defining features are either a mix of original and reconstruction or newly reconstructed to match the original design, and as such, still retain their integrity of design.

Integrity of Setting. Setting is the physical environment of a historic property.

Integrity of setting of the Coker House as a part of the historic plantation and Battle of Champion Hill has been impacted by the construction of the Adams Egg Farm/Cal-Maine to the south and the presence of the modern highway. Aspects of setting that remain include the location of the site on an elevated ridge, the reason it was chosen as an artillery emplacement by both Confederate and Union forces; the relationship of the house to major circulation features, including the historic Raymond Road (Highway 467) and Military Roads; and the relationship between the Coker House and the location of General Tighlman's death. Integrity of setting has been reduced following these alterations.

Integrity of Material and Workmanship. Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property, while workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The Coker House does not maintain integrity of materials and workmanship as the house has been largely reconstructed, albeit using some materials salvaged from the original building. Integrity is diminished by the survival of a minimal amount of original character-defining materials and the

13 National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, 44-45..

multiple deconstructions and reconstructions, which have impacted evidence of the original workmanship.

Integrity of Feeling. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

The Coker House maintains its integrity of feeling. The building conveys its historic character and contributes to the sense of place of the historic plantation and the Battle of Champion Hill.

Integrity of Association. Association is the direct link between an important historic event or person and a historic property.

The Coker House does not maintain its integrity of association. Due to the deterioration and then reconstruction of the building, the evidence of siding punctured and dented by artillery and gun fire from the Battle of Champion Hill is no longer extant. As such, the integrity of association to the physical and historical relationship with the Battle of Champion Hill is diminished. Additionally, the kitchen/dining room outbuilding is no longer extant, along with the additional outbuildings, which diminishes the integrity of association for the historical and physical relationship of the Coker House as a nineteenth-century plantation house.

Treatment and Use

Requirements for Treatment

Several laws, regulations, and functional requirements delineate treatment and use of historic structures in the National Park System. In addition to protecting cultural resources, these requirements also address issues of human safety, fire protection, energy conservation, abatement of hazardous materials, and accessibility. Some of these requirements may contradict or be at cross purposes with one another if they are rigidly interpreted. Any treatment must be carefully considered in order that the historic fabric of the structure is preserved:

National Historic Preservation Act

The National Historic Preservation Act of 1966 as amended (NHPA) mandates federal protection of significant cultural resources. As the Coker House is a contributing building within the Champion Hill Battlefield which is listed in the National Register of Historic Places and designated as a National Historic Landmark, major work undertaken at the site is required to undergo review under Section 106 of the NHPA, which requires federal agencies to "take into account the effect" of any undertaking affecting properties listed on or eligible for listing on the National Register of Historic Places. This process may require consultation with local governments, State and Tribal Historic Preservations Offices, and the Advisory Council on Historic Preservation.

Secretary of Interior's Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) provide a philosophy to underpin historic preservation that is widely understood and almost universally accepted in the United States. By separate regulation, the Secretary has required the application of the Standards in certain programs that the Secretary administers through the National Park Service. They have also been widely adopted by state and local governments and by the private sector and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects, and districts. The Standards are neither technical nor prescriptive but are intended to promote responsible preservation practices that help protect the nation's irreplaceable cultural resources.

The Standards describe four broad approaches to the treatment and use of historic properties. These are: preservation, rehabilitation, restoration, and reconstruction. The NPS has assigned the Coker House a preliminary Ultimate Treatment of Preservation.

Architectural Barriers Act (ABA)

Passed in 1968, the ABA is one of the first laws to address access to the built environment. The law applies to federal buildings including post offices, social security offices, federal courthouses and prisons, and national parks. As of May 9, 2006, the National Park Service's implementing standard for accessibility in new construction and alterations is the Architectural Barriers Act Accessibility Standard (ABAAS). As with other federal codes, full compliance with accessibility regulations may significantly impact the integrity of historic resources. In such cases, alternative methods of access may be negotiated to provide reasonable access while still maintaining the character-defining features of the historic resource.

International Building Code (IBC)

The National Park Service policy is guided by the International Building Code IBC), which is applicable to both historic and nonhistoric buildings. The NPS is not legally bound to local or state building codes. The NPS Denver Service Center references the 2021 IBC and its appendices and the 2021 IEBC (International Existing Building Code) and its appendices for design and construction. Additionally, the NFPA 101 Life Safety Code (National Fire Protection Association) is referenced for conditions where the IBC is silent.

National Fire Protection Agency (NFPA)

NFPA Codes for historic buildings include NFPA 909, "Code for Protection of Cultural Resources Properties – Museums, Libraries, and Places of Worship," and NFPA 914, "Code for Fire Protection of Historic Structures".

National Park Service Management Policies

The NPS General Management Policies (2006) guide overall management of historic properties. The introduction to Section 5: "Cultural Resource Management" states that:

> The National Park Service will protect, preserve, and foster appreciation of the cultural resources in its custody and demonstrate its respect for the peoples traditionally associated with those resources through appropriate programs of research, planning, and stewardship.

These goals are achieved through research and documentation of cultural resources, application of integrative and collaborative planning procedures, and appropriate treatment and stewardship to make cultural resources available for public understanding and enjoyment. Section 5 also explicitly states that preservation of cultural resources in their existing states should receive priority, and that alternatives should be considered before undertaking treatments of greater intervention.

Director's Order 28

Director's Order 28 is the NPS Cultural Resource Management Guideline. It requires that the NPS plan for the protection of cultural resources such as the Coker House. The research and investigation phases of this project and subsequent development of this report address research and planning to protect and manage the Coker House.

Hazardous Materials

A hazardous materials survey was not included in the scope of work for this HSR. Paint samples obtained from the face of an exterior column were tested and determined to consist primarily of lead. Asbestos-containing materials were removed during the deconstruction phase of the 2005 MDAH restoration and reconstruction project. Although existing building materials are not expected to contain asbestos, it is possible that the ground in the crawl space and surrounding the building contains remnants from the building deconstruction.

Paint containing lead should be encapsulated or abated. Any disturbed hazardous materials should be abated. Additionally, abatement measures should be taken prior to any work done on elements known to contain or suspected to contain hazardous materials.

Building Code Summary

Treatment and use of the Coker House is affected by federal laws and regulations including but not limited to the following:

- International Building Code (IBC) and its appendices
- 2021 International Existing Building Code (IEBC) and its appendices
- 2021 International Mechanical Code (IMC)
- 2021 International Plumbing Code (IPC)
- 2021 International Fire Code (IFC)
- National Fire Protection Association Codes (NFPA) current edition including, but not limited to the following:
    - NFPA 101 Life Safety Code
    - NFPA 70 National Electrical Code
    - NFPA 72 National Fire Alarm and Signaling Code
    - NFPA 914 Code for Fire Protection of Existing Structures
- NPS Reference Manual 58 - Structural Fire
- Architectural Barriers Act Accessibility Standards (ABAAS)
- Americans with Disabilities Act (ADA) 2010 Design Guidelines
- 2003 ANSI A117.1-09 Accessible and Useable Buildings and Facilities
- Uniform Accessibility Standards (UFAS)

The following summary is an initial analysis to inform alternatives that might be explored during the design of any proposed work to the Coker House. This analysis is not comprehensive and will need to be updated and expanded throughout the design process.

Occupancy Type:

(Chapter 3 IBC: Use and Occupancy Classification)
B – Business

Although the potential use of the building is as an unconditioned exhibit space which would typically be considered Assembly Group A, Chapter 3 of IBC notes that assembly use buildings with an occupant load of less than 50 people shall be classified as Group B occupancy. The Coker House is not expected to have an occupant load over 50 people.

Construction Type:

(Chapter 6 IBC: Types of Construction)

The existing construction is made up of wood framing with a 0-hour fire-resistance rating including the primary structural frame, non-bearing walls and partitions, floor construction, secondary structural members, and roof construction. The existing building height and area are within the allowable limits for Type VB construction, non-sprinklered.

Fire-Resistance-Rated Construction:

(Chapter 7 IBC: Fire and Smoke Protection Features)

The Coker House is a small (approximately 2,100 sf), uninsulated, one-story building and is the only structure on the site. There are no fire-resistance-rated construction requirements applicable considering the existing construction and current use.

Fire Protection Systems:

(Chapter 9 IBC: Fire Protection and Life Safety Systems)

There are no fire protection or life safety systems installed in the building. An automatic sprinkler system is not required for B occupancy, which represents the current interpretive use of the building. If the building use or occupancy changes, review by the AHJ is recommended to confirm sprinkler and alarm requirements.

Occupancy Load Factor:

(Chapter 10 IBC: Means of Egress)

The occupant load of the Coker House is limited to less than 50 occupants. Although there are two means of egress from the building, the occupant load is limited because of door swing and hardware configuration.

Accessibility:

(Chapter 11 IBC: Accessibility)

Treatment alternatives consider the addition of an accessible route from grade to the building interior elevation in the form of a ramp on the building exterior. Exterior doors are historic and do not currently meet width requirements when a single leaf is opened. An accessible route to the building interior would require measures to open both door leaves for entry. Interior doors are historic and do not meet accessibility requirements for opening widths. This will need to be addressed if building use and interpretation is expanded throughout the building. Additionally, as the interior work is completed, door thresholds should consider accessibility.

International Existing Building Code (IEBC):

The Coker House is a contributing building within the Champion Hill Battlefield, which is listed in the National Register of Historic Places. Therefore, Chapter 12: Historic Buildings applies to the Coker House.

Planning for Resiliency

Resilience to Natural Hazards considers application of the goals set out in the 2016 National Park Service Cultural Resources Climate Change Strategy. The goals for cultural resources and climate change as described in the strategy are:

- Connect Impacts and Information: connect cultural resources to the four pillars of climate change response: science, adaptation, mitigation, and communication.
- Understand the Scope: Identify and improve understanding of the effects of climate change on cultural resources.
- Integrate Practice: Incorporate climate change into cultural resources research, planning and stewardship.
- Learn and Share: Collaborate with partners to grow and use the body of knowledge and practice for cultural resources and climate change.

The recommendations for the Coker House that include repairs to the structural system as well as the building envelope (roofing, walls, floor/crawl space, windows, and doors) are intended to improve those systems and their expected life and serviceability. If the building materials are in good condition and are maintained in good condition, the resiliency of the Coker House will be improved particularly against strong winds and rain events.

Recommendations also include maintenance to site features such as lawn and trees that can be impacted by high winds and increased rainwater runoff. The addition of an underdrain is proposed to move rainwater runoff away from the building crawlspace. These measures also work to improve the resiliency of the Coker House against strong winds and rain events

Ultimate Treatment and Use

Alternatives for Treatment and Use

The Secretary of the Interior has established standards and guidelines for the appropriate treatment of historic properties. These standards identify three approaches that might be considered for treatment and use of the Coker House: preservation, restoration, rehabilitation, and reconstruction. These treatments are defined by the NPS as follows:

Preservation is defined as "the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project."

Restoration is defined as "the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties function is appropriate within a restoration project."

Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions of features which convey its historical, cultural, or architectural values."

Reconstruction is defined as "the act of process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location."

Ultimate Treatment and Use

The National Park Service has not yet completed a planning process to establish the administratively determined Management Category and Ultimate Treatment, and no objectives for the property have been established in the park's General Management Plan. However, because the Coker House property contributes to the national significance of Vicksburg national Military Park under themes related to the park's legislated significance, the Management Category "Must Be Preserved and Maintained" and Ultimate Treatment of Preservation is preliminarily assigned to the Coker House pending completion of a planning effort and administrative determination.

Preservation of the Coker House is currently ongoing through repair and maintenance work that takes place as needed. Although the Ultimate Treatment of Preservation is preliminarily assigned to the Coker House, it is somewhat constraining as an overall treatment since this approach focuses on maintenance and repair and limits modifications that may be necessary to achieve the park's vision for the building and site.

Similarly, an overall *Restoration* approach is somewhat limiting as modifications would focus on returning the building to its configuration during the period of significance. Restoration of the Coker House would mainly be conjecture due to limited documentation, and therefore would be inappropriate as a treatment approach.

A *Rehabilitation* approach to treatment could be considered as planning continues and a final administrative determination is made. Like those for Preservation, the standards for Rehabilitation focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character, but unlike Preservation, Rehabilitation allows for repairs, alterations, and additions that may be required for alternate uses for the property. Additionally, a rehabilitation approach to treatment would support completion of the work previously started at the building interior. The Coker House was rebuilt in 2008–2009 utilizing new and salvaged historic building materials. The reinstallation of salvaged interior materials and replacement of known missing elements at the building interior were not completed. Evidence and documentation of the incomplete and missing interior elements is found in photographs and could be completed based on this documentation. Rehabilitation also allows for modifications to add visitor amenities such as restrooms and accessibility improvements if future programming supports these changes.

Reconstruction is not an appropriate approach to treatment for future work as the Coker House is in place. Missing structures and features, such as the bathrooms additions and kitchen and dining building would be inappropriate to reconstruct since the documentation describing these features is limited.

The following is a summary of the recommended ultimate treatment and use:

- The NPS has preliminarily assigned the Ultimate Treatment of Preservation to the Coker House. The Treatment Recommendations following this section focus on Preservation treatments including recommendations necessary to complete the building envelope and stabilize the building.

- Although Preservation is an appropriate preliminary treatment for stabilizing the building, protection and stabilization of the Coker House including maintenance and repair of historic materials and features and completion of the interior work efforts are all also appropriate for Rehabilitation. Additionally, rehabilitation allows future modifications to the Coker House to support visitor access and interpretation and could be considered as planning efforts are completed and an administrative determination for the property is made. Therefore, the park may want to pursue establishing a rehabilitation treatment approach in place of the preliminarily assigned preservation approach.

Proposed Use

The Coker House currently has no defined use. The structure is not secured, resulting in unofficial self-guided visitation. There is no accessible route to the building interior floor elevation. Structural live load capacity is limited by the existing framing.

The proposed use for the Coker House is to maintain the historic structure, complete the interior work of the house, and utilize the Coker House to interpret the Battle of Champion Hill. In the short term, interpretation will be limited to the building exterior. Future planning may consider including interpretation at the building interior. The long-term vision for use of the Coker House is a minimally invasive approach that supports the interpretation of the Battle of Champion Hill while also interpreting the timeline of the building including its rebuild and the restoration of historic features. The vision for the Coker House includes only the building systems required to maintain the building in good condition. Cost-effective and low maintenance interventions are important for this remote site.

Alternatives to Treatment and Analysis

Through discussions during the treatment workshop, the following options for ultimate use were determined:

- Option 1: Maintain the Coker House as a historic site with minimal, unsupported, self-guided visitation. Implementation of this option focuses on maintenance of the existing building and improvements necessary to protect the structure. This would include continued maintenance of the building and completion of the interior work and of the building exterior envelope to eliminate gaps in the envelope and to replace elements at the end of their serviceable life. This option also includes structural improvements addressing inadequacies existing at the roof and other

structural elements as discussed in the Structural System Recommendations section.

- Option 2: Allow for public use of the Coker House porches and interior as interpretive exhibit spaces. Implementation of this option would include the work noted in Option 1 as well as completion of the interior work. This option includes the addition of accessibility and structural upgrades necessary to support visitor access, such as construction of a ramp to the interior elevation level and improving the live load capacity of the floor structure. Visitor engagement would be primarily self-guided, and any interpretive materials should be designed to be durable considering the minimal security of the site. The addition of HVAC systems or other utilities beyond those required for building maintenance is not expected.

  Exterior conditions at the building entries do not meet ABAAS requirements. A ramp meeting accessibility requirements could be added at the east elevation and connect to the south porch. It would require a switchback in order to achieve the appropriate length for the change in elevation. Appropriate materials include a wood ramp structure on concrete footings, painted wood decking and painted wood handrails and guardrails. For a preliminary ramp design (see the treatment drawing appendix). An alternate to a ramp would be an accessible lift at the south porch. Both the ramp and lift option would need to be studied and designed with accessible site modifications including parking locations, compliant approach to the building , interpretive plans, and visitor interaction with the site and building.

  Alternate approaches to accessibility include technology, such as the development of a smart phone application providing information and images of the interior. This approach results in different experiences for visitors if some visitors cannot access the building interior due to the stairs.

- Option 3: Allow for public use of the Coker House as described in Option 2, but rather than completing the interior work to the same period throughout, each interior space could represent a different period. This approach would allow for the development of vignettes to tell the story of the building as it has changed over time. This approach would also provide the opportunity to exhibit the different phases of the rebuild. Interpretive goals for the building would need to support this approach.

Site Modifications: The addition of defined site parking, including accessible site parking, and a new compliant approach to the building from the parking area would improve visitor access. Entry from the road and the location of the parking area should consider the current truck traffic to the neighboring farm to improve visitor experience and safety. Site modifications for interpretive purposes, such as identifying the locations of former outbuildings important to the period of significance, could also be considered. Any site work that would require modifications to the site cannot be completely evaluated without a Cultural Landscape Report.

Treatment Recommendations

Architectural Recommendations

Treatment recommendations presented in this document support the “Must be Preserved and Maintained” management category. The building was reconstructed in 2008–2009 utilizing new and salvaged original materials. The new exterior materials include roofing and flashing, wood siding, windows, and shutters. Other exterior elements are a combination of new materials and salvaged historic materials.

Site

The lawn should be maintained regularly to manage weeds, insects, and erosion. Trees should be assessed by a certified arborist to develop a maintenance plan and direct removal of hazard trees. The site overall should be preserved with access and parking remaining as currently established.

Changes to access to the site, parking location, and visitor circulation paths are desired to improve visitor experience and safety. A Cultural Landscape Report (CLR) for the Coker property is recommended to research and document site history, record and assess existing site conditions,

and provide treatment recommendations appropriate to the historic landscape. If a CLR of the Champion Hill Battlefield is undertaken, that CLR should include the Coker property as an area of focus, including site treatments. A CLR for Champion Hill is anticipated to be funded in FY24.

Foundation

The building is set on brick piers. Treatment recommendations for the brick piers are included in the structural section of this report, see page 84.

Exterior Elevations

General

Continued periodic maintenance of the building exterior is recommended to prolong the life of exterior materials. This includes maintaining paint on exterior painted wood features including siding, doors, windows, shutters, trim, porch deck and ceiling, stairs, columns, and lattice. It also includes attic inspections to identify roof leaks before damage is significant.

Removal of biological growth is recommended for multiple building features in the following text. Removal should consider utilization of a product formulated for the removal of biological growth at the cellular level and not only address surface growth. Prior to implementation of any cleaning campaign, cleaning solutions should be tested for effectiveness and minimal negative impact on historic building features. Additional recommendations organized by exterior feature are noted in the following text.

Exterior Walls

Remove biological growth from window sills and water table cap. Biological growth tends to develop in shaded, damp areas and projecting elements. This can be minimized by reducing shade on the building through maintenance of shrubs and trees where possible.

Replace deteriorated wood trim elements at pilasters. Replacement elements should match the species, dimensions, profiles and painted finish of the existing elements.

Repair or replace the deteriorated wood cornice at the front porch. Replacement cornice should match the species, dimensions, profiles and painted finish of the existing elements. Consider modifications to flashing in this area to extend the life of cornice elements by minimizing exposure to water.

Windows

Maintain windows and shutters, including paint finish, hardware, and glazing. Replace broken shutters with new shutters. Match existing style, dimensions and color. Install latches at shutters for hurricane and storm preparedness.

Doors

Maintain doors, sidelights, and transoms, including paint finish and hardware. Repair the deteriorated wood at the lower few inches of the door surrounds adjacent to the porch decking.

Install weatherstripping at doors to address gaps between door leaves as well as gaps between door bottom rails and thresholds. The addition of weatherstripping will help to minimize intrusion of weather and insects in the building interior.

Porches

Front porch: Remove biological growth from porch elements including stair, water table board, and columns. Biological growth tends to develop in shaded, damp areas. Continue to monitor development of biological growth as this is likely to continue due to the location of the adjacent trees. Consult with an arborist for tree maintenance recommendations; if trees can be pruned to minimize shade on the northeast side of the building, this may help to minimize biological growth and potential moisture damage on building elements. The front porch stairs were replaced in the fall of 2021 after the initial condition assessment was completed.

Replace the missing metal drip edge on front face of porch. This could be completed as part of roof replacement as well.

Rear Porch: Replace areas of deteriorated porch decking. Replacement decking should match the species, dimensions and painted finish of the existing decking. Replacement of full boards is recommended.

Remove biological growth from porch elements, particularly decking. Moisture collects on the edge of the porch decking and decking at the top of the stair. Due to the lattice and adjacent shade trees, the moisture dries slowly and contributes to biological growth and deterioration of the wood elements. Continue to monitor development of biological growth. Similar to the front porch recommendations, consultation with an arborist is recommended to determine if trees can be pruned to minimize shade. Consider modifying lattice detail to allow air flow between bottom of lattice and porch decking. Reattach loose sections of lattice framing.

Roofing

Maintain masonry chimneys currently in good condition. A current roof replacement project is in progress. Replacement roof shingles should match species, dimensions and profiles of the existing. Metal flashing and drip edge should also be replaced. The expected lifespan of a cedar shingle roof in this climate is about 15 years. Refer to porch recommendations for discussion of tree maintenance and managing biological growth on building elements.

Moisture encourages deterioration of wood elements and increases the potential for insect damage. The addition of gutters and downspouts at the roof could be considered, but would have a visual impact on the historic building roofline. Additionally, gutters and downspouts require regular maintenance to ensure clear drainage and avoid backups that could cause damage to the roof and adjacent wall. Recommend installation of an underdrain at the building perimeter to collect rainwater runoff from the roof and direct the water away from the building and crawl space. The structural treatment section of this report discusses the underdrain with additional detail, see page 84.

Interior

The building was rebuilt in 2008–2009 utilizing new and salvaged original materials. The new materials include framing, gypsum board finish on the walls and ceilings, wood flooring, and wood window trim. The rebuild was not completed on the interior. Salvaged trim elements that were not reinstalled are stored in the building, gypsum board is unfinished, and openings in the flooring are present. The overall recommendation for the building interior is to complete the interior work. General recommendations applicable throughout the building are noted first, followed by additional recommendations organized by interior room where specific conditions were observed.

General

Apply plaster finish to gypsum board walls and ceilings and paint plaster. If gypsum board material can be identified as appropriate for veneer plaster application, apply a two-coat veneer plaster system over existing board. The veneer plaster provides a finish more similar to the original plaster than plain gypsum board. This finish will also build the thickness of the wall to more closely represent the original relationship between trim elements and the finished face of wall. This work will require the removal and reinstallation of the existing wall base in Room 100/hall. It will also require coordination with the currently installed window trim. If the existing gypsum board cannot serve as a base for veneer plaster, the board can be removed and replaced or simply finished as is. A concern with removing and replacing the board is that it also requires removal and reinstallation of the salvaged original material, which creates the potential for further damage. Maintaining and painting the existing board results in the least amount of disruption to historic materials but does not represent the original relationship between wall finish and trim.

Install the subfloor underneath the current floor. This subfloor would not be as stiff as one that is installed on top of the floor joists, so using a thicker panel such as 1” or 1 1/4” is recommended. Since the floor framing was reconstructed, further investigation into the floor nail-pattern spacing would need to be done. Completion of the subfloor installation is important to secure the building envelope and stabilize the building.

An alternative is to complete the flooring installation throughout, sand, and apply finish. The wood flooring currently in place is installed directly to floor framing members without a subfloor. Installation of a subfloor and new finish flooring would result in the need to modify door openings and trim throughout to accommodate the additional floor thickness. It would also result in the need to modify or raise the fireplace surrounds

and would create a slightly recessed hearth in each space.

Throughout the interior, salvaged original materials maintain their patina, including layers of finish in fair to poor condition. It is expected that some of the paint contains lead. Planning for interpretation should determine if existing finishes on salvaged materials should be encapsulated in their current condition with a clear finish or repaired and refinished to represent the finish condition during the period of significance. Replacement trim should be painted in a color that supports interpretation goals, while differentiating from original trimwork.

Elements of interior doors that are in poor condition should be treated in a way that supports interpretation goals when those goals are established. Door treatment options include stabilizing the existing condition so further damage does not occur, repairing the deteriorated areas with appropriate patching material, or replacing elements deteriorated beyond repair. Door hardware should be refurbished. Elements of door hardware that are in place should be cleaned and repaired and missing elements replaced, resulting in door hardware in working condition.

Room 100/Hall

To complete the interior work of the building, missing trim elements should be replaced with new trim matching the original profiles and dimensions. This includes installation of wood baseboard on the south and west walls, and replacement of smaller trim elements at door casing. The new baseboard trim should be differentiated between the original trim but match the dimensions and profiles.

Room 101/Parlor 1

The installation of an attic hatch in the ceiling is recommended in this room. Attic access is necessary for inspection and maintenance of the attic space and roof framing. An opening has already been cut into the ceiling. The attic hatch selected should have a minimal profile and should be painted to match the ceiling color to minimize the visual disruption of the hatch door and frame.

Surface rust present on the fireplace opening lintel should be removed and the lintel treated with a rust-inhibiting coating to prevent further deterioration. Treatment recommendations for the masonry chimney are included in the structural section of this report, see page 84.

Installation of new wood baseboard throughout parlor 1 is recommended. Baseboard should match the dimensions and profiles of the existing.

Room 102/Dining Room

The door on the north wall leading to the closet requires repair to stabilize the historic elements and extend their life. Surface rust present on the fireplace opening lintel should be removed and the lintel treated with a rust-inhibiting coating to prevent further deterioration. Installation of new wood baseboard throughout the dining room is recommended. Baseboard should match the dimensions and profiles of the existing.

Room 103/Bedroom

Surface rust present on the fireplace opening lintel should be removed and the lintel treated with a rust-inhibiting coating to prevent further deterioration. Installation of new wood baseboard throughout the bedroom is recommended. Baseboard should match the dimensions and profiles of the existing.

Room 104/Parlor 2

Surface rust present on the fireplace opening lintel should be removed and the lintel treated with a rust-inhibiting coating to prevent further deterioration. Installation of new wood baseboard throughout parlor 2 is recommended. Baseboard should match the dimensions and profiles of the existing.

Priorities

Short-term priorities are recommended to include (in order of priority):

1. Stair repair and replacement, note one stair was replaced in Fall 2021 (refer to structural priorities, page 84)
2. Tree maintenance, particularly hazard trees
3. Roofing and flashing repairs
4. Repairs of deteriorated wood elements
5. Maintenance of exterior paint.

Longer-term priorities:

1. Capturing water that runs off the roof with the installation of an underdrain system (refer to structural priorities, page 84)
2. Complete interior work of the building.

Structural Recommendations

Brick Piers

Cracks in the brick piers should be pointed. Cracks are likely related to uneven load applied during , settlement or deterioration of the mortar. A caulk gun should be used to inject mortar into the crack prior to pointing. Should live loads of more than 30 psf be desired, an investigation to determine the size of the footing, if any, should be conducted to determine its impact on the allowable load.

Floor Framing

The live load should be limited to 20 psf unless repairs are completed so that an IBC residential occupancy live loading of 30 or 40 psf can be obtained.

The simplest repair would be to place 16" x 16" solid brick piers using type M mortar and shimmed tight under the mid-span of the triple 2 x 12s with a 30" square by 16" thick unreinforced concrete footing with the bottom placed 24 inches below grade. To differentiate new piers from existing, precast concrete piers could be used instead of brick piers. The gap at the top would be filled with brick or non-shrink grout.

Alternately, a more detailed investigation could be performed where the lumber is graded and should it be determined to be better than the assumed No 1 southern pine, a new live load capacity could be determined.

Roof Framing

Since the largest loads the roof framing is likely to experience are from high wind loads during storms, the installation of larger hurricane clips or hold-downs is recommended at the corners of the building to resist uplift loads. In addition, investigation is needed to determine if hold-down straps are needed for the wall studs that support the corners. Hold-down strap installation may require the removal of siding to allow access to the framing and may include the attachment of the corner posts to the foundation.

Porch Framing

The deteriorated wood decking should be replaced as soon as possible to eliminate dangerous walking conditions at the porch. As the decking deteriorates further, framing below could be exposed to weather resulting in deterioration of the framing. Replacement decking should match the species, dimensions, and painted finish of the existing decking. Replacement of full boards is recommended. A more detailed investigation of the decking under the columns is recommended. This would involve removing the wood cladding to inspect the timber column bearing on the wood decking. In addition, the wood stairs should be replaced at the rear porch.

Other Recommendations

Periodic inspections and treatments for insects are recommended. The first-floor wood framing appears to be untreated material that could be susceptible to termite damage. An alternative would be for NPS to perform integrated pest management (IPM) treatments or have an application of borate pesticides and termite shields at the top of the piers.

Replace the exterior stairs that are deteriorated with a more rot resistant material such as cypress or recycled plastic lumber.

A means of capturing the water that runs off the roof is recommended to limit the amount of water that gets into the crawl space. A perforated underdrain pipe that is in gravel and wrapped with filter fabric could be sloped to drain and be placed under the perimeter of the house.

Priorities

Short-term priorities are recommended to include (in order of priority):

1. Remaining stair replacement
2. Roof framing hold downs
3. Brick pier crack repairs
4. Floor framing pier installation
5. Insect treatment plans

Longer-term priorities:

1. Base of porch framing investigation
2. Capturing water that runs off the roof

Building Systems Recommendations

The extension of mechanical, electrical, or plumbing systems onto the site or within the house is not desired due to the need for ongoing maintenance and inspection of building systems. The site is relatively remote and is unoccupied creating a condition where minor issues with building systems can go unnoticed and become major issues. The requirements to maintain building systems in good condition are not sustainable for the park at this time. Additionally, the extension of building systems does not result in benefits to visitor engagement with the Coker House as currently envisioned. The following recommendations could be helpful if planning for the Coker House evolves.

If restroom facilities are desired, a percolation test should be performed to determine the suitability of an on-site septic system. The existing abandoned water supply should also be tested and confirmed adequate. Solar hot water and rainwater harvesting should be evaluated for life cycle cost effectiveness.

The electrical service available should be evaluated for capacity in preparation for any proposed lighting or HVAC. Solar PV for lighting power should be evaluated for life cycle cost effectiveness.

A site survey should be performed to investigate subsurface obstacles, abandoned piping, archeological sites, etc.

Treatment Implementation

Draft PMIS Project Statements

This section summarizes and groups treatment recommendations included in the Treatment Recommendations section, with the objective of translating the recommendations into project funding requests. PMIS Project Statements are the statements resulting from the budget call process that includes a project description, justification, and amount of funds requested.

The projects listed below recognize that opportunities for collaboration, funding availability, interpretive and programmatic goals, project review and compliance, and other factors may impact implementation.

Project 1. Improve structural deficiencies at the roof

Project Description: This project will improve the structural deficiencies at the roof related to inadequate resistance to uplift from wind. The work will result in the installation of hurricane clips or hold-downs at the corners of the building to resist uplift loads. Hold-down straps at the wall studs supporting the corners may be added as well.

- Engineering analysis and design required to size and select hurricane clips and/or hold-downs at building corners.
- Installation of hurricane clips or hold-downs at roof.
- Installation of hold-downs at wall framing supporting roof corners.
- Removal and replacement of exterior siding to facilitate installation of hold-downs.
- Upgrade attachments of corner posts to foundation.

Professionals needed for this project would include structural engineers to analyze and design the appropriate method. Work should be completed by the qualified professional.

Justification: Measures needed to preserve, protect, and stabilize the building. The structural work will protect the existing roof and provide a more secure solution that will be safer for any future work.

Project 2. Repair and improve structural deficiencies at floor framing

Project Description: This project will repair cracks in existing brick piers and construct additional piers. The additional piers will strengthen existing girders to allow for an increased live load capacity at the building interior.

- Engineering analysis and design required to size new footings required if live load greater than 40 psf is desired.
- Inject mortar into cracks at the existing brick piers and point cracks with mortar matching existing mortar.
- Install 16” x 16” solid brick piers using type

M mortar and shimmed tight under the mid-span of the triple 2 x 12s with a 30" square by 16" thick unreinforced concrete footing with the bottom placed 24" below grade. Refer to treatment drawings for preliminary locations for new brick piers.

Professionals needed for this project would include structural engineers to analyze and design the appropriate method. Work should be completed by the qualified professional.

Justification: Existing live load capacity of the building is currently limited to 20 psf. These modifications would increase safety and result in a live load capacity of 40 psf. This would allow for greater future programming needs and ensure the building has an adequate structural system.

Project 3. Building Exterior Maintenance

Project Description: This project will repair and maintain building exterior features such wood shutters, wood siding, and trim.

The routine maintenance work can be completed by NPS staff while more specialized repairs such as replacement shutters will be done by qualified professionals.

- Clean biological growth and staining using approved cleaning system that is the gentlest method possible.
- Repair or replace any damaged or deteriorated exterior features. Replacement should match existing species, dimensions and profiles.
- Paint exterior features.

Justification: These measures are needed to preserve, protect, and stabilize the building. It would provide a safe and secure building for both visitors as well as staff.

Project 4. Complete interior work

Project Description: This project will result in the completion of the interior work that was started in 2008–2009.

The work can be completed by NPS staff while more specialized repairs and replacements will be done by qualified professionals.

- Apply plaster finish to gypsum board walls and ceilings and paint plaster. If gypsum board material can be identified as appropriate for veneer plaster application, apply a two-coat veneer plaster system over existing board.
- Complete installation of subfloor, patch in missing areas to provide secure building envelope and stabilize the building.
- Install finish wood flooring throughout, sand and apply finish.
- Coordinate finish of reinstalled salvaged materials with interpretive plan. Either maintain historic patina and provide clear coat finish to protect patina and encapsulate lead-containing paint materials, or refinish to match historic finish during period of significance.
- Repair and stabilize doors and refurbish door hardware to operating condition.
- Remove surface corrosion from fireplace lintels, apply rust-inhibiting coating.
- Complete interior work of the trim including door and window trim and wall base. Replacement trim could be painted in a color that supports interpretation goals, while differentiating from original reinstalled trimwork.

Justification: Completing the Coker House rebuild contributes to building stabilization (eliminates holes in the floor exposing the interior to exterior elements) and prepares the building for interpretation.

Project 5. Capture water runoff from the roof

Project Description: This project adds perforated underdrain pipe at the building perimeter. This work should be come completed by a skilled professional.

- Cut trench at perimeter of building along roof drip line, slope trench down toward catch basin/dry well.
- Install catch basin/dry well for water collection.
- Lay perforated drain pipe with filter fabric in trench.
- Fill with pea gravel.

Justification: Capturing water runoff from the roof

will limit the amount of water in the crawl space, reducing moisture that encourages deterioration of wood elements and increases the potential for insect damage.

Project 6. Archeological Studies

Project Description: This project includes archeological studies and research at the Coker House property or Champion Hill Battlefield. The investigation will be done by a skilled professional or by NPS cultural resources team. It would include various testing methods as well as research and data compiling. Drainage and other site studies would also be conducted to help understand and improve the current drainage conditions.

Justification: Archeological studies have not been conducted at the Coker House property and would be a vital research tool. This work is especially important to conduct prior to any proposed treatment recommendations that may disturb the site.

Archeological studies would also benefit future visitors as more information about the use of the house and the site is uncovered. It would help curate a more complete visitor experience and could potentially expand the current research sources.

(This Page Intentionally Left Blank)

Bibliography

An Act to Authorize the Acquisition of Certain Lands in the States of Louisiana and Mississippi for Inclusion in the Vicksburg National Military Park, to improve the Management of Certain Public lands in the State of Minnesota, and for Other Purposes. Public Law 101- 442, October 18, 1990 (104 Stat. 1019).

An Act to Authorize a Feasibility Study on the Preservation of Certain Civil War Battlefields Along the Vicksburg Campaign Trail. Public Law 106-487, November 9, 2000 (114 Stat. 2202).

An Act to Establish a National Military Park to Commemorate the Campaign, Siege, and Defense of Vicksburg. February 21, 1899 (30 Stat. 841). https://www.nps.gov/vick/learn/management/enablelegis.htm.

Adams, Kenneth. "Summer Smiles on the Coker House." *The Rebel Yell* (Jackson Civil War Roundtable). September 1990.

Adams, Robert P. Coker House Restoration Memo. Robert Parker Adams Architects. November 1, 1990. Coker House Subject File, Mississippi Department of Archives and History.

"Administrator's Sale." *Hinds County Gazette*. December 30, 1865.

"Alfred L. Gervin Well-Known Farmer Was Buried Friday." *The Delta Democrat Times*. May 21, 1950.

Ancestry.com. *1860 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2009. Images reproduced by FamilySearch.

Ancestry.com. *1860 U.S. Federal Census - Slave Schedules* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2010.

Ancestry.com. *1870 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2009. Images reproduced by FamilySearch.

Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *1880 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2010.

Ancestry.com. *Mississippi, U.S., Compiled Marriage Index, 1776-1935* [database on-line] Provo, UT, USA: Ancestry.com Operations Inc, 2004.

"The Assassination of Senator Charles Caldwell." *Story of the Week* (Library of America). Accessed June 2021, https://storyoftheweek.loa.org/2020/06/the-assassination-of-senator-charles.html.

Bearss, Edwin C. *The Campaign for Vicksburg, Volume II: Grant Strikes a Fatal Blow*. Dayton, OH: Morningside House, Inc., 1986.

Bearss, Edwin C. *National Historic Landmark Champion Hill Battlefield*. Washington, DC: National Park Service, 1977.

Bertram, Jack. "Back from the road to ruin?" *Clarion-Ledger* (Jackson, MS). August 19, 2001.

Brumfield, Betty. "Home of writer's childhood delights to be restored." *Enterprise Journal*. November 6, 1985.

Bureau of Land Management. "Land Patent Search." Digital Images, *General Land Office Records* (https://glorecords.blm.gov/PatentSearch). Accessed June 2021. William Williams (Hinds County, Mississippi) homestead patent no. 19425.

Center for Architectural Conservation. *National Historic Landmark Condition Assessment Report: The Coker House Champion Hill Battlefield Edwards, Mississippi*. Atlanta, GA: Georgia Institute

of Technology, College of Architecture, 1985-1986.

"Charles Caldwell." *Mississippi Encyclopedia*. Accessed June 2021, https://mississippiencyclopedia.org/entries/charles-caldwell/.

Choctaw District Field Notes, 1821-22. Volume IV. Mississippi Department of Archives and History.

Coker, H. B. "Letter from an Old Citizen" *Clarion-Ledger* (Jackson, MS). October 20, 1875.

Coker House Floor Plan Drawings. Coker House Subject File. Mississippi State Historic Preservation Office.

"Coker House" Champion Hill Battlefield Site Plan Drawings. August 1979. Coker House Subject File. Mississippi Department of Archives and History.

"The Coker House as a Hospital for Battle Casualties." Coker House Subject File. Mississippi Department of Archives and History.

"Coker House News." *The Rebel Yell* (Jackson Civil War Roundtable). Volume 36, Number 3. November 1999.

"Coker House News." *The Rebel Yell* (Jackson Civil War Roundtable). Volume 36, Number 7. March 2000

"Coker House Status Report for Architecture." April 5, 2006. Coker House Subject File. Mississippi State Historic Preservation Office.

"Coker House Update." *The Rebel Yell* (Jackson Civil War Roundtable). February 1994.

Drake, Rebecca B, "Edwards: A History Fourth in a Series." The Battle of Champion Hill. Accessed June 2021. battleofchampionhill.org/history/sseries4.htm.

"Ex-Delta Farmer Combines Cotton Cattle For Prosperous Venture." *Clarion-Ledger* (Jackson, MS). February 29,1948.

Find a Grave. Database and images. www.findagrave.com.

"Fred Adams Received National Award." *Congressional Record - Appendix*, March 3, 1966, A1132.

Grivno, Max. "Antebellum Mississippi." *Mississippi History Now*. July 2015, http://www.mshistorynow.mdah.ms.gov/articles/395/antebellum-mississippi.

Grubbs, Ginger. *Coker House History: Report of Family History and Interior Furnishings from 1852-1963*. July 2001. Coker House Subject File. Mississippi Department of Archives and History.

Haynsworth, Hugh Charles. *Haynsworth-Furman and Allied Families*. South Carolina: Osteen Publishing Company. 1990.

"H. B. Coker File." *Confederate Papers Relating to Citizens or Business Firms*. Entry 180, Record Group 109, National Archives and Records Administration.

Hinds County, Mississippi. "Landroll Detail: Parcel 4966-49-2." Accessed June 2021. https://www.co.hinds.ms.us/pgs/apps/landroll_detail.asp?ID=4966-49-2.

Hinds County, Mississippi. Probate case files. Henry B. Coker (1879-1881).

Hinds County, Mississippi. Probate case files. Sarah Elizabeth Coker (1862-1865).

"Hinds County." *Mississippi Encyclopedia*. Accessed June 2021, https://mississippiencyclopedia.org/entries/hinds-county/.

Historical Data Systems, comp. *U.S., Civil War Soldier Records and Profiles, 1861-1865* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2009.

"History." Mississippi Band of Choctaw Indians. Accessed June 2021. http://www.choctaw.org/aboutmbci/history/index.html.

Krohn, Carol. "Group hopes to save 1852 Coker House." *Clarion-Ledger* (Jackson, MS). May 31, 1989.

Marshall, Thomas B. *History of the Eighty-Third Ohio Volunteer Infantry: The Greyhound Regiment*. Cincinnati, OH: The Eighty-Third Ohio Volunteer Infantry Association, 1912.

McIntire, Carl. "Cannonball Hole in House." *Clarion-Ledger* (Jackson, MS). January 27, 1974.

Messina, Fred. "Antebellum Home Needs Money for Renovation." *Vicksburg Evening Post*. March 4, 1991.

Mid-State Construction. *H.P. Coker House Stored Material Tag List*. Mid- State Construction. December 16, 1990. Coker House Subject File. Mississippi State Historic Preservation Office.

"Million-Bird Egg Farm Being Built in Edwards." *Clarion Ledger* (Jackson, MS). March 30, 1963.

"Mississippi." *New Orleans Daily Democrat,* April 10, 1877.

Mississippi Department of Archives and History. "A Guide to the Campaign & Siege of Vicksburg." 1994. accessed June 2021. battleofchampionhill.org/battle.htm.

Mississippi Department of Archives and History. "Mississippi History Timeline." Accessed June 2021. https://www.mdah.ms.gov/timeline/.

Mitchell, Jerry. "Vicksburg Military Park poised to add 10K acre." *Clarion-Ledger* (Jackson, MS). November 20, 2010, 1.

Niven, Steven J. "Reconstruction-Era Voting-Rights Activist Claimed by an Assassin's Bullet." *The Root*. February 24, 2015. https://www.theroot.com/reconstruction-era-voting-rights-activist-claimed-by-an-1790858903.

"Our History." Cal-Maine Foods. Accessed June 2021, https://www.calmainefoods.com/company/our-history/.

Pedrick, Dale. "A House of History." Accessed June 2021. https://occgs.com/projects/rescue/family_files/files/COKER%20Family.pdf.

Phillips, Jason. "Reconstruction in Mississippi, 1865-1876." *Mississippi History Now*. May 2006, http://www.mshistorynow.mdah.ms.gov/articles/204/reconstruction-in-mississippi-1865-1876.

Ratliff, W. T. "Gen. Tighlman's Death." *The Vicksburg Evening Post*. December 5, 1907.

"A Refugee Family." Interpretive Marker placed on the Coker Property. Mississippi Department of History and Archives, date unknown.

"Salvaging Champion Hill." *Mississippi Magazine*. October-November 1980.

Sanders, Todd. "Architecture in Mississippi: From Prehistoric to 1900." *Mississippi History Now* (December 2009), http://www.mshistorynow.mdah.ms.gov/articles/327/architecture-in-mississippi-from-prehistoric-to-1900.

"Sharecropping." *Mississippi Encyclopedia*. Accessed June 2021, https://mississippiencyclopedia.org/entries/sharecropping/.

Smith, Fred C. "Cooperative Farming in Mississippi." *Mississippi History Now* (November 2004), http://www.mshistorynow.mdah.ms.gov/articles/219/cooperative-farming-in-mississippi.

Smith, Timothy B. *Champion Hill: Decisive Battle for Vicksburg.* New York, NY: Savas Beatie, 2006.

Smith, Timothy B. *Mississippi in the Civil War: The Home Front*. Jackson, MS: The University Press of Mississippi, 2010.

"Sprinkler System Protects Old Ante-Bellum Home at Edwards." *Clarion-Ledger* (Jackson, MS). January 22, 1950.

Staff Reports. "Restoring history | Coker house construction has allowed Kay Windham Turner to reconstruct her childhood." *Vicksburg Post*. August 16, 2009

Stanchak, John E. "A Mississippi Home Stands, A Silent Witness to a Battle." *Civil War Times Illustrated*. May/June 1991.

"Successful Farmer Dies at Edwards." *Clarion-Ledger* (Jackson, MS). May 19, 1950.

"Vicksburg Campaign Trail Feasibility Study Draft Environmental Impact Statement." United States Department of the Interior, National Park Service, March 2004.

Wallace, Phil. "Civil War Roundtable seeks Coker House funds." *Clarion-Ledger-Daily News* (Jackson, MS). July 10, 1986.

Wilkes, Tad. "Integrity of Style... The Coker House in Edwards Returns to Form." *DeSoto Magazine*. September 2010.

Williams, Richard Brady. *Chicago's Battery Boys: The Chicago Mercantile Battery in the Civil War's Western Theater.* Grub Street Publishers, 2005.

Wright, William C. "Champion Hill Battlefield." National Register of Historic Places nomination, May 21, 1971.

Appendices

Drawings, Report and Survey Notes

Appendix A. Existing Drawings

Appendix B. Episode Drawings

Appendix C. Treatment Drawings

Appendix D. Materials Analysis Report

Appendix E. Survey Field Notes

Appendix F Georgia Tech Condition Assessment

Appendix G Coker House National Historic Landmark Condition Assessment Report

(This Page Intentionally Left Blank)

Appendix A
Existing Drawings

Sheet 1: Floor Plan Foundation Level

Sheet 2: Floor Plan Ground Level

Sheet 3: North Exterior Elevation

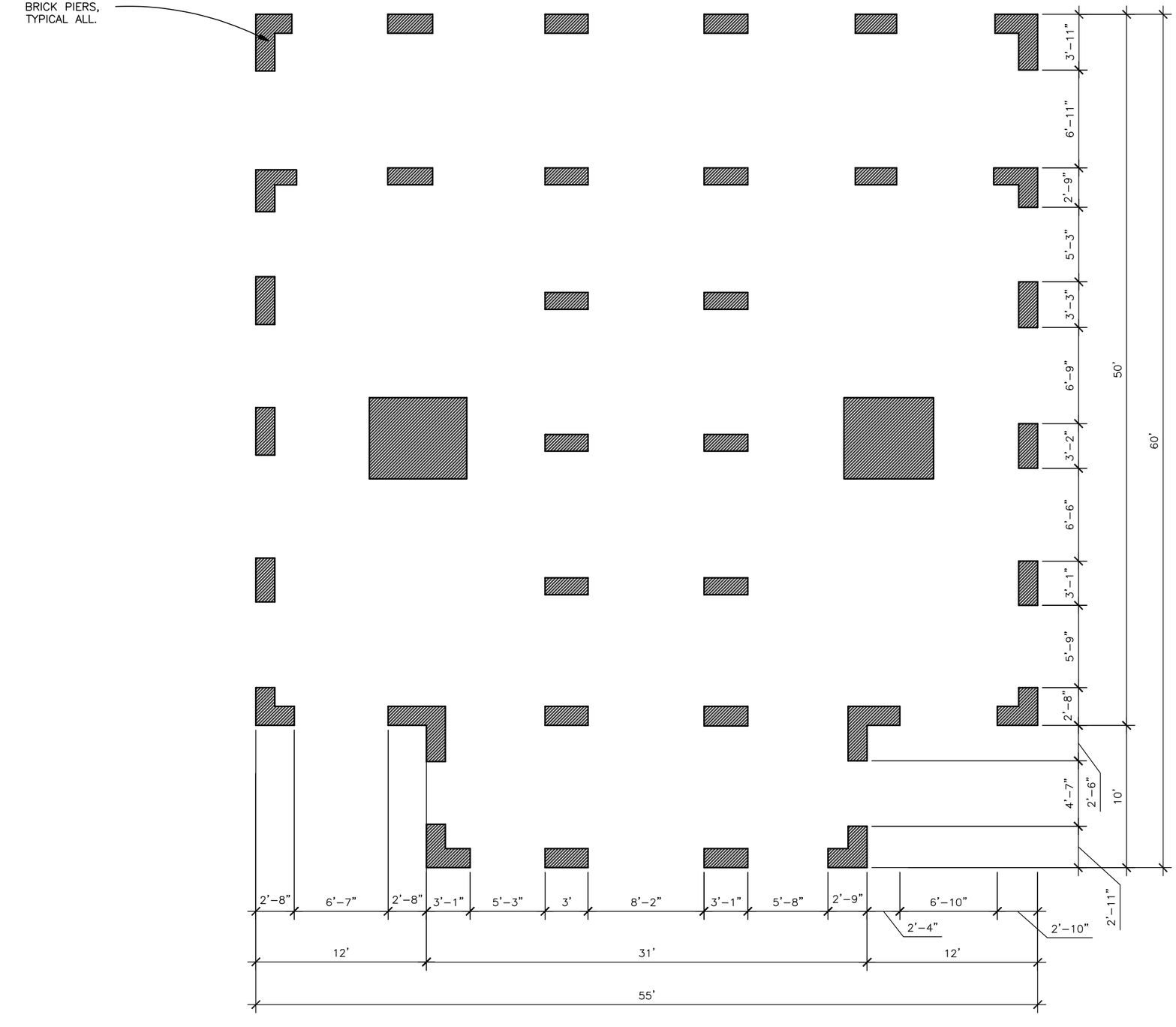
Sheet 4: South Exterior Elevation

Sheet 5: South Elevation Interior Porch

Sheet 6: East Exterior Elevation

Sheet 7: West Exterior Elevation

(This Page Intentionally Left Blank)



1 A100 FLOOR PLAN FOUNDATION LEVEL

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE MEASUREMENTS.
2. DRAWINGS ARE NOT BASED ON DIMENSIONAL SURVEY AND ALL ELEMENTS TO BE VERIFIED IN FIELD.
3. MATERIALS ARE TYPICAL FOR ALL DRAWINGS UNLESS NOTED.

TRUE NORTH

PLAN NORTH

8 0 8 16
SCALE OF FEET

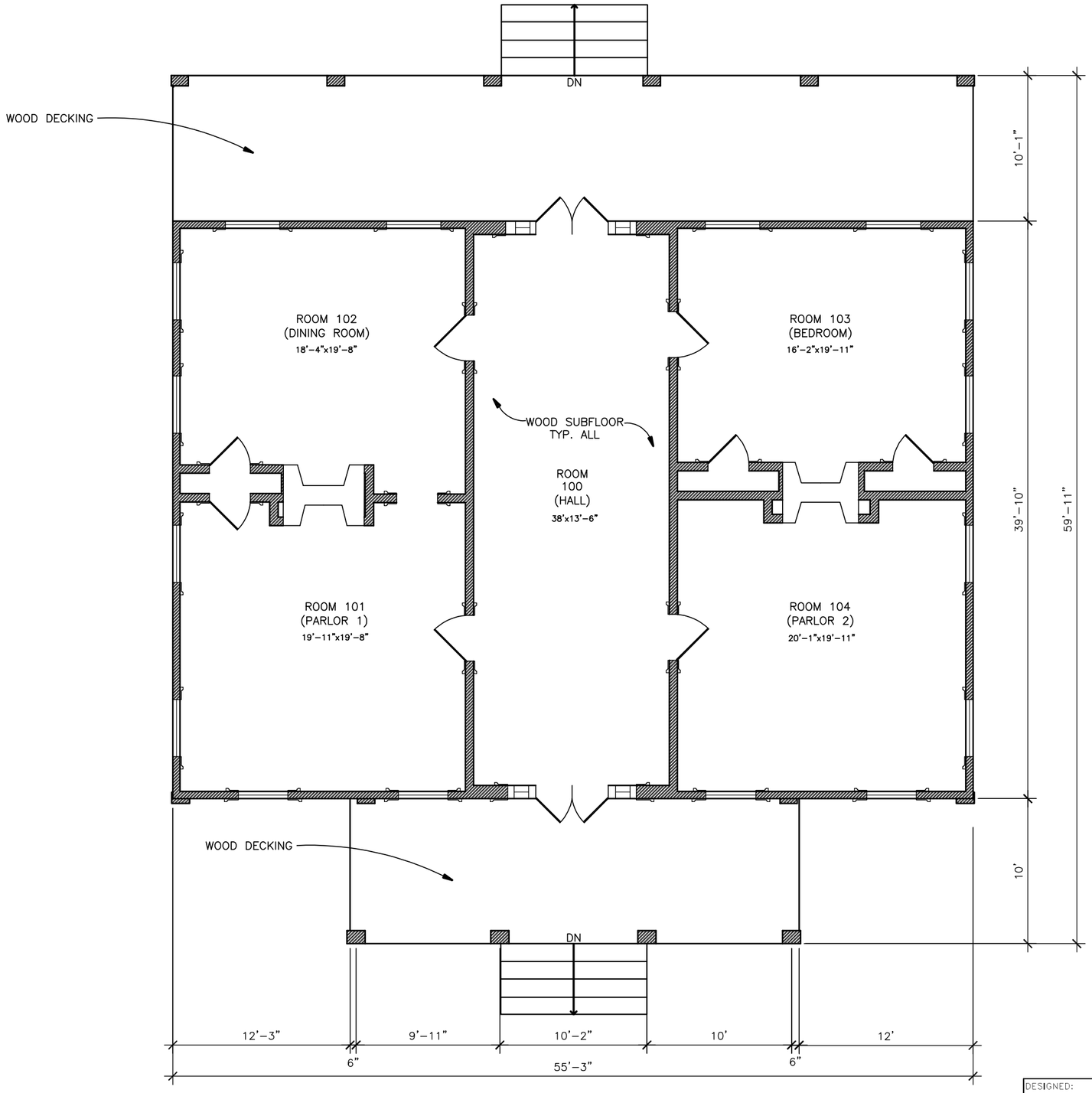
DESIGNED: JH	SUB SHEET NO. A100	TITLE OF SHEET: FLOOR PLAN FOUNDATION LEVEL	DRAWING NO. —
CADD LS		COKER HOUSE HISTORIC STRUCTURE REPORT	PKG. NO. —
TECH. REVIEW: JH		VICKSBURG NATIONAL MILITARY PARK	SHEET 01 OF 07
DATE: 01/20/2023			

06/31/21 11:45 R20 \\quinnevans.com\x\p\Projects\2020\42023710_VICK_CokerSher

(This Page Intentionally Left Blank)

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE MEASUREMENTS.
2. DRAWINGS ARE NOT BASED ON DIMENSIONAL SURVEY AND ALL ELEMENTS TO BE VERIFIED IN FIELD.
3. MATERIALS ARE TYPICAL FOR ALL DRAWINGS UNLESS NOTED.



1 / A101 FLOOR PLAN GROUND LEVEL

TRUE NORTH

PLAN NORTH

4 0 4 8
SCALE OF FEET

DESIGNED: JH	SUB SHEET NO. A101	TITLE OF SHEET: FLOOR PLAN GROUND LEVEL	DRAWING NO.
CADD: LS		COKER HOUSE HISTORIC STRUCTURE REPORT	PKG. NO. — SHEET 02
TECH. REVIEW: JH		VICKSBURG NATIONAL MILITARY PARK	OF 07
DATE: 01/20/2023			

06/31/21 11:45 R20 \\quinnevans.com\x\p\Projects\2020\42023710_VICK_CokerSher

(This Page Intentionally Left Blank)

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE MEASUREMENTS.
2. DRAWINGS ARE NOT BASED ON DIMENSIONAL SURVEY AND ALL ELEMENTS TO BE VERIFIED IN FIELD.
3. MATERIALS ARE TYPICAL FOR ALL DRAWINGS UNLESS NOTED.



1 / A200 NORTH EXTERIOR ELEVATION

2 0 2 4 6
SCALE OF FEET

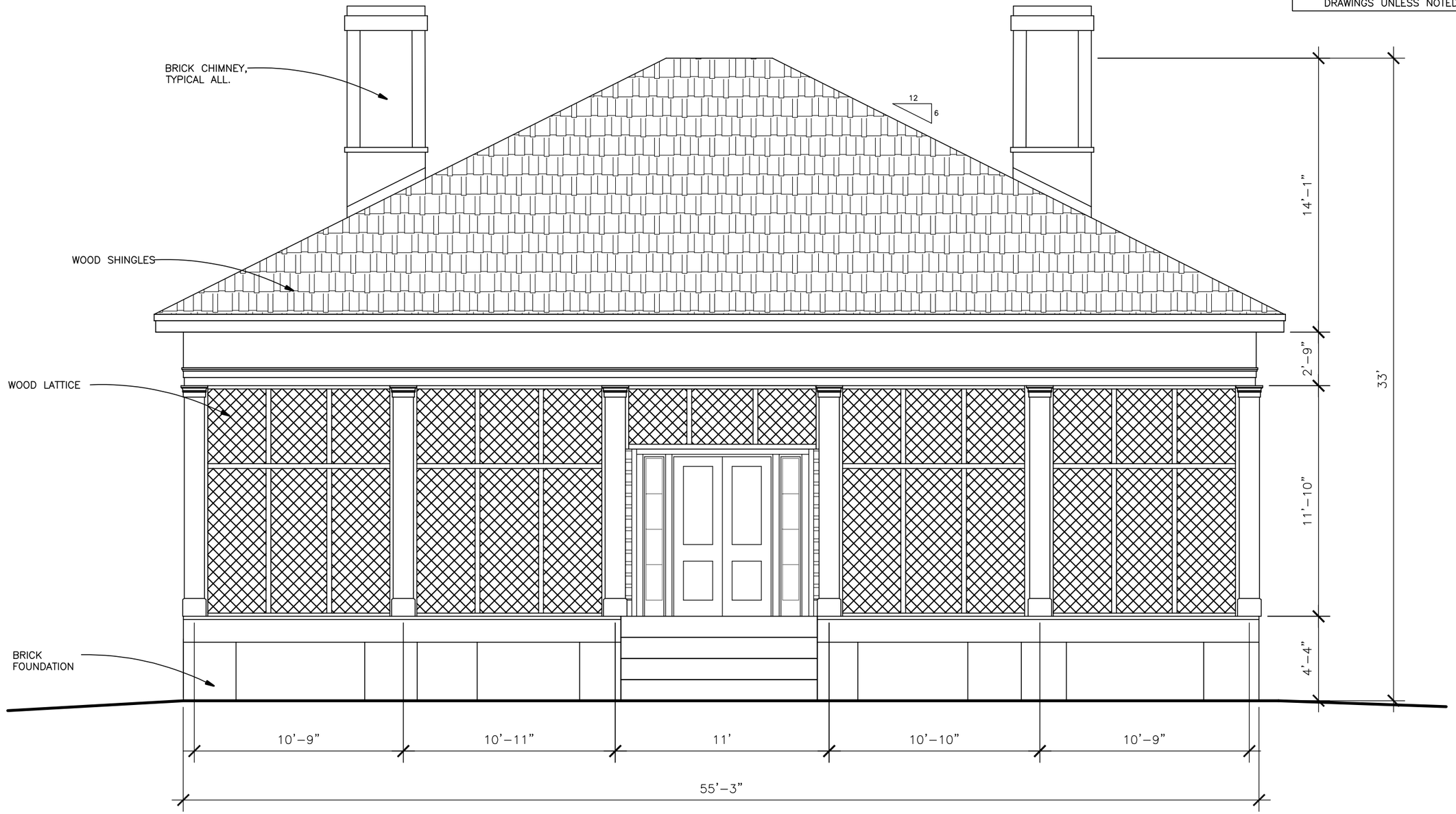
DESIGNED: JH DRAWN: LS TECH. REVIEW: JH DATE: 01/20/2023	SUB SHEET NO. A200	TITLE OF SHEET NORTH EXTERIOR ELEVATION COKER HOUSE HISTORIC STRUCTURE REPORT VICKSBURG NATIONAL MILITARY PARK	DRAWING NO. — PKG. NO. — SHEET 03 OF 07

06/31/21 11:45 R20 \\quinnevans.com\v\p\Projects\2020\42023710_VICK_CokerSher

(This Page Intentionally Left Blank)

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE MEASUREMENTS.
2. DRAWINGS ARE NOT BASED ON DIMENSIONAL SURVEY AND ALL ELEMENTS TO BE VERIFIED IN FIELD.
3. MATERIALS ARE TYPICAL FOR ALL DRAWINGS UNLESS NOTED.



1 A201 SOUTH EXTERIOR ELEVATION

SCALE OF FEET: 2 0 2 4 6

DESIGNED: JH DRAWN: LS TECH. REVIEW: JH DATE: 01/20/2023	SUB SHEET NO. A201	TITLE OF SHEET SOUTH EXTERIOR ELEVATION COKER HOUSE HISTORIC STRUCTURE REPORT VICKSBURG NATIONAL MILITARY PARK	DRAWING NO. — PKG. NO. — SHEET 04 OF 07

06/31/21 11:45 R20 \\quinnevans.com\x\p\Projects\2020\42023710_VICK_CokerSher

(This Page Intentionally Left Blank)

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE MEASUREMENTS.
2. DRAWINGS ARE NOT BASED ON DIMENSIONAL SURVEY AND ALL ELEMENTS TO BE VERIFIED IN FIELD.
3. MATERIALS ARE TYPICAL FOR ALL DRAWINGS UNLESS NOTED.



1 A202 SOUTH ELEVATION INTERIOR PORCH

2 0 2 4 6
SCALE OF FEET

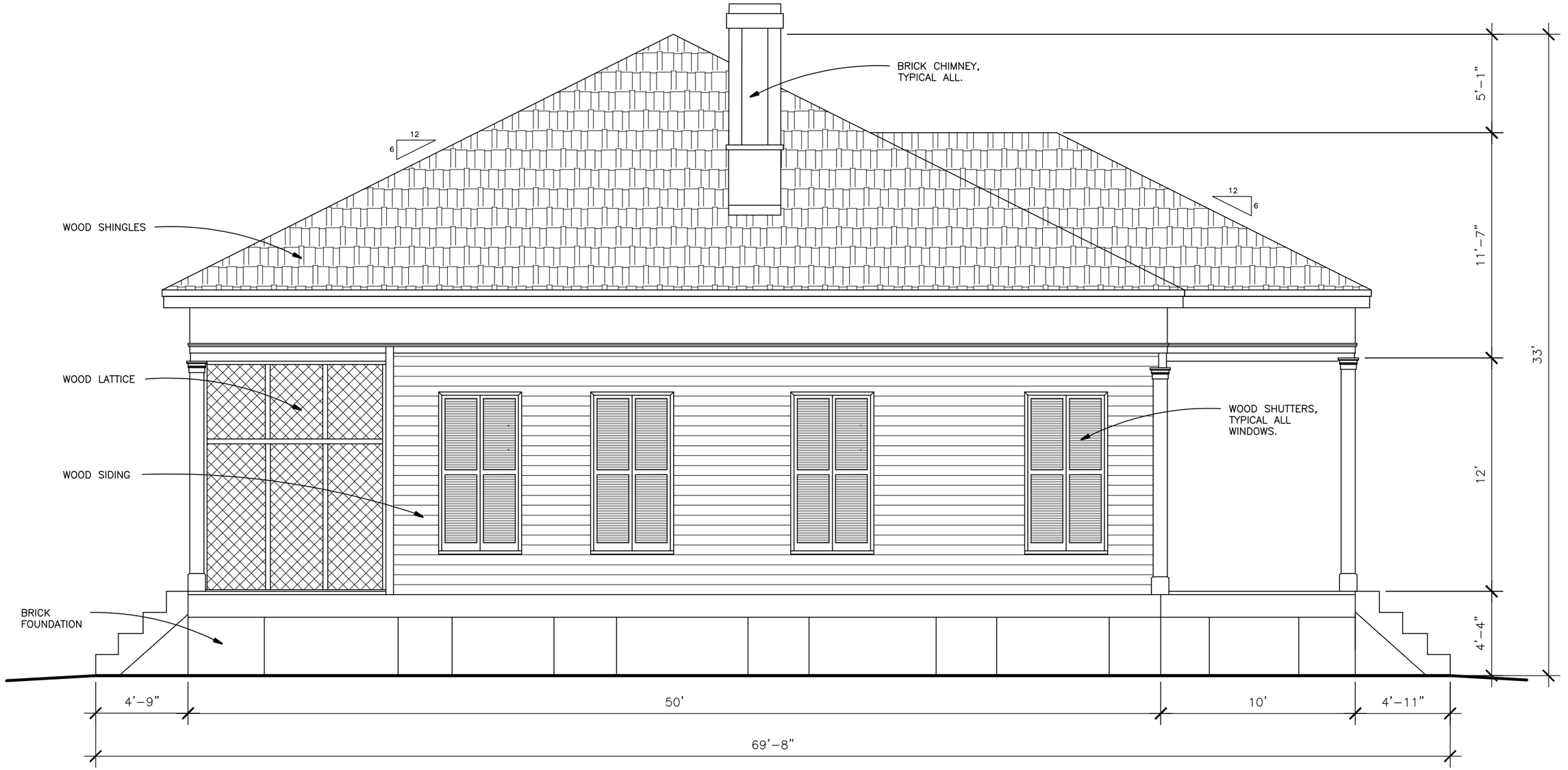
DESIGNED: JH DRAWN: LS TECH. REVIEW: JH DATE: 01/20/2023	SUB SHEET NO. A202	TITLE OF SHEET SOUTH ELEVATION INTERIOR PORCH COKER HOUSE HISTORIC STRUCTURE REPORT VICKSBURG NATIONAL MILITARY PARK	DRAWING NO. — PKG. NO. — SHEET 05 OF 07

06/31/21 11:45 R20 \\quinnevans.com\x\p\Projects\2020\42023710_VICK_CokerSher

(This Page Intentionally Left Blank)

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE MEASUREMENTS.
2. DRAWINGS ARE NOT BASED ON DIMENSIONAL SURVEY AND ALL ELEMENTS TO BE VERIFIED IN FIELD.
3. MATERIALS ARE TYPICAL FOR ALL DRAWINGS UNLESS NOTED.



1 / A203 EAST EXTERIOR ELEVATION

2 0 2 4 6
SCALE OF FEET

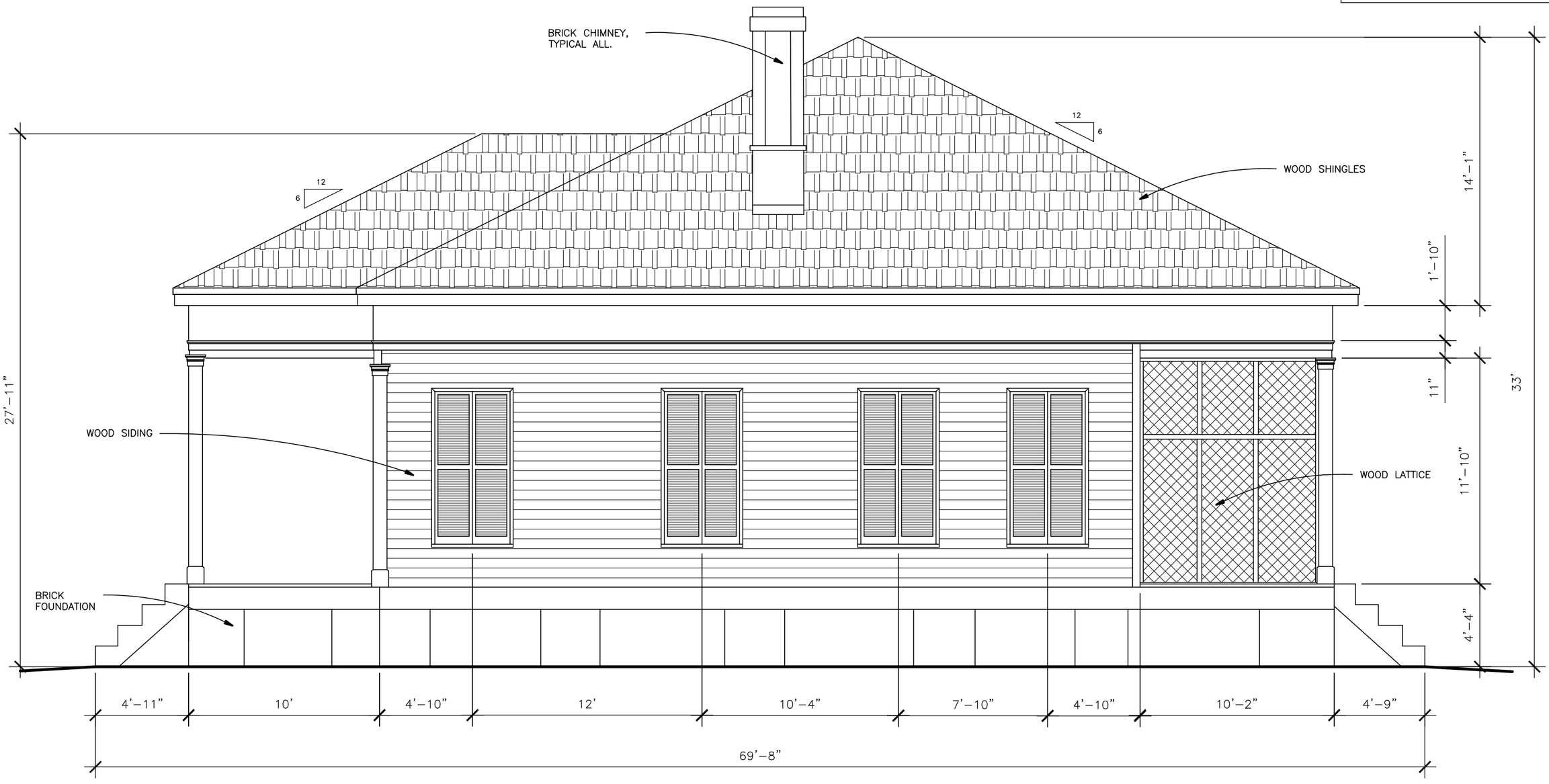
DESIGNED: JH DRAWN: LS TECH. REVIEW: JH DATE: 01/20/2023	SUB SHEET NO. A203	TITLE OF SHEET EAST EXTERIOR ELEVATION COKER HOUSE HISTORIC STRUCTURE REPORT VICKSBURG NATIONAL MILITARY PARK	DRAWING NO. — PKG. NO. — SHEET 06 OF 07

06/31/21 11:45 R20 \\quinnevans.com\x\p\Projects\2020\42023710_VICK_CokerSher

(This Page Intentionally Left Blank)

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE MEASUREMENTS.
2. DRAWINGS ARE NOT BASED ON DIMENSIONAL SURVEY AND ALL ELEMENTS TO BE VERIFIED IN FIELD.
3. MATERIALS ARE TYPICAL FOR ALL DRAWINGS UNLESS NOTED.



1 A204 WEST EXTERIOR ELEVATION

2 0 2 4 6
SCALE OF FEET

DESIGNED: JH DRAWN: LS TECH. REVIEW: JH DATE: 01/20/2023	SUB SHEET NO. A204	TITLE OF SHEET WEST EXTERIOR ELEVATION COKER HOUSE HISTORIC STRUCTURE REPORT VICKSBURG NATIONAL MILITARY PARK	DRAWING NO. — PKG. NO. — SHEET 07 OF 07

06/31/21 11:45 R20 \\quinnevans.com\x\p\Projects\2020\42023710_VICK_CokerSher

(This Page Intentionally Left Blank)

Appendix B
Episode Drawings

Sheet 1: Episode Plan Foundation Level

Sheet 2: Episode Plan Ground Level

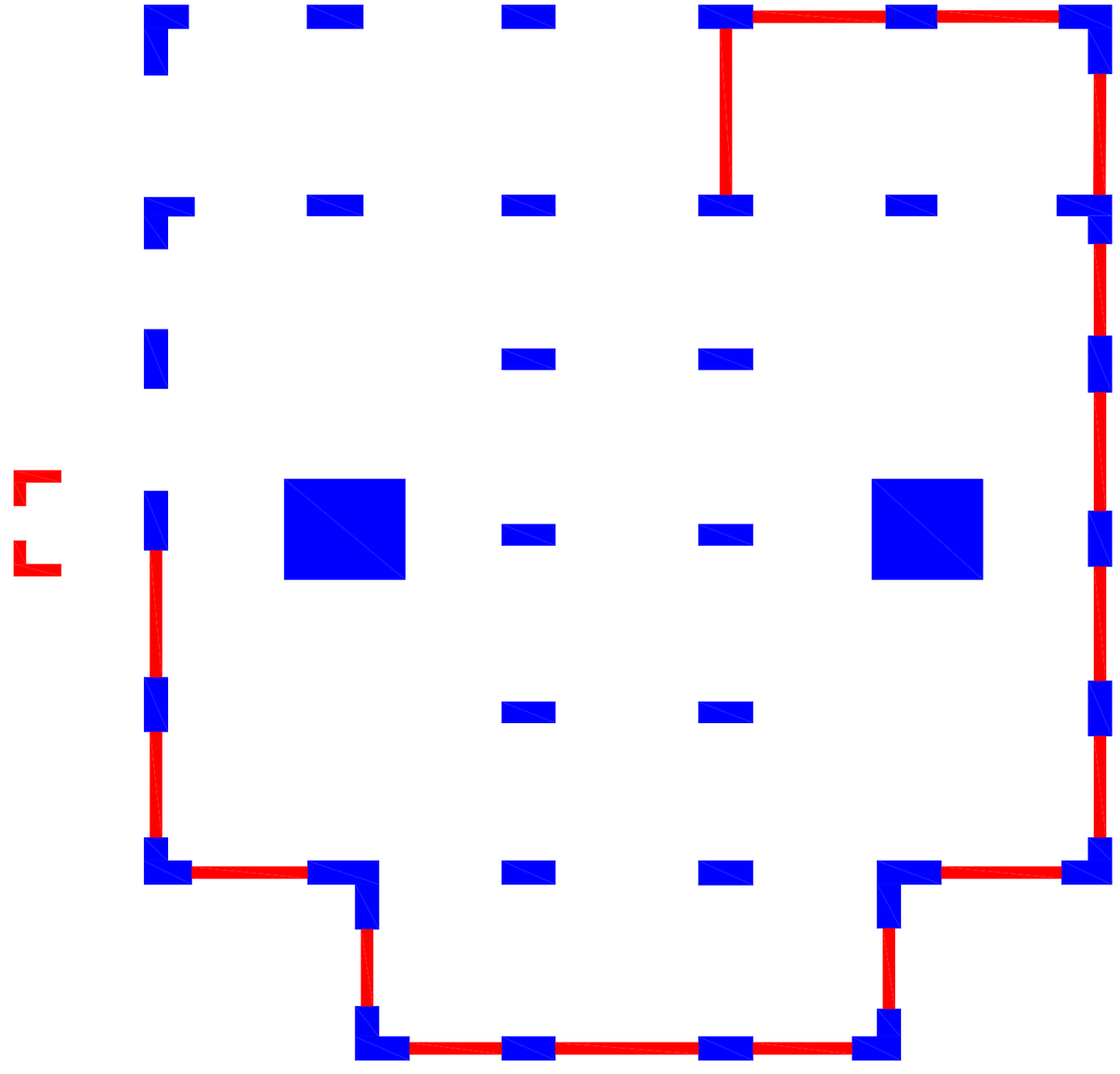
(This Page Intentionally Left Blank)

GENERAL NOTES

1. SPRINKLER SYSTEM INSTALLATION THROUGHOUT CA. 1950.
2. KITCHEN BUILDING LAYOUT, DIMENSIONS AND LOCATION IS APPROXIMATE BASED ON LIMITED PHOTOS AND DRAWINGS.

DRAWING LEGEND

- PRE–CIVIL WAR OCCUPANCY, ORIGINAL CONFIGURATION: 1798–1862
- VICKSBURG CAMPAIGN AND AFTERMATH: 1862–1864 (NO DOCUMENTED BUILDING CHANGES)
- POST–CIVIL WAR OCCUPANCY: 1865–1985
- RECONSTRUCTION AND PUBLIC OWNERSHIP: 1985–PRESENT
  - * SALVAGED ORIGINAL MATERIALS REINSTALLED DURING 2008 RECREATION.



1 / A300 EPISODE PLAN FOUNDATION LEVEL

TRUE NORTH

PLAN NORTH

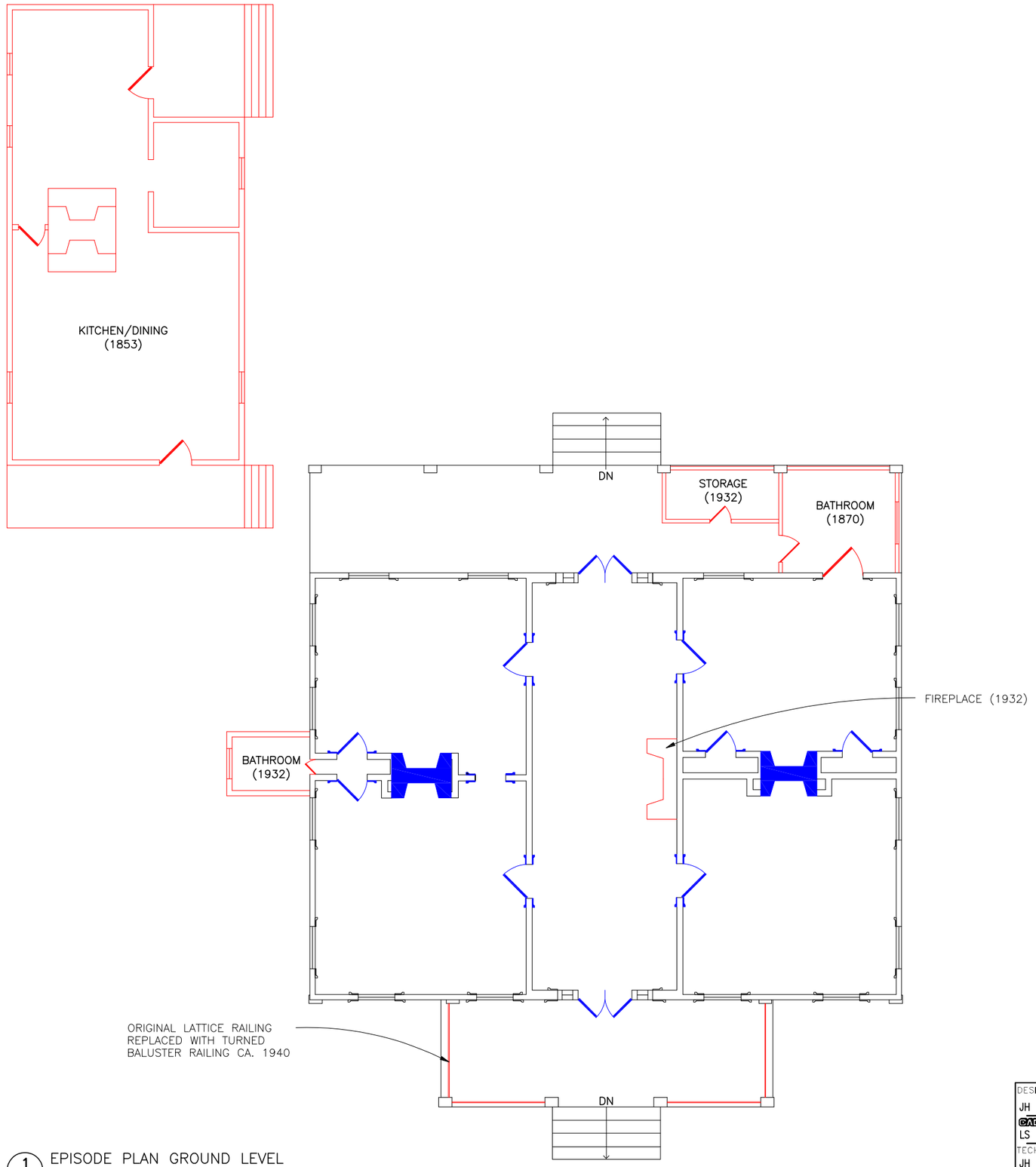
4 0 4 8 SCALE OF FEET

1/4" = 1'-0"

DESIGNED: JH	SUB SHEET NO. A300	TITLE OF SHEET: EPISODE PLAN FOUNDATION LEVEL COKER HOUSE HISTORIC STRUCTURE REPORT VICKSBURG NATIONAL MILITARY PARK	DRAWING NO. —
DADD LS			PKG. NO. —
TECH. REVIEW: JH			SHEET 01 OF 02
DATE: 01/20/2023			

06/31/21 11:45 R20 \\quinnevans.com\x\p\Projects\2020\42023710_VICK_CokerSher

(This Page Intentionally Left Blank)



1 A301 EPISODE PLAN GROUND LEVEL

GENERAL NOTES

1. SPRINKLER SYSTEM INSTALLATION THROUGHOUT CA. 1950.
2. KITCHEN BUILDING LAYOUT, DIMENSIONS AND LOCATION IS APPROXIMATE BASED ON LIMITED PHOTOS AND DRAWINGS.

DRAWING LEGEND

- PRE–CIVIL WAR OCCUPANCY, ORIGINAL CONFIGURATION: 1798–1862
- VICKSBURG CAMPAIGN AND AFTERMATH: 1862–1864 (NO DOCUMENTED BUILDING CHANGES)
- POST–CIVIL WAR OCCUPANCY: 1865–1985
- RECONSTRUCTION AND PUBLIC OWNERSHIP: 1985–PRESENT
  - * SALVAGED ORIGINAL MATERIALS REINSTALLED DURING 2008 RECREATION.

TRUE NORTH

PLAN NORTH

4 0 4 8
SCALE OF FEET

3/16" = 1'–0"

DESIGNED: JH DRAWN: LS TECH. REVIEW: JH DATE: 01/20/2023	SUB SHEET NO. A301	TITLE OF SHEET EPISODE PLAN GROUND LEVEL COKER HOUSE HISTORIC STRUCTURE REPORT VICKSBURG NATIONAL MILITARY PARK	DRAWING NO. — PKG. NO. — SHEET 02 OF 02

06/31/21 11:45 R20 \\quinnevans.com\v\Vg\Projects\2020\42023710_VICK_CokerSher

(This Page Intentionally Left Blank)

Appendix C
Treatment Drawings

Sheet 1: Treatment Plan Foundation Level

Sheet 2: Treatment Plan Ground Level

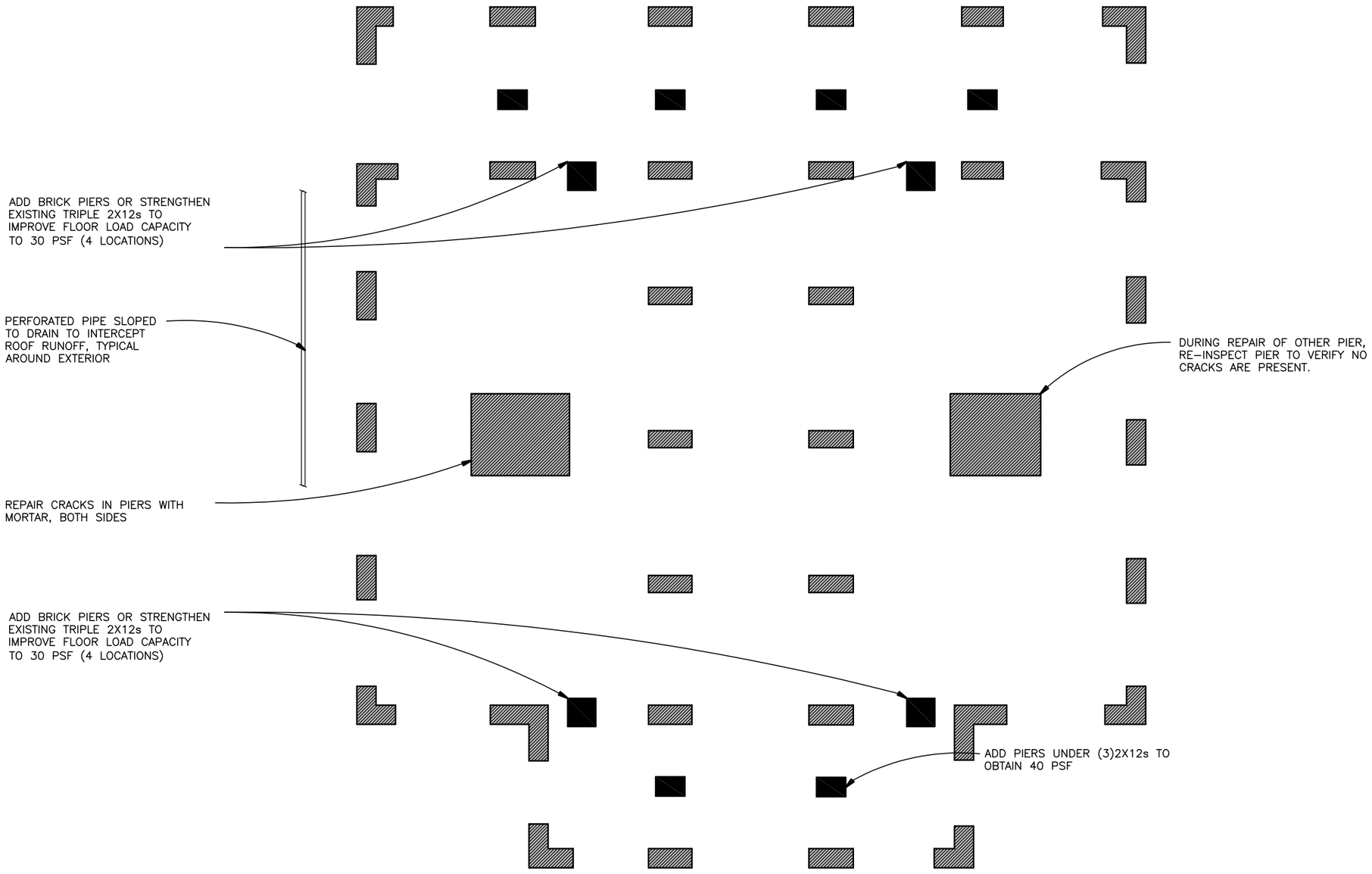
Sheet 3: North Treatment Elevation

Sheet 4: South Treatment Elevation

Sheet 5: East Treatment Elevation

Sheet 6: West Treatment Elevation

(This Page Intentionally Left Blank)



1 A500 TREATMENT PLAN FOUNDATION LEVEL

TRUE NORTH

PLAN NORTH

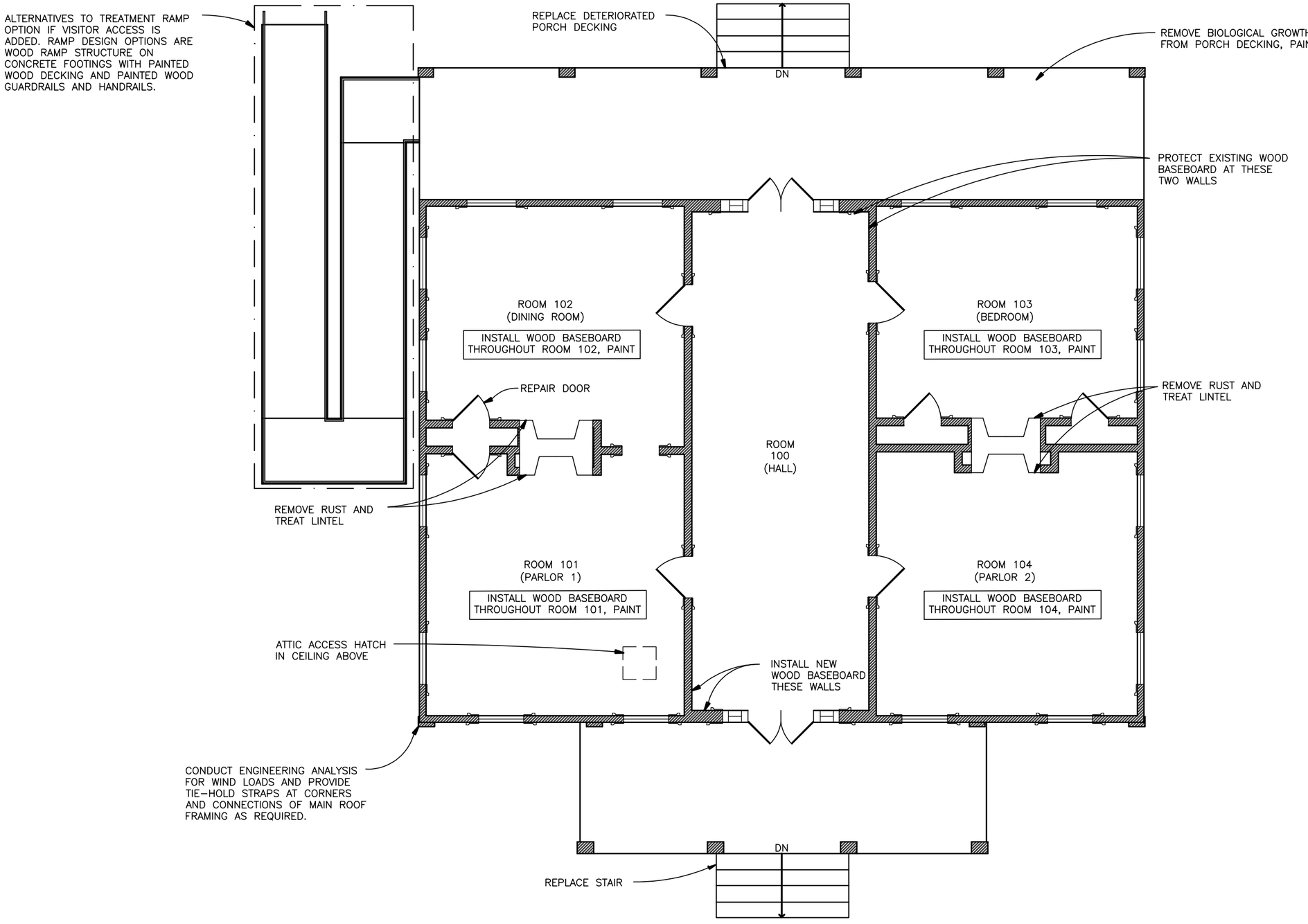
4 0 4 8
SCALE OF FEET

1/4" = 1'-0"

DESIGNED: JH DRAWN: LS TECH. REVIEW: JH DATE: 01/20/2023	SUB SHEET NO. A500	TITLE OF SHEET TREATMENT PLAN FOUNDATION LEVEL COKER HOUSE HISTORIC STRUCTURE REPORT VICKSBURG NATIONAL MILITARY PARK	DRAWING NO. — PKG. NO. — SHEET 01 OF 06

06/31/21 11:45 R20 \\quinnevans.com\v\lp\Projects\2020\42023710_VICK_CokerSher

(This Page Intentionally Left Blank)



1 A501 TREATMENT PLAN GROUND LEVEL

GENERAL NOTES

1. MATERIALS ARE TYPICAL FOR ALL DRAWINGS UNLESS NOTED.
2. COMPLETE RECONSTRUCTION OF BUILDING INTERIOR INCLUDING:
   - 2.1. PLASTER FINISH ON WALLS AND CEILINGS, PAINT.
   - 2.2. FINISH FLOORING INSTALLATION.
   - 2.3. REFURBISH DOOR HARDWARE AND REPLACE MISSING DOOR TRIM ELEMENTS.
3. PROVIDE ANNUAL INSECT INSPECTIONS AND TREATMENTS.

TRUE NORTH

PLAN NORTH

4 0 4 8 SCALE OF FEET

1/4" = 1'-0"

DESIGNED: JH	SUB SHEET NO. A501	TITLE OF SHEET: TREATMENT PLAN GROUND LEVEL COKER HOUSE HISTORIC STRUCTURE REPORT VICKSBURG NATIONAL MILITARY PARK	DRAWING NO. —
PADD LS			PKG. NO. —
TECH. REVIEW: JH			SHEET 02 OF 06
DATE: 01/20/2023			

06/31/21 11:45 R20 \\quinnevans.com\v\vp\Projects\2020\42023710_VICK_CokerSher

(This Page Intentionally Left Blank)

GENERAL NOTES

1. MATERIALS ARE TYPICAL FOR ALL DRAWINGS UNLESS NOTED.
2. REMOVE BIOLOGICAL GROWTH FROM BUILDING EXTERIOR.
3. REFURBISH EXTERIOR DOORS AND HARDWARE, INCLUDE WEATHERSTRIPPING.



1 / A600 NORTH TREATMENT ELEVATION

2 0 2 4 6
SCALE OF FEET

DESIGNED: JH DRAWN: LS TECH. REVIEW: JH DATE: 01/20/2023	SUB SHEET NO. A600	TITLE OF SHEET NORTH TREATMENT ELEVATION COKER HOUSE HISTORIC STRUCTURE REPORT VICKSBURG NATIONAL MILITARY PARK	DRAWING NO. — PKG. NO. — SHEET 03 OF 06

06/31/21 11:45 R20 \\quinnevans.com\x\p\Projects\2020\42023710_VICK_CokerSher

(This Page Intentionally Left Blank)

GENERAL NOTES

1. MATERIALS ARE TYPICAL FOR ALL DRAWINGS UNLESS NOTED.
2. REMOVE BIOLOGICAL GROWTH FROM BUILDING EXTERIOR.
3. REFURBISH EXTERIOR DOORS AND HARDWARE, INCLUDE WEATHERSTRIPPING.



1 / A601 SOUTH TREATMENT ELEVATION

2 0 2 4 6
SCALE OF FEET

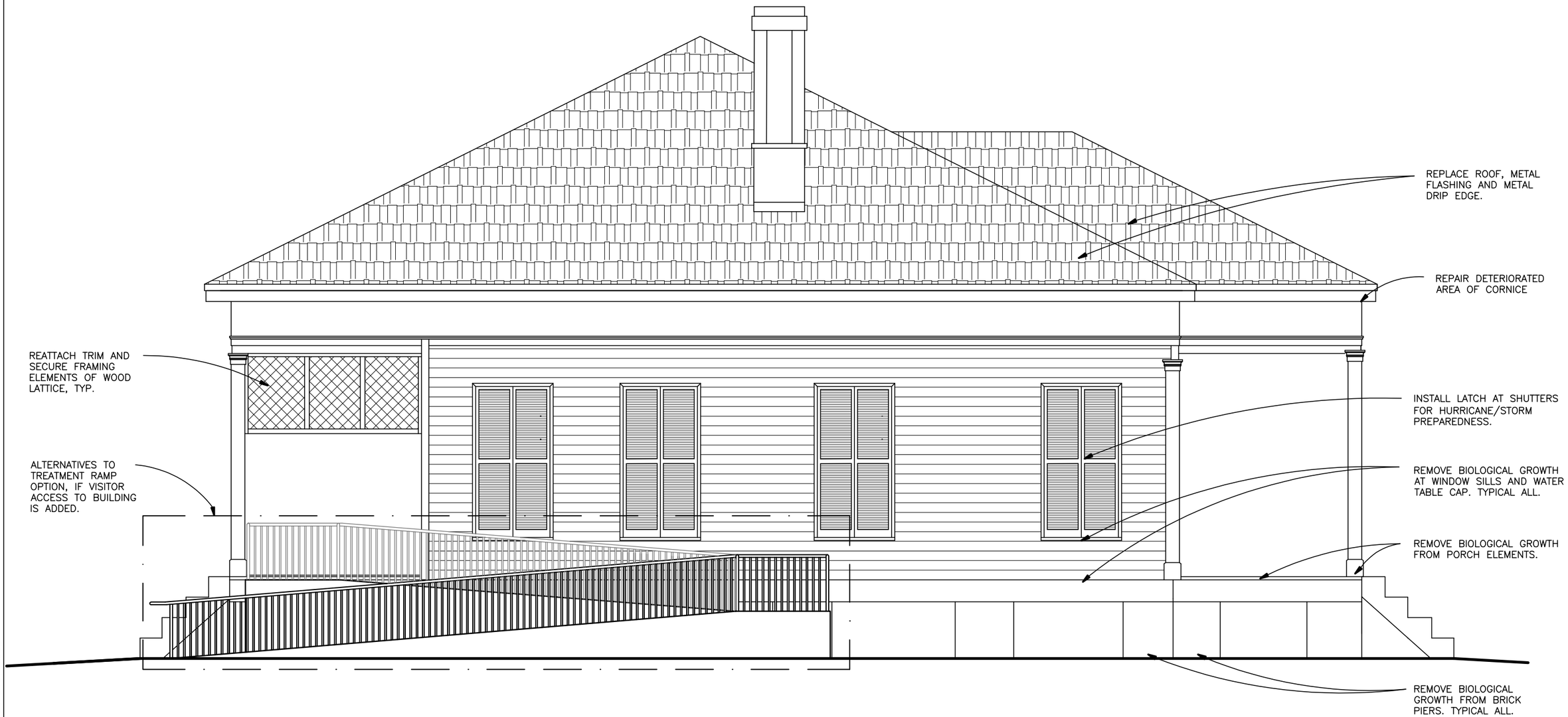
DESIGNED: JH DRAWN: LS TECH. REVIEW: JH DATE: 01/20/2023	SUB SHEET NO. A601	TITLE OF SHEET SOUTH TREATMENT ELEVATION COKER HOUSE HISTORIC STRUCTURE REPORT VICKSBURG NATIONAL MILITARY PARK	DRAWING NO. — PKG. NO. — SHEET 04 OF 06

06/31/21 11:45 R20 \\quinnevans.com\x\p\Projects\2020\42023710_VICK_CokerSher

(This Page Intentionally Left Blank)

GENERAL NOTES

1. MATERIALS ARE TYPICAL FOR ALL DRAWINGS UNLESS NOTED.
2. REMOVE BIOLOGICAL GROWTH FROM BUILDING EXTERIOR.
3. REFURBISH EXTERIOR DOORS AND HARDWARE, INCLUDE WEATHERSTRIPPING.



1 / A602 EAST TREATMENT ELEVATION

2 0 2 4 6
SCALE OF FEET

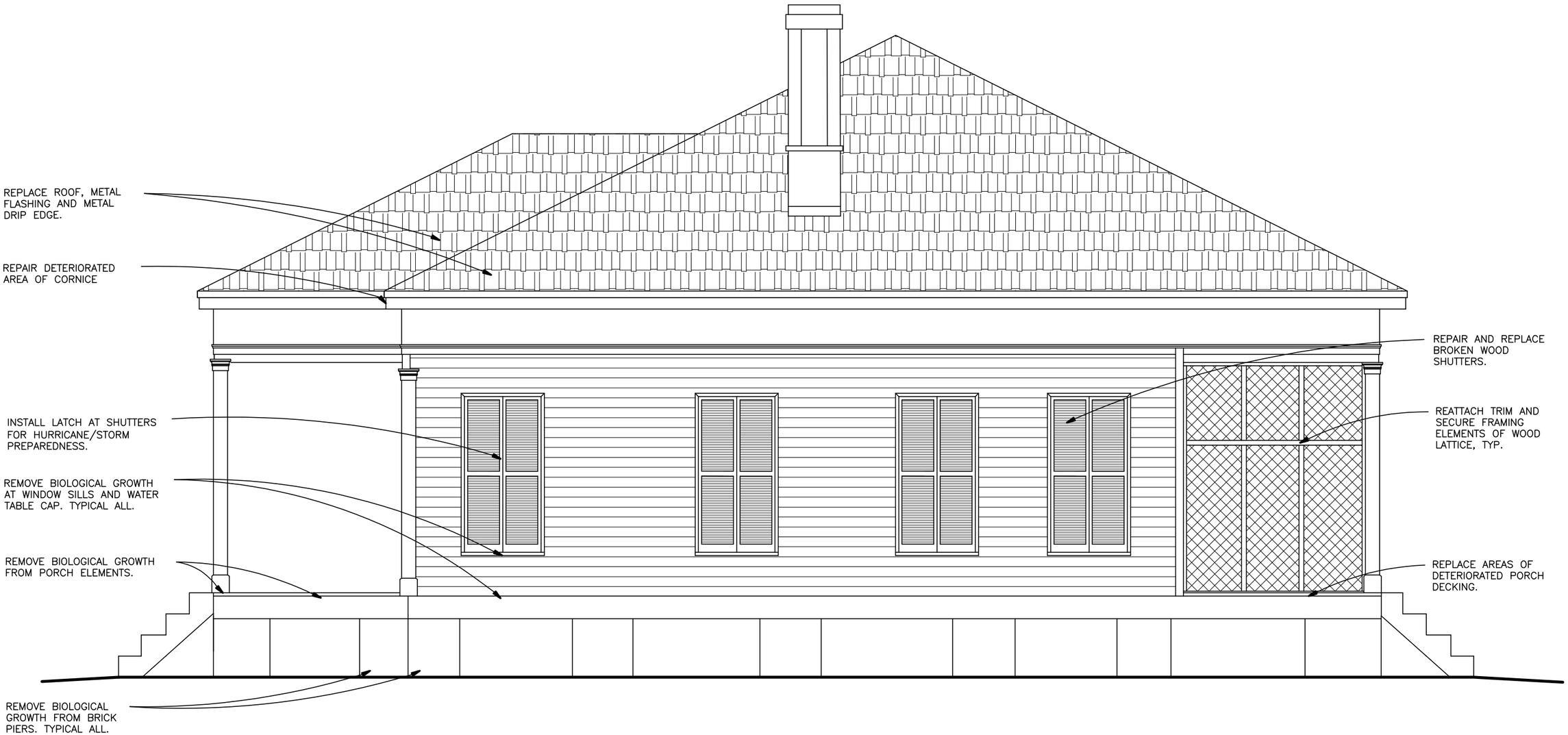
DESIGNED: JH DRAWN: LS TECH. REVIEW: JH DATE: 01/20/2023	SUB SHEET NO. A602	TITLE OF SHEET EAST TREATMENT ELEVATION COKER HOUSE HISTORIC STRUCTURE REPORT VICKSBURG NATIONAL MILITARY PARK	DRAWING NO. PKG. NO. SHEET 05 OF 06

06/31/21 11:45 R20 \\quinnevans.com\x\p\Projects\2020\42023710_VICK_CokerSher

(This Page Intentionally Left Blank)

GENERAL NOTES

1. MATERIALS ARE TYPICAL FOR ALL DRAWINGS UNLESS NOTED.
2. REMOVE BIOLOGICAL GROWTH FROM BUILDING EXTERIOR.
3. REFURBISH EXTERIOR DOORS AND HARDWARE, INCLUDE WEATHERSTRIPPING.



1 / A603 WEST TREATMENT ELEVATION

2 0 2 4 6
SCALE OF FEET

DESIGNED: JH DRAWN: LS TECH. REVIEW: JH DATE: 01/20/2023	SUB SHEET NO. A603	TITLE OF SHEET WEST TREATMENT ELEVATION COKER HOUSE HISTORIC STRUCTURE REPORT VICKSBURG NATIONAL MILITARY PARK	DRAWING NO. — PKG. NO. — SHEET 06 OF 06

06/31/21 11:45 R20 \\quinnevans.com\x\u\Projects\2020\42023710_VICK_CokerSher

(This Page Intentionally Left Blank)

Appendix D

2021 Materials Analysis Report, Terracon

GENERAL OBSERVATION REPORT

Report Number: N1201306.0003
Service Date: 05/25/21
Report Date: 05/25/21

Terracon
611 Lunken Park Dr
Cincinnati, OH 45226-1813
513-321-5816

Client
Quinn Evans Architects
Attn: Ruth Mills
219 1/2 N Main St
Ann Arbor, MI 48104-1412

Project
HSR Coker and Shaifer House
Vicksburg National Military Park
Vicksburg, MS

Project Number: N1201306

Terracon has completed analysis of the paint coatings samples and grout samples obtained from a site visit to The Coker House on the Champion Hill Battlefield Park. The results of the analysis are as follows:

Mortar Samples:

Two mortar samples were obtained. One was obtained from a brick foundation pier under the house, and a second was obtained from the upper portion of the interior second floor fireplace. The two samples were submitted to our Senior Petrographer Mr. terry Stransky for analysis. Results of the analysis are as follows:

1. Colors of the two samples are similar
2. Mortar from the foundation pier appears to be a lime based mortar, with carbonated lime nodules up to about ¼ inch in size. The sand in this mortar consists predominantly of sub-rounded to sub-angular quartz, with subordinate igneous rocks and a trace amount of heavy minerals. Maximum grain size appears to be #8 sieve size.

3. Mortar from the fireplace room does not exhibit any visible lime, and may be only Portland cement based. This is finer grained than the foundation mortar, maybe a #16 sieve size. Aggregate composition and shape is similar to that of the foundation mortar.

Paint Samples:

Two paint samples were obtained from items within the structure that appear to be original to the house. One sample was obtained from one of the original fireplace mantels. The color of the paint appeared to be black. Note that the sample was of insufficient size to perform a comprehensive elemental analysis.

The second sample was obtained from the face of an exterior column and was of sufficient size to determine the elements within the paint. The paint consisted primarily of lead (almost 17%) and lesser amounts of silica, Zinc and Cadmium. It appears that significant amounts of lead oxide were used to produce the white coloration of the paint. Elemental analysis of the paint is as follows:

The tests were performed in general accordance with applicable ASTM, AASHTO, or DOT test methods. This report is exclusively for the use of the client indicated above and shall not be reproduced except in full without the written consent of our company. Test results transmitted herein are only applicable to the actual samples tested at the location(s) referenced and are not necessarily indicative of the properties of other apparently similar or identical materials.

GENERAL OBSERVATION REPORT

Report Number: N1201306.0003
Service Date: 05/25/21
Report Date: 05/25/21

Terracon
611 Lunken Park Dr
Cincinnati, OH 45226-1813
513-321-5816

Client
Quinn Evans Architects
Attn: Ruth Mills
219 1/2 N Main St
Ann Arbor, MI 48104-1412

Project
HSR Coker and Shaifer House
Vicksburg National Military Park
Vicksburg, MS

Project Number: N1201306

Tests	Results/Units
Ag	0.001%
Al	0.30%
As	0.028%
B	0.005%
Bi	0.001%
Ca	2.51%
Cd	0.003%
Co	0.002%
Cr	0.004%
Cu	0.017%
Fe	0.55%
Mg	0.18%
Mn	0.038%
Nb	0.001%
Pb	16.51%
Sb	0.003%
Si	1.10%
Sn	0.006%
Sr	0.011%
Ti	0.90%
Zn	1.74%

The tests were performed in general accordance with applicable ASTM, AASHTO, or DOT test methods. This report is exclusively for the use of the client indicated above and shall not be reproduced except in full without the written consent of our company. Test results transmitted herein are only applicable to the actual samples tested at the location(s) referenced and are not necessarily indicative of the properties of other apparently similar or identical materials.

GENERAL OBSERVATION REPORT

Report Number: N1201306.0003
Service Date: 05/25/21
Report Date: 05/25/21

Terracon
611 Lunken Park Dr
Cincinnati, OH 45226-1813
513-321-5816

Client
Quinn Evans Architects
Attn: Ruth Mills
219 1/2 N Main St
Ann Arbor, MI 48104-1412

Project
HSR Coker and Shaifer House
Vicksburg National Military Park
Vicksburg, MS

Project Number: N1201306

Elements Range	Tests
0.001 - 0.01 %	Ag, Bi, Nb, Co, Cd, Sb, Cr, B, Sn,
0.01 - 0.1 %	Sr, Cu, As, Mn,
0.1 - 0.5 %	Mg, Al,
0.5 - 1.0 %	Fe, Ti,
1.0 - 5.0 %	Si, Zn, Ca,
10.0 - 25.0 %	Pb,
Elements Looked for but not detected (<0.001%)	Be, Ge, In, Mo, Ni, V, W, Zr,

Services: Perform laboratory materials testing as requested by client.

Terracon Rep.: Chris Dumford, CWI
Reported To:
Contractor:
Report Distribution:
(1) Quinn Evans Architects, Ruth Mills

Reviewed By: Wil Beckwith

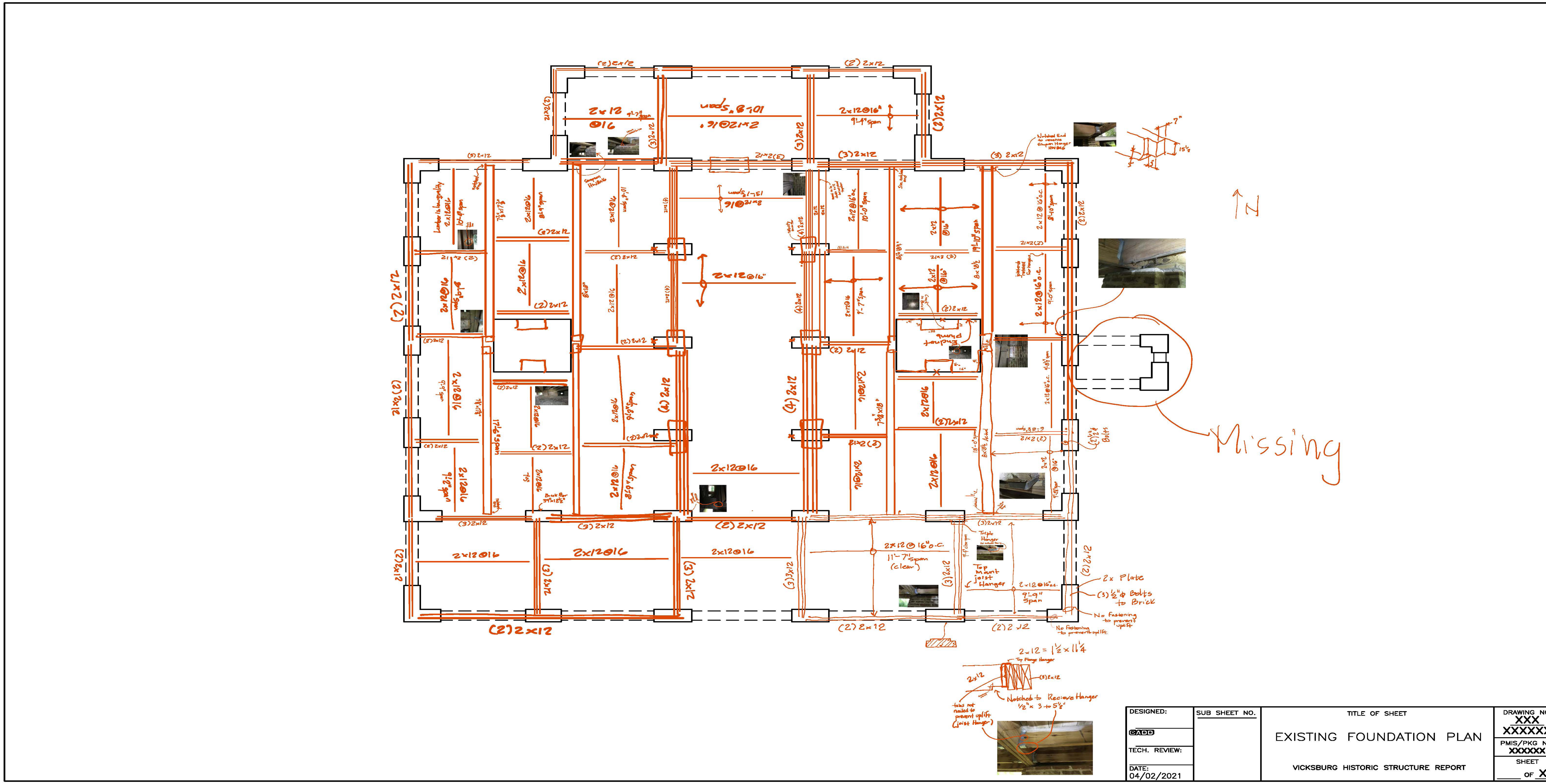
Wil V. Beckwith, P.E.
Materials Engineering Manager

The tests were performed in general accordance with applicable ASTM, AASHTO, or DOT test methods. This report is exclusively for the use of the client indicated above and shall not be reproduced except in full without the written consent of our company. Test results transmitted herein are only applicable to the actual samples tested at the location(s) referenced and are not necessarily indicative of the properties of other apparently similar or identical materials.

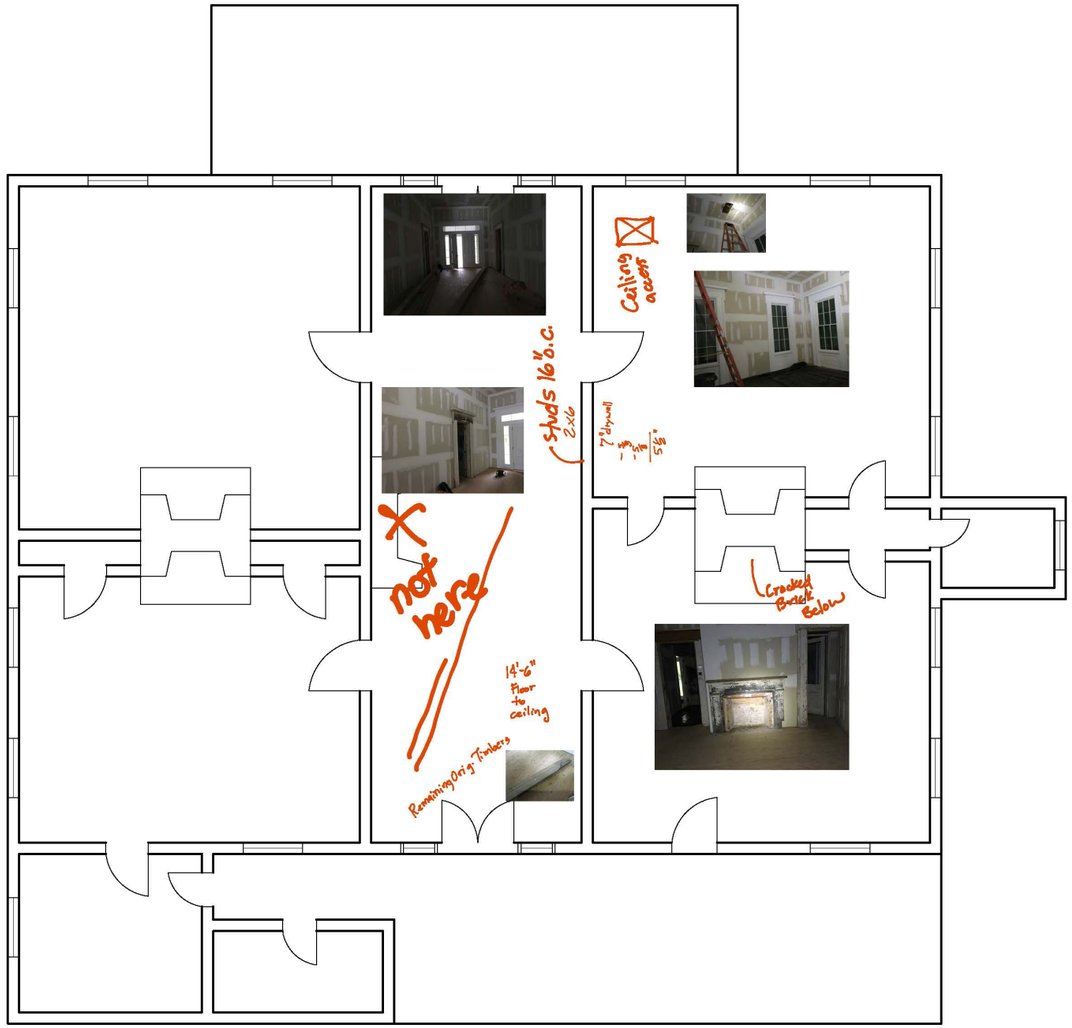
Appendix E

2021 Survey Field Notes, McMullan

(This Page Intentionally Left Blank)

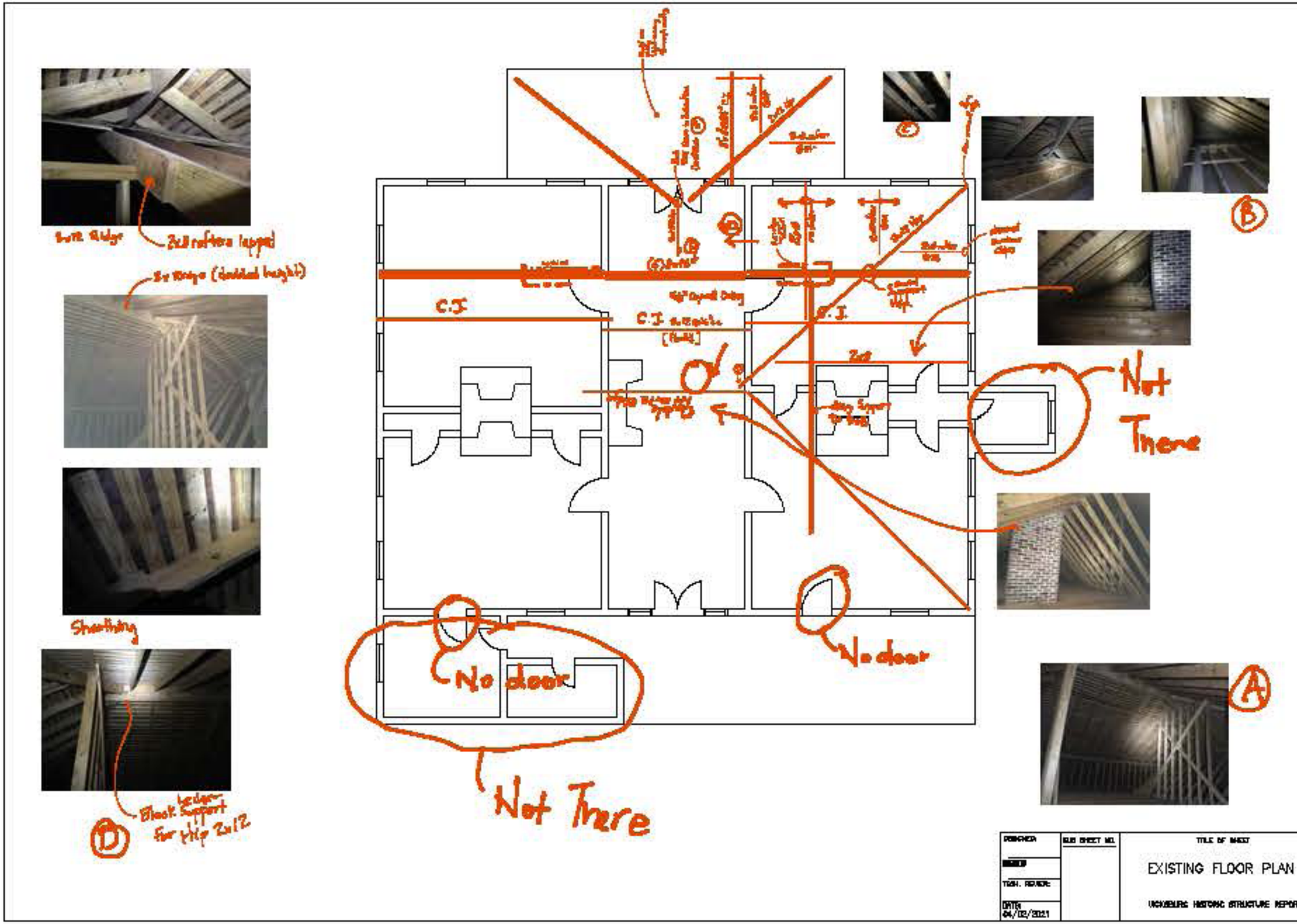

Missing
N
Notched End to receive Simpson Hanger HW816
2x Plate
(3) 1/2"⌀ Bolts to Brick
No fastening to prevent uplift
2x12 = 1 1/2 x 11 1/4
Top Flange Hanger
(3)2x12
Notched to Recieve Hanger 1/2" x 3 to 5 1/8"
tabs not nailed to prevent uplift (joist Hanger)
Top Mount joist Hanger
Triple Hanger
2x12 @ 16" o.c.
11'-7" span (clear)
9'-9" Span
(2)2x12
(3)2x12
(4) 2x12
2x12@16"
Lumber is low quality
Brick Pier
Simpson HW8x16
DESIGNED:
CADD
TECH. REVIEW:
DATE:
04/02/2021
SUB SHEET NO.
TITLE OF SHEET
EXISTING FOUNDATION PLAN
VICKSBURG HISTORIC STRUCTURE REPORT
DRAWING NO.
XXX
XXXXXX
PMIS/PKG NO.
XXXXXX
SHEET
OF XX

(This Page Intentionally Left Blank)



DESIGNED: CADD TECH. REVIEW: DATE: 04/02/2021	SUB SHEET NO.	TITLE OF SHEET EXISTING FLOOR PLAN VICKSBURG HISTORIC STRUCTURE REPORT	DRAWING NO. XXX XXXXXX PMIS/PKG NO. XXXXXX SHEET ___ OF XX

(This Page Intentionally Left Blank)



DESIGNED	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO. XXX XXXXXXX
DRAWN		EXISTING FLOOR PLAN	PWIS/PMS NO. XXXXXX
TECH. REVIEW		VICKSBURG HISTORIC STRUCTURE REPORT	SHEET ___ OF XX
DATE 04/02/2021			

(This Page Intentionally Left Blank)

Appendix F

1986 Coker House Condition Assessment by Georgia Institute of Technology

5-2-86

049-EDW-5002
NHL

STATE OF MISSISSIPPI
DEPARTMENT OF ARCHIVES AND HISTORY
P. O. BOX 571
JACKSON, MISSISSIPPI 39205-0571

BOARD OF TRUSTEES
WILLIAM F WINTER PRESIDENT
JOHN K BETTERSWORTH
ARCH DALRYMPLE III
HERMAN B DECELL
FRANK E EVERETT JR
MRS MITCHELL ROBINSON
ESTUS SMITH
EVERETTE TRULY
SHERWOOD W WISE
ELBERT R HILLIARD
DIRECTOR

April 24, 1986

Ms. Beth Grashof
Center of Architectural Conservation
College of Architecture
Georgia Institute of Technology
Atlanta, Georgia 30332-0155

Dear Beth:

Enclosed please find the draft of the Coker House condition assessment. We appreciate your sending us a copy for comment.

The assessment is excellent. While we have made a few minor notes on the draft, there were no substantive changes needed. I was particularly glad to see included in the report information concerning reconstruction of the original kitchen to contain modern facilities.

Again, thanks for providing us with the draft. We will be looking forward to receiving a copy of the final report. If we can be of assistance, please feel free to call on us.

Sincerely,

Kenneth H. P'Pool
Director
Division of Historic Preservation

KHP/rm

cc: Jean Travers

Center for Architectural Conservation

College of Architecture
Georgia Institute of Technology
Atlanta, Georgia 30332-0155

(404) 894-3390

April 7, 1986

Ken P'Pool
Department of Archives & History
P.O. Box 571
Jackson, MS 39205

Dear Ken,

Jean Travers asked me to send you a copy of the draft Condition Assessment Report for the Coker House. Please ignore the apparent typos, they are the result of bugs in the software which are in the process of being cleaned up. Please review the report carefully and return it to me with your comments, or any questions you might have, by April 25. I can be reached by phone at (404) 894-3874, if necessary. Thank you.

Sincerely.

Beth Grashof

Beth Grashof

BG:dh

Enclosure

PPool.407
Admin #23

<< NATIONAL HISTORIC LANDMARK - BUILDING CONDITION ASSESSMENT >>

THE COKER HOUSE

EDWARDS, MISSISSIPPI

DRAFT

The reporting process for the National Historic Landmark Building Condition Assessments has been funded by an Historic Preservation Fund Grant awarded by the National Park Service to the Georgia State Historic Preservation Office. It has been developed by the Center for Architectural Conservation, College of Architecture, Georgia Institute of Technology, Atlanta, Georgia, with the technical guidance of the Preservation Assistance Division, National Park Service, Washington, D.C. and the assistance of the Georgia State Historic Preservation Office, Atlanta, Georgia.

TABLE OF CONTENTS

PROJECT STATEMENT.....ii

DEFINITIONS.....iii

BUILDING PHOTOGRAPHS/PLANS.....vii

BUILDING REPORT.....1

PROJECT STATEMENT

As part of its initiative to provide technical assistance to National Historic Landmarks, the National Park Service is coordinating the preparation of indepth condition assessment reports on selected threatened historic properties. These planning reports are uniform in format and provide current, precise information on the physical condition of each landmark structure inspected. This information will assist present owners and potential buyers in evaluating the technical and economic feasibility of rehabilitating landmarks while preserving those qualities which led to their designation. The information will also be used by the National Park Service to report to Congress more accurately on the status of America's threatened National Historic Landmarks.

The condition assessment is based on a comprehensive field inspection conducted by a team of professional architects and/or engineers who prepare a report assessing the findings of the inspection and recommending, where necessary, appropriate repair and historic preservation treatments consistent with the Secretary of the Interior's STANDARDS FOR HISTORIC PRESERVATION PROJECTS. A condition assessment report consists of the following information:

1) Administrative Data- Information on the history and significance of the building, its location and size, and other background data.

2) Inventory Data- Information on architectural and engineering items, describing the major building elements, ranking the historic significance of each of these elements, determining the condition of the elements, and identifying the priority of each of the work needs.

3) Inspection Data- Information on deficiencies identified through the inventory process, describing and proposing corrective action. In most instances, material and labor costs are estimated based on R.S. Means estimating guides.

4) Management Cost Summary- A one page matrix of costs for all recommended work. The matrix gives a clear picture of costs to correct the identified deficiencies.

5) Graphic Data- A site sketch and single line drawings of existing floor plans indicating room use, bearing walls and historical development of the building form. Color photocopies of exterior and representative interior photographs of the building are also provided.

DEFINITIONS

CONDITION

An element is evaluated as Good when:

- the element is intact, structurally sound and performing its intended purpose
- there are few or no cosmetic imperfections
- the element needs no repair and only minor or routine maintenance

An element is evaluated as Fair when:

- there are early signs of wear, failure, or deterioration, though the element is generally structurally sound and performing its intended purpose
- there is failure of a sub-component of the element
- replacement of up to 25% of the element or replacement of a defective sub-component is required.

An element is evaluated as Poor when:

- the element is no longer performing its intended purpose
- the element is missing
- deterioration or damage affects more than 25% of the element and cannot be adjusted or repaired
- the element shows signs of imminent failure or breakdown
- the element requires major repair or replacement

TREATMENT RATINGS

Preservation: Defined as the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure.

Element: Defined as the basic component or issue on which the program collects information for inventory use. An element may be an architectural feature, structural component, engineering system or a functional requirement.

1. PRESERVE

Statement of Importance:

- the element is associated with those qualities for which the property was designated an NHL and dates from this period(s) of significance, or

- the element is highly distinctive architecturally and dates to the NHL's period(s) of significance, and

- the level of damage or deterioration is such that it is still feasible to preserve.

Condition: Poor to good- Preserve

2. PRESERVE WHEREVER POSSIBLE- IF TOO DETERIORATED TO SAVE, ELEMENT MUST BE REPLACED IN-KIND

Statement of Importance:

- the element has aquired significance in its own right or makes an important contribution to other historic periods or levels of significance identified for the property, or

- the element makes a significant contribution either to the property's historic appearance or as an integral part of the buildings historic construction, or

- the element meets "1" level criteria but preservation is not feasible.

~~Condition: Fair to good- Preserve~~
Poor- Replace

Note Exception: If the element is antiquated and no longer serves a functioning role, retain it, in situ, as an historic artifact, wherever possible.

3. PRESERVE WHEREVER POSSIBLE- IF TOO DETERIORATED TO SAVE, ELEMENT MUST BE REPLACED WITH COMPATIBLE MATERIAL AND DESIGN.

Statement of Importance:

- the element contributes to the historic appearance of the building and dates either to the period(s) of historic significance or represents later, sensitive repair or replacement work, or

- the element dates to the historic period(s) of significance of the building and represents a substantial amount of historic fabric.

Condition: Fair to good- Preserve
Poor- Replace

4. PRESERVE WHERE THERE IS NO COMPELLING REASON FOR REMOVAL; UNDERTAKE ALL NECESSARY ALTERATION WORK AS SENSITIVELY AS POSSIBLE, INCLUDING ANY DEMOLITION WORK.

Statement of Importance:

- the element dates to the historic period(s) of significance of the building or is a later, sensitive repair, but does not represent a substantial amount of historic fabric, is not distinctive, nor does it make any measurable contribution to the building's historic appearance or system of construction.

Condition: Fair to good- Preserve
Poor- Alter/Replace

5. REMOVE/ALTER/REPLACE; UNDERTAKE ALL SUCH NEW WORK AS SENSITIVELY AS POSSIBLE.

Statement of Importance:

- the element is not significant and through design or condition detracts from the historic appearance of the building, or

- the element is a poor design and/or construction detail which contributes to the deterioration of the landmark, or

- the element creates a serious code violation which can not be mitigated. (In cases where mitigation is not possible, removal or alteration of the element may, in some cases, take precedence over higher ratings normally assigned to the element.)

Condition: Poor to good- Remove/Replace

6. SPECIFIED TREATMENT IS NOT REQUIRED, HOWEVER, IF ANY WORK IS DONE ON THIS ELEMENT IT SHOULD BE SYMPATHETIC TO THE HISTORIC QUALITIES OF THE LANDMARK.

Statement of Importance:

- the element has no historic value.

PRIORITY

A Critical deficiency of an element exists where:

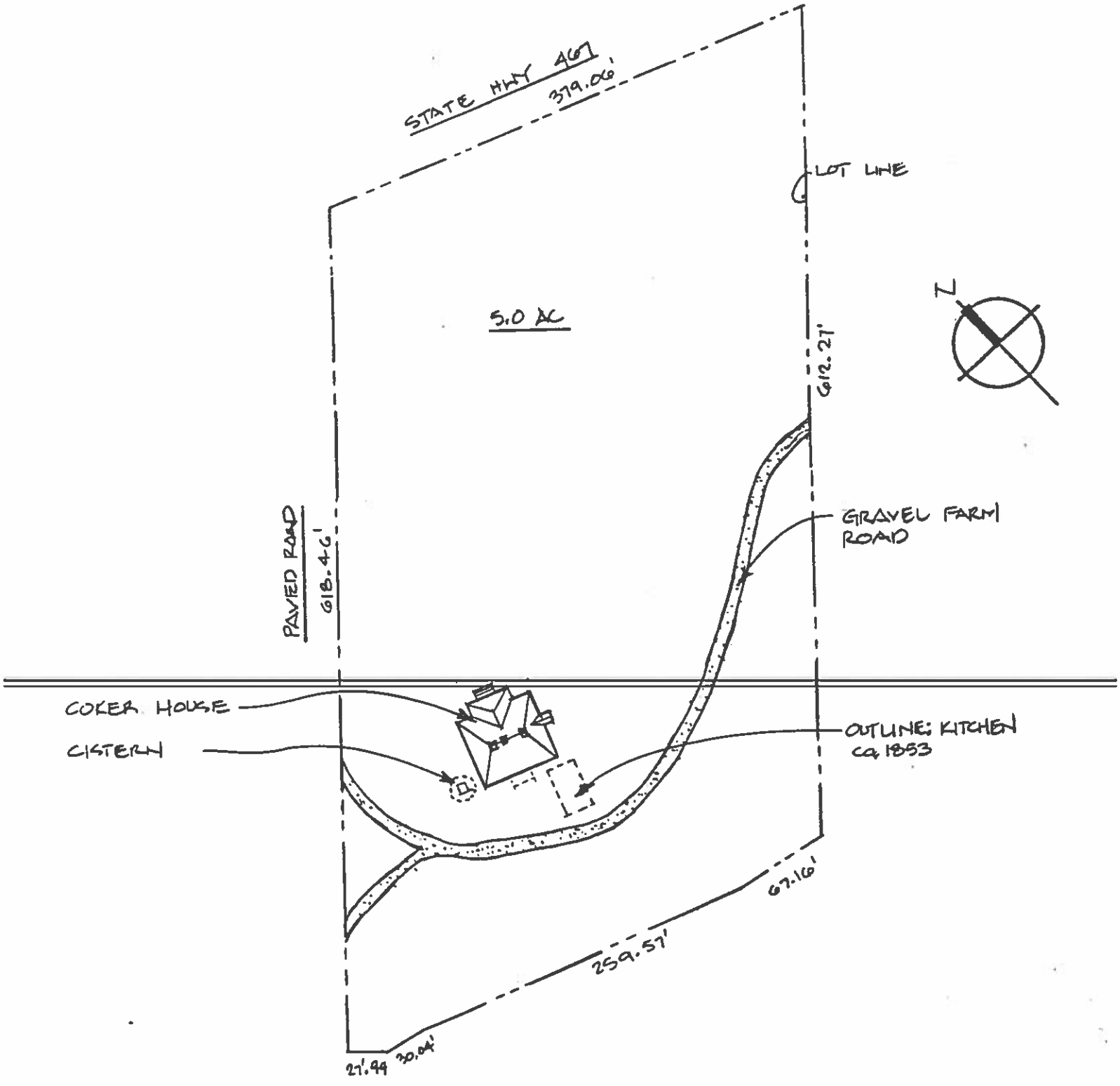
- there is advanced deterioration which has resulted in the failure of the building element or will result in the failure of the building element if not corrected within two years, and/or
- there is accelerated deterioration of adjacent or related building materials as a result of the element's deficiency, and/or
- there is a threat to the health and/or safety of the user, and/or
- there is a failure to meet a legislative requirement.

A Serious deficiency of an element exists where:

- there is deterioration which, if not corrected within 2-5 years, will result in the failure of the building element, and/or
- a threat to the health and/or safety of the user may occur within 2-5 years if the deterioration is not corrected, and/or
- there is deterioration of adjacent or related building materials and/or systems as a result of the element's deficiency.

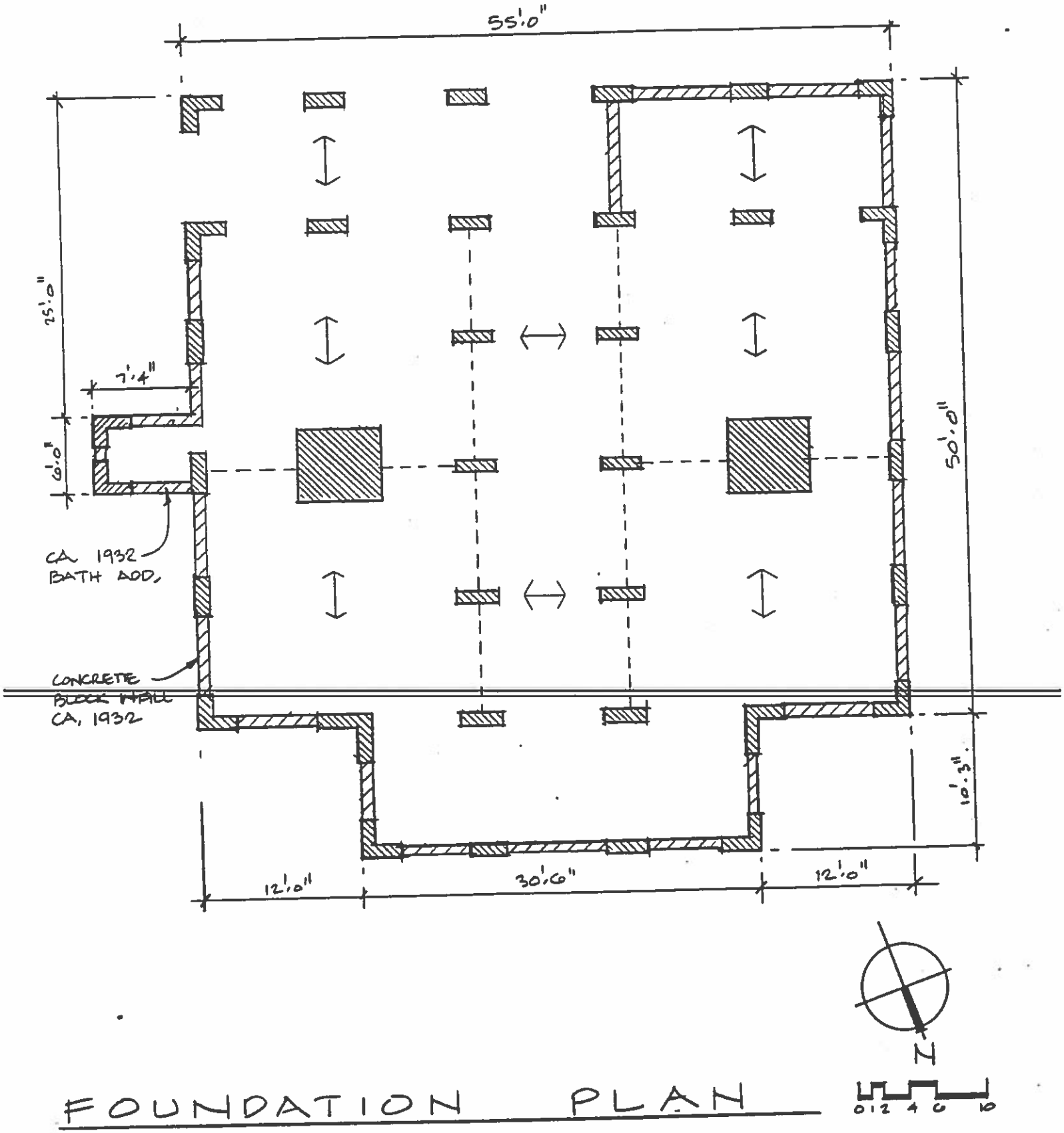
A Minor deficiency of an element exists where:

- standard preventive maintenance practices and building conservation methods have not been followed, and/or
- there is a reduced life expectancy of affected or related building materials and/or systems, and/or
- there is a condition with long-term impact beyond 5 years.

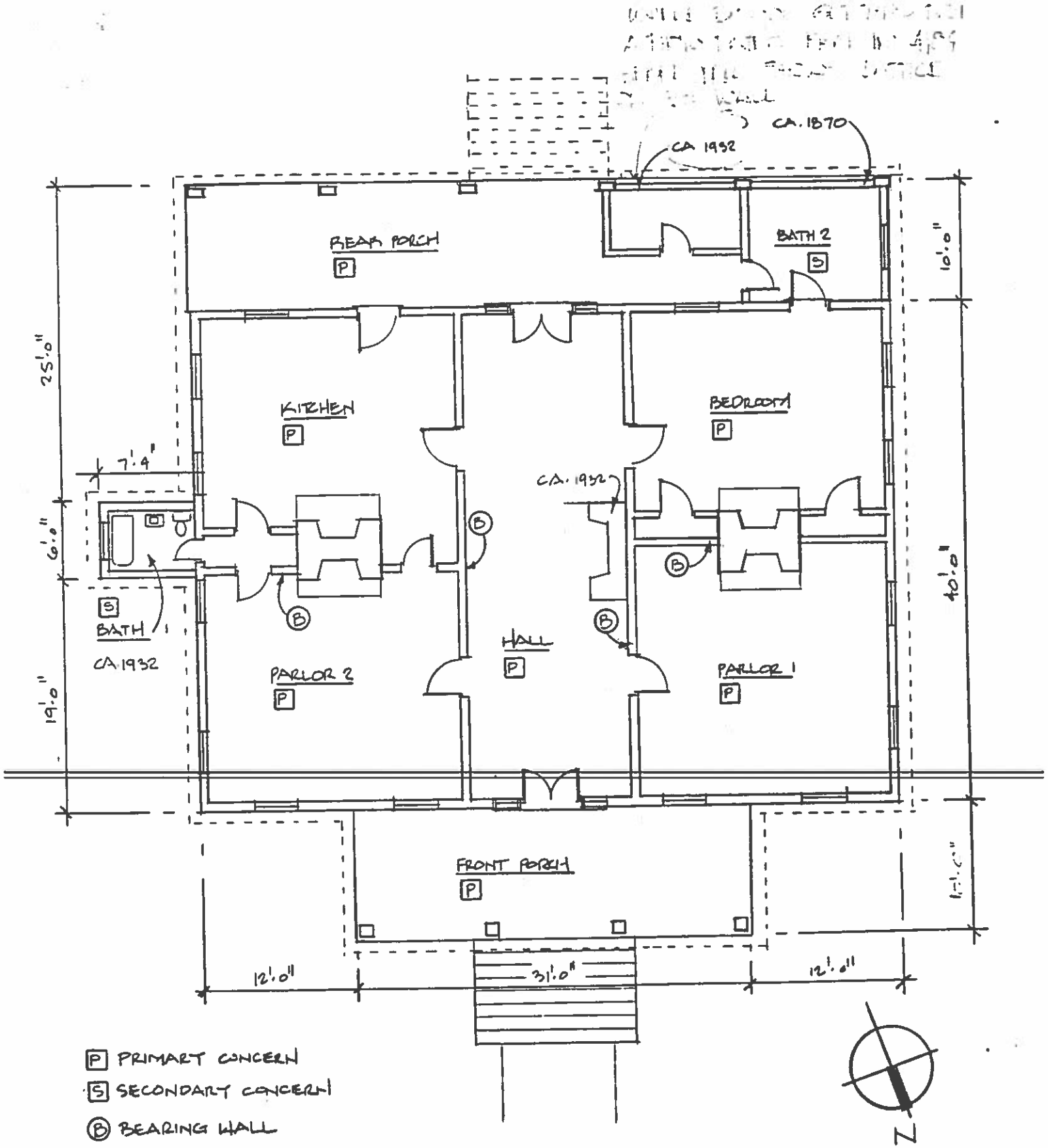


SITE PLAN

0 10 20 40 60 100



FOUNDATION PLAN


CA. 1870
CA 1952
REAR PORCH
P
BATH 2
S
10'.0"
25'.0"
KITCHEN
P
BEDROOM
P
7'.4"
CA. 1952
6'.0"
40'.0"
S
BATH 1
CA 1932
HALL
P
PARLOR 2
P
PARLOR 1
P
19'.0"
FRONT PORCH
P
12'.0"
31'.0"
12'.0"
P PRIMARY CONCERN
S SECONDARY CONCERN
B BEARING WALL
N
0 1 2 4 6 10

FLOOR PLAN

DRAFT

GENERAL INFORMATION

THE COKER HOUSE ()
Champion Hill Battlefield
Highway 467
Edwards, MS

OWNERSHIP:Private | CURRENT USE: Vacant | PROPOSED USE:Visitor Ctr

OWNERS	ADDRESS	PHONE
Jackson Civil War Round Table	Jackson, MS 39201	(601)355-4796

CONTACTS	ADDRESS	PHONE
Mrs. A.P. Andrews	Jackson, MS 39201	(601)355-4796
Dr. Ball		(601)987-6643

BUILDING SIGNIFICANCE

The Civil War. The Union victory at this site paved the way for Grant's successful seige of Vicksburg on May 16, 1863. These victories were of enormous strategic value to the Union forces because they destroyed Confederate control in the West and allowed Grant to focus his attacks on the eastern part of the Confederacy.

ENDANGERED STATUS

The most damaging condition to this significant battlefield is the severe deterioration of the Coker House. The house has been vacant for several years and a portion of the roof collapsed in the Spring of 1984. The house has recently been donated to a local organization willing to undertake restoration of the house. The organization, however, lacks the funds necessary to make the needed repairs and maintain the house.

ARCHITECTURAL DESCRIPTION

To be provided by NPS.

GENERAL INFORMATION

CONDITION DESCRIPTION

The Coker House is in very poor condition, is vacant and has been vandalized. The roof has been leaking since 1979. The roof structure, ceiling, interior plaster and millwork, floor structure and flooring have been severely damaged by water. All doors and windows have been damaged, further exposing the interior to weather related damage. The rear porch foundation piers have failed causing it to twist and move from its original location. The building is basically unaltered and contains enough original material/details to restore it to near original condition. It will require removal of entire roof and thorough foundation repairs. The exterior millwork will need in-depth repairs to enclose the exterior. It will also need new electrical, HVAC and plumbing systems. The original house would be best served if the demolished kitchen (separate) building could be rebuilt incorporating restrooms and other modern utilities. This would allow the Coker House to be a relatively pure Greek Revival Pavillion.

EVALUATION PROCEDURE

The Coker House is vacant but has a new owner whose intent is to restore the building. The House and property would make a good visitors center/architecture museum for the surrounding Champion Hill Battlefield. As a result, the building is classified as assembly under BOCA code. NFPA 101 used to determined life/fire safety requirements.

LANDMARK INFORMATION

NHL LISTING..... District
DATE LISTED..... 1977
ESTABLISHED BOUNDARIES.. Yes
ACREAGE..... 5
ARCHEOLOGICAL RESOURCES ON SITE:
ABOVE GROUND..... No
BELOW GROUND..... Yes
HISTORIC BUILDINGS ON SITE:
"Hiawatha" and Roberts House
(located within district, but not on site of Coker House).
OTHER BUILDINGS ON SITE:

SIGNIFICANCE

NHL PERIOD OF SIGNIFICANCE.... 1860-1863
AREA OF SIGNIFICANCE..... Military

NHL THEME..... American Wars
OTHER PERIODS OF SIGNIFICANCE: None
STATE HISTORIC LISTING:
Mississippi State Historic Site
LOCAL HISTORIC LISTING:
None
PAST FEDERAL INVOLVEMENT/FUNDING:
None

PAST STATE INVOLVEMENT/FUNDING:
None

"Mississippi Landmark" per the State's Antiquities Law

GENERAL INFORMATION

BUILDING HISTORY

DATE OF CONSTRUCTION.... 1853
ARCHITECT..... N/A (Builder-H.P. Coker)
HISTORIC FUNCTION..... Residence
YEARS MODIFIED/MODIFICATION:
? ca 1870-rear bath
• ca 1932-bath+rear porch infill
+ceilings

LOCATION INFORMATION

LOCATION..... Approx. 4 miles east of Edwards
COUNTY..... Hinds HINDS
COUNTY CODE..... 049
US CONGRESSIONAL DISTRICT...
STATE LEGISLATIVE DISTRICT..
UTM COORDINATES.....

MARKETING INFORMATION

PERCENT OCCUPIED..... 0
ASSESSED VALUE:
LAND..... 0.00
BUILDING..... 0.00
PROPERTY TAX RATE..... N/A
APPRAISAL:
LAND..... 17500.00
BUILDING..... 90500.00
APPRAISAL SOURCE.... L.C. O'Ferrall
ADDRESS..... Natchez, MS

PHONE.....
IS BUILDING ON MARKET? No
ASKING PRICE..... 0.00
FEASIBILITY STUDIES... No
DEED RESTRICTIONS..... Easement
ZONING CLASSIFICATION: Agricul.
HISTORIC PRESERVATION ZONING RESTRICTIONS: No
ARCHITECTURAL REVIEW BOARD JURISDICTION:
N/A
PROXIMITY TO RAPID TRANSIT..... None
PROXIMITY TO MAJOR HWYS..... 6 mi/13 mi
PROXIMITY TO OTHER DEVELOPMENTS.. .5 mi-CAL-MAINE FOODS INC.
CBD..... None
NUMBER OF PREVIOUS OWNERS..... 3
LOCAL COST FACTOR..... 10%

OPERATIONS INFORMATION

Not Open to the Public
SEASON... N/A
HOURS.... N/A

AVERAGE OPERATING COSTS
YEARS..... N/A
ELECTRICAL..... 0.
GAS..... 0.00
WATER/SEWER..... 0.0
HEATING FUEL TYPE.. Gas
COOLING FUEL TYPE.. N/A
HWH FUEL TYPE..... Gas
INSURANCE..... 0.00
PROPERTY TAXES..... 0.00

BUILDING CODE INFORMATION

APPLICABLE CODES:
BOCA
Nat'l Electric Code
Nat'l Plumbing Code
MS State Bldg Code
HISTORIC PRESERVATION CLAUSE... No
OCCUPANCY CLASSIFICATION..... Assembly
OCCUPANT LOAD..... 200
HAZARD OF CONTENTS..... Low

BUILDING INFORMATION

FLOOR AREA..... 2310.00 SF
ROOF AREA..... 3300.00 SF
PERIMETER LENGTH..... 230.00
NUMBER OF STORIES..... 1.00
TYPE OF CONSTRUCTION.. Wood frame

NUMBERING INFORMATION

BUILDING NUMBER..... 14
NATIONAL REGISTER NUMBER....
OTHER NUMBER.....
SOURCE.....

DOCUMENTATION

WRITTEN/PHOTOGRAPHIC/GRAPHIC MATERIAL:

TYPE	DATE	LOCATION/ADDRESS
Photo	1979	Mississippi Dept. of Archives & History
Photo/History	1984	Owner, Jackson Civil War Roundtable

GENERAL INFORMATION

EMERGENCY SERVICES INFORMATION

Fire Protection by: Hinds County

Hospital facilities at: Jackson, MS

Police Protection by: Hines County/State Police

OTHER CONTACT INFORMATION

NAME	ADDRESS		PHONE
REDEVELOPMENT COMMISSION			
N/A			
NATIONAL PARK SERVICE REGIONAL OFFICE			
SERO-Preservation Assistance	75 Spring Street	Atlanta, GA 30303	(404)221-2635
STATE HISTORIC PRESERVATION OFFICE			
Archives and History	P.O. Box 571	Jackson, MS 39205	(601)354-7326
LOCAL/STATE-WIDE PRESERVATION GROUPS			
Jackson Civil War Round Table	809 N. State St., #816	Jackson, MS 39201	(601)355-4796
BUILDING INSPECTION DEPARTMENT			
Hinds County			

GENERAL INFORMATION

INSPECTION TEAM DATA

DATE OF INITIAL INSPECTION: 12/03/85

INSPECTION TEAM PERSONNEL:

INSPECTOR #1	INSPECTOR #2	INSPECTOR #3
Gregory Fitzsimons	Daryl Woolums	
Architect	Assistant	
119 S. Main Street	119 S. Main Street	
Nicholasville, KY 40356	Nicholasville, KY 40356	
(606)885-3923	(606)885-3923	
AREAS: Entire building	AREAS: Assisted with entire bldg	AREAS:
TIME: 4 hrs	TIME: 4 hrs	TIME:

DATE OF DATA ENTRY: 01/24/86

DATA ENTRY BY:

NAME..... Debra Hobbs
ADDRESS.. Ctr for Arch. Conserv.
Georgia Tech, Atlanta, GA 30332
PHONE.... (404)894-3390

DATE OF LAST UPDATE INSPECTION:

COMMENTS: _____

BUILDING INVENTORY

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
SITE					
1 PEDESTRIAN ACCESS:WALKWAY	Leading to front (North) porch-bricks insoil/approx 9ft wide x 30ft long	3	0	POOR	CRITICAL
NOTE: Further investigation needed as most of the brick is under several inches of soil.					
2 VEHICULAR ACCESS:PARKING	To rear (south), no designated spaces/on grass by farm road	5	0	POOR	CRITICAL
3 VEHICULAR ACCESS:DRIVEWAY	Dirt gravel farm road through rear of site	5	0	POOR	CRITICAL
NOTE: Deed restrictions for roadway by previous owner.					
4 LANDSCAPING:FLORA	Many unique plants+flowers+trees/Most are large-dating from early garden/orig/ Needs research+infrared aerial photo	1	0	FAIR	SERIOUS
5 LANDSCAPING:FENCES/WALLS	Farm fence forms rear property line	5	0	GOOD	
6 LANDSCAPING:PLAN	Entire site needs careful planning in-corporating parking, gardens, etc.	1	0	FAIR	CRITICAL
7 LANDSCAPING:GRADE	Mostly flat/house on slight rise-site slopes to the southeast	4	0	GOOD	
8 UTILITY SERVICE:HYDRANTS	None-probably one at Cal-Main Food Processing Plant 1/2 mile away	6	0	POOR	CRITICAL
9 SITE:GENERAL 1	Mostly undisturbed except for factory+ farm roads at rear/nearby poultry factory creates noise+smells+insects		0		
10 SITE:GENERAL 2	ca 1860 kitchen bldg formally at rear has been demolished/could be rebuilt from photos & used for modern utilities	5	0	POOR	SERIOUS
EXTERIOR ENVELOPE					
11 FOUNDATION:WALLS 1	8" concrete block infill between brick piers-secondary structure/See #14	5	100 LF	POOR	
14 FOUNDATION:PIERS 1	Main house and porches/12"x36" solid brick piers average 4' high-primary structure/footings unknown	2/3	38 EA	POOR	CRITICAL
17 FOUNDATION:OPENINGS	None/Wood lattice between piers at rear porch/crawl space 4'6" high	5	0	POOR	CRITICAL

BUILDING INVENTORY

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
EXTERIOR ENVELOPE					
19 WALLS:STRUCTURE 1	Main house: 2x6 wood studs 16" oc/SW corner rear porch infill may or may not be original	2	210 LF	FAIR	CRITICAL
20 WALLS:STRUCTURE 2	Bath addition ca 1932/2x4 wood studs 16"oc	5	30 LF	FAIR	CRITICAL
22 WALLS:CAVITY 1	Main house + bath addition/5 1/2" thick/some plaster rubble	6	0	POOR	
25 WALLS:INSULATION	None	6	0	POOR	CRITICAL
26 WALLS:SURFACE MATERIAL 1	Main house front elev./shiplapped wood siding/5 1/2" exposure/Pine	2	0	FAIR	CRITICAL
27 WALLS:SURFACE MATERIAL 2	Main house + rear porch/beveled wood siding/5 1/2" exposure/Pine/See #26	2	0	FAIR	
NOTE: Cannon + bullet holes should be preserved.					
28 WALLS:SURFACE MATERIAL 3	ca 1932 bath/beveled wood siding/See #20	5	0	FAIR	
29 WALLS:FINISH 1	Entire exterior: paint/white/chipped paint + old photos show varying colors	3	3500	POOR	CRITICAL
33 OPENINGS:MAIN DOOR	Front+rear entries-dbl drs w/2 molded panels ea leaf+transom+20" sidelights/ 5ftx7ft opening/painted	1	2 EA	POOR	CRITICAL
34 OPENINGS:MAIN DOOR TRIM	Greek Revival design/casing w/tapered proportions-9" at base-7" at dog-ear/ edge molding/See #33	1	30	FAIR	
NOTE: Doors + transom + sidelights recessed; 4 pilasters separate doors + sidelights; cornice with round dentils between doors + transom.					
35 OPENINGS:OTHER DOORS	2-original wood at rear porch-4 panel, 3'2"x7'0"/1-ca 1932 wood paneled also at rear porch	2	3 EA	FAIR	CRITICAL
36 OPENINGS:OTHER DOOR TRIM	Greek Revival/tapered proportions/7" at base-6" at dog-ear/matches Main Door Trim/painted/See #35	2	90 LF	FAIR	
37 OPENINGS:WINDOW FRAME 1	All windows main house-wood, 7 1/2"x1" exposed/painted	2	14 EA	POOR	CRITICAL
38 OPENINGS:WINDOW SASH 1	All windows main house-orig wood/dbl hung/9 over 9 lites/3'wide x 7'high/pain ted/#37	3	14	POOR	

BUILDING INVENTORY

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
EXTERIOR ENVELOPE					
39 OPENINGS:WINDOW TRIM 1	Front main house only-Greek Revival w/ tapered proportions/matches door casing/painted/See #37	1	4 EA	FAIR	
42 OPENINGS:WINDOW TRIM 2	Main house E+S+W facades-plain 1"x2" trim at edge of frame/painted/See #37	2	10	FAIR	
43 OPENINGS:WINDOW FRAME 3	ca 1932 bath addition-5 1/2" wood frame/painted/see #20	5	1	POOR	
44 OPENINGS:WINDOW SASH 3	Wood double hung/6 over 6 lights/painted /see #20	5	1 EA	POOR	
45 OPENINGS:WINDOW TRIM 3	Wood 1x4, painted/see #20	5	12 LF	POOR	
46 OPENINGS:GLAZING	single glazing/10" x 12" each pane	3	260 SF	POOR	CRITICAL
48 OPENINGS:SCREENS	Front+rear double doors- wood frame screen doors	5	2 EA	POOR	CRITICAL
49 OPENINGS:SHUTTERS/BLINDS	Shutters on all windows/wood lovered/1'-8" wide x 7' high/painted	3	14 PR	POOR	CRITICAL
50 OPENINGS:HARDWARE	Original iron pintel hinges at shutters/standard residential door hardware-some original/never had wdo hardware	2/5	0	POOR	CRITICAL
51 OPENINGS:WDO LINTELS/SILLS	wood-milled 1 1/2" x 8" sills/painted	3	0	POOR	CRITICAL
53 FEATURES:STAIRS 1	Front- wood, approx 13 ft wide/no railing	2	1 EA	POOR	CRITICAL
54 FEATURES:STAIRS 2	Probably wood- no longer in existance/ see #53	2	1 EA	POOR	
55 FEATURES:PORCHES 1	Front-wood w/ 4 sq col+2 pilasters at house facade-fretwork at face/molded capitals/architrave like main house	2	1 EA	POOR	CRITICAL

NOTE: Porch extends 10 feet beyond front elevation under its own hip roof. Remains of simple wood railing on west side-square balusters + rail. Floor is pine tongue + groove; plaster ceiling.

56 FEATURES:PORCHES 2	Rear-wood w/ 6 simple sq cols/molded capitals/architrave like main house/latt ice infill-east end/clapboard infill-wes t	2	1 EA	POOR	CRITICAL

NOTE: Original porch ran entire length of house under main roof. Clapboard infill is the result of a ca 1870 bath addition and another later addition. Floor is pine tongue + groove; plaster ceiling.

BUILDING INVENTORY

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
EXTERIOR ENVELOPE					
60 FEATURES:ORNAMENTATION 1	Wood pilasters-front corners-14" sq/Greek Revival fretwork at N face-matches porch columns+pilasters/painted	1	60 LF	FAIR	CRITICAL
61 FEATURES:ORNAMENTATION 2	Original wood skirt board w/ drip cap/11" wide at base of siding/painted	3	250 LF	FAIR	CRITICAL
62 FEATURES:CHIMNEYS 1	Original- common bond brick with corbeled top- corner pilasters	3	2 EA	POOR	CRITICAL
63 FEATURES:CHIMNEYS 2	ca 1932- brick/large firebox with heating ducts built-in	5	1 EA	FAIR	CRITICAL
65 ROOF:CORNICE	Orig-wood 3 part entablature/8" cornice+8" frieze+4" architrave/fillet mold btwn architrave and frieze	2	250	POOR	CRITICAL
67 ROOF:SOFFIT	Wood- 1 1/4" x 10"/see #65	2	250 LF	POOR	
71 ROOF:SURFACE MATERIAL 1	Ca 1932 asphalt shingle+diamond pattern-patched with variety of rolled roofing/wood shingles under	5	3800 SF	POOR	CRITICAL
75 ROOF:FLASHING	At chimneys- tin allowy/see #71	3	40 LF	POOR	
76 ROOF:DRAINAGE	None	6	0	POOR	CRITICAL
77 ROOF:DECKING/SHEATHING 1	1x wood boards-width varies/provides 12"oc nailing for shingles	5	3800 SF	POOR	CRITICAL
80 ROOF:STRUCTURE 1	Main house-wood rafters, 2 1/4" x 12" at 16"oc(3300 SF)/front porch unknown (500SF)	3	3800 SF	POOR	CRITICAL
83 ROOF:INSULATION	None	6	0	POOR	CRITICAL
INTERIOR ENVELOPE					
87 WALLS:MATERIAL 1	All rooms- 1" plaster on wood lath	3	750 SY	POOR	CRITICAL
88 WALLS:MATERIAL 2	Ca 1932 bath- 1/2" drywall + tile/see #20	5	0	POOR	
90 WALLS:FINISH 1	All rooms- later wall paper/research needed to determine original color + finish	5	750 SY	POOR	CRITICAL
93 WALLS:TRIM 1	All rooms- Orig wood baseboard of Greek Revival design/10" high/painted	2	360 LF	POOR	CRITICAL

BUILDING INVENTORY

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
INTERIOR ENVELOPE					
96 WALLS:STRUCTURE 1	All rooms- 2x6 wood studs, 16"oc	2	160 LF	FAIR	CRITICAL
99 WALLS:FIREPLACES 1	Parlor 1+2+BR+kitchen-brick fire box+hearth/tapered proportions+Greek Revival mantel+plain shelf/painted	1	4 EA	FAIR	CRITICAL
100 WALLS:FIREPLACES 2	Hall-ca 1932/used for heating/similar to original mantels/painted/brick hearth/see #63	5	1	POOR	
102 OPENINGS:DOORS 1	Orig wood 4 panel Greek Revival/1 has upper panels replaced with glass/painted / 3'2" wide x 7'0" high	1	9 EA	FAIR	CRITICAL
103 OPENINGS:DOOR TRIM 1	Orig-wood/tapered proportions-7" at base, 6" at dogear/Greek Revival design/painted	1	200	FAIR	CRITICAL
104 OPENINGS:DOORS 2	Ca 1932 bath- round top/1'6" wide/see #20	5	0	FAIR	
106 OPENINGS:DOORS 3	BR to rear porch- 4 panel Greek Revival design with transom/painted/3'2" wide x 7'0" high	2	1 EA	FAIR	CRITICAL
107 OPENINGS:DOOR TRIM 3	Same as Door Trim 1	1	1 EA	FAIR	CRITICAL
108 OPENINGS:WINDOW TRIM 1	Parlor 1+2- orig wood with tapered proportions+Greek Revival design/panels below sill	1	4	POOR	CRITICAL
109 OPENINGS:WINDOW TRIM 2	Kitchen+BR- matches Window Trim 1 but without panels below sill	2	0	POOR	CRITICAL
110 OPENINGS:WINDOW TRIM 3	Ca 1932 bath-plain wood 1x4/see #20	5	0	FAIR	
112 CEILINGS:MATERIAL 1	All rooms + rear porch- ca 1932 1/2" drywall over 1" plaster on wood lath	3	2600 SF	POOR	CRITICAL
115 CEILINGS:FINISH 1	All rooms- paint	3	3000 SF	POOR	CRITICAL
121 CEILINGS:STRUCTURE 1	All rooms + porches- original wood joists, 2 1/4" x 12"/14 ft ceiling height	3	3000 SF	POOR	CRITICAL
124 CEILINGS:GENERAL	Ca 1932 sprinkler system required drywall to be placed over plaster/see #112	5	0		
125 FLOORS:MATERIAL/FINISH 1	Hall + parlor + BR- original pine tongue+ groove boards- 6" wide	3	800 SF	POOR	CRITICAL

BUILDING INVENTORY

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
INTERIOR ENVELOPE					
126 FLOORS:MATERIAL/FINISH 2	Parlor 2 + kitchen- vinyl tile over plwood underlayment over original wood/see #125	5	1300 SF	POOR	
128 FLOORS:STRUCTURE 1	All rooms + porches- original 2 1/4" x 12" wood joists, 16"oc	3	3000 SF	POOR	CRITICAL
129 FLOORS:STRUCTURE 2	Main house- original wood girders, 6"x12", under wall partitions and between brick piers/see #128	2	165 LF	FAIR	
131 FLOORS:INSULATION	None	5	0	POOR	MINOR
FIRE/LIFE SAFETY					
142 CODE:VARIANCES	None- may be needed for stairs+egress lighting+signs so that integrity of landmark is not compromised	6	0		
143 EGRESS:LIGHTING/SIGNS*	None- see #142	6	0		
144 EGRESS:PATH	Each room with direct access to hall then to exterior porches	6	0	GOOD	
146 EGRESS:DISTANCE	Maximum path of travel- 50 ft	6	0	GOOD	
147 EGRESS:STAIRS/HANDRAILS 1	None- see #53, 54, 142	2	0	POOR	
150 EGRESS:DOORS/HARDWARE	Residential hardware/front + rear doors-3'0" wide/other doors 3'2" wide/see #50	1/2	0	GOOD	
151 DETECTION:INTRUSION DET SYS	None	6	0	POOR	CRITICAL
152 DETECTION:FIRE DETECTION SYS	None- see #151	6	0	POOR	
153 DETECTION:PULL-STATION	None- see #151	6	0	POOR	
154 DETECTION:EMERGENCY PHONE	None- see #151	6	0	POOR	
155 DETECTION:ANNUNCIATION	None- see #151	6	0	POOR	
156 EXTINGUISHING:EXTINGUISHERS	None	6	0	POOR	CRITICAL
158 EXTINGUISHING:SPRINKLERS	Ca 1932- early system/see #156	6	0	POOR	
HANDICAPPED ACCESSIBILITY					
160 ACCESSIBILITY:PLAN	Restoration plans to include handicapped provisions- ramp to Coker House/restroom etc to be in rebuilt kitchen	6	0		

BUILDING INVENTORY

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
PUBLIC HEALTH					
169 WATER TREATMENT:DOMESTIC WATER	Cistern collecting from roof/no gutters	4	0	POOR	CRITICAL
170 WATER TREATMENT:WASTEWATER	Assume septic tank and drainfield to rear of house	6	0	POOR	CRITICAL
171 REFUSE:HARDWARE	Unknown/rural location	6	0	POOR	CRITICAL
172 PUBLIC HEALTH:GENERAL	Deed restrictions	6	0		
HEATING/VENTILATION & AIR CONDITIONING					
173 HEATING:EQUIPMENT 1	Ca 1932 heating fireplace with ducts similar to "Heatolator"	5	0	FAIR	SERIOUS
178 COOLING:EQUIPMENT 1	None/see #173	6	0	POOR	
PLUMBING/UTILITY					
188 WATER:PIPING NETWORK	Ca 1932- steel piping	5	0	POOR	
191 WATER:FIXTURES 1	Ca 1932 bath- water closet + lavatory + tub/see #20	5	0	POOR	
192 WATER:FIXTURES 2	Ca 1932 kitchen sink	5	0	POOR	
193 WASTEWATER:PIPING NETWORK	Cast iron	5	0	POOR	
195 FUEL:TYPE/STORAGE 1	Natural gas-disconnected	6	0	POOR	SERIOUS
ELECTRICAL					
198 INCOMING SERVICE:TRANSFORMER	Pole to southwest of site/see #208	6	1 EA	GOOD	
199 INCOMING SERVICE:SERVICE LINES	Disconnected overhead lines/see #208	6	0	POOR	
200 INCOMING SERVICE:GROUND	None/see #208	6	0	POOR	
201 INCOMING SERVICE:MAIN DIST PANEL	On rear porch, southwest side- wall mounted/see #208	6	0	POOR	
202 MAIN DISTR PANEL:ACCESS/MARKING	Not marked/easy access/see #208	6	0	POOR	
203 POWER/LIGHTING PNLS:SERVICE CAPACITY	100 amps/see #208	6	0	POOR	
204 POWER/LIGHTING PNLS:ACCESS/MARKING	Easy access/no markings/see #208	6	0	POOR	
205 ELECTRICAL NETWORK:CONDUCTORS/RACEWAY	Some surfaced mounted conduit/Romex/see #208	6	0	POOR	
206 ELECTRICAL NETWORK:LIGHTING TYPE 1	Ca 1932 additions+parlor 1,2+kitchen- ceiling hung fluorescent fixtures/see #208	6	0	POOR	

BUILDING INVENTORY

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
ELECTRICAL					
208 ELECTRICAL:GENERAL 1	Electrical system from ca 1932 and later	5	0	POOR	CRITICAL

WORK RECOMMENDATIONS

CATEGORY / ELEMENT / RATING	DEFICIENCY & CODE	RECOMMENDATION / JUSTIFICATION	QUANTITY	MAT / LABOR / +MARKUP
CRITICAL				
1 SITE PEDESTRIAN ACCESS:WALKWAY PRIORITY: CRITICAL RATING: SOURCE: RS Means	No walkway from parking/original brick front walk 95% covered or missing	Research to find size+location -use infared aerial photography as reqd/rebuild walk	270 SF	594.00 683.00 255.40 ========== $ 1532.40
2 SITE VEHICULAR ACCESS:PARKING PRIORITY: CRITICAL RATING: SOURCE: RS Means	No parking spaces	Design+install parking area to match use-assume 10 spaces/1.5 " bituminous over gravel	225 SY	1980.00 1263.00 648.60 ========== $ 3891.60
3 SITE VEHICULAR ACCESS:DRIVEWAY PRIORITY: CRITICAL RATING: SOURCE: RS Means	Existing drive is farm road	Rework drive with parking as part of overall landscaping	210 SY	1776.00 1213.00 597.80 ========== $ 3586.80
6 SITE LANDSCAPING:PLAN PRIORITY: CRITICAL RATING: SOURCE: Arch	Existing drives, parking, walkways, flora and grade are not coordinated	Research and design new landscape plan as part of total renovation	5 AC	100.00 1200.00 260.00 ========== $ 1560.00
8 SITE UTILITY SERVICE:HYDRANTS PRIORITY: CRITICAL RATING: SOURCE:	No work write-up included for this action citation.		0	0.00 0.00 0.00 ========== $ 0.00
14 EXTERIOR ENVELOPE FOUNDATION:PIERS 1 PRIORITY: CRITICAL RATING: SOURCE: Arch	Brick piers deteriorating especially at rear porch/later non-historic concrete block infilll between piers	Repair damaged brick piers/remove concrete block infill	320 LF	1000.00 4000.00 1000.00 ========== $ 6000.00
17 EXTERIOR ENVELOPE FOUNDATION:OPENINGS PRIORITY: CRITICAL RATING: SOURCE: Arch	Crawl space has debris, earth uncovered	Clean out space, ventilate, cover exposed earth with vapor barrier	0	100.00 400.00 100.00 ========== $ 600.00
19 EXTERIOR ENVELOPE WALLS:STRUCTURE 1 PRIORITY: CRITICAL RATING: SOURCE: Arch	Part of wall framing damaged by water and foundation movement	Cut out damaged areas/replace with new 2x4 sections/remove ca 1930 porch structure	0	300.00 700.00 200.00 ========== $ 1200.00

WORK RECOMMENDATIONS

CATEGORY / ELEMENT / RATING	DEFICIENCY & CODE	RECOMMENDATION / JUSTIFICATION	QUANTITY	MAT / LABOR / +MARKUP
CRITICAL				
20 EXTERIOR ENVELOPE WALLS:STRUCTURE 2 PRIORITY: CRITICAL RATING: SOURCE: Arch	ca 1930 bathroom addition in poor condition	Completely remove and repair house where attached	44 SF	0.00 200.00 40.00 $ 240.00
25 EXTERIOR ENVELOPE WALLS:INSULATION PRIORITY: CRITICAL RATING: SOURCE: RS Means	No insulation	Remove interior plaster from exterior walls/insulate w/ 6" fiberglass batts+vapor barrier. Plaster is mostly damaged, will allow access to cavity.	2200 SF	847.00 508.00 271.00 $ 1626.00
26 EXTERIOR ENVELOPE WALLS:SURFACE MATERIAL 1 PRIORITY: CRITICAL RATING: SOURCE: RS Means	40% of exterior wood siding damaged	Repair only damaged sections with matching materials	900 SF	1547.00 594.00 428.20 $ 2569.20
29 EXTERIOR ENVELOPE WALLS:FINISH 1 PRIORITY: CRITICAL RATING: SOURCE: RS Means	Paint is deteriorated, flaking, peeling	Research paint colors/sand+prepare+prime+ apply finish paint	3500 SF	770.00 3658.00 885.60 $ 5313.60
33 EXTERIOR ENVELOPE OPENINGS:MAIN DOOR PRIORITY: CRITICAL RATING: SOURCE: Arch	Doors, sidelights, transom and wood trim all damaged/design of sidelights unknown-glass+ mullions missing	Repair as required/reglaze/salvage original material as possible/weatherstrip	2 EA	600.00 800.00 280.00 $ 1680.00
35 EXTERIOR ENVELOPE OPENINGS:OTHER DOORS PRIORITY: CRITICAL RATING: SOURCE: Arch	Doors and frames have been vandalized and damaged	Repair as required/salvage all original materials/weatherstrip	3 EA	700.00 500.00 240.00 $ 1440.00
46 EXTERIOR ENVELOPE OPENINGS:GLAZING PRIORITY: CRITICAL RATING: SOURCE: RS Means	Most glazing damaged	Reglaze as reqd/salvage all original glass to reuse if possible	300 SF	422.00 743.00 233.00 $ 1398.00

WORK RECOMMENDATIONS

CATEGORY / ELEMENT / RATING	DEFICIENCY & CODE	RECOMMENDATION / JUSTIFICATION	QUANTITY	MAT / LABOR / +MARKUP
CRITICAL				
48 EXTERIOR ENVELOPE OPENINGS:SCREENS PRIORITY: CRITICAL RATING: SOURCE:	No work write-up was included for this actioncitation.		0	0.00 0.00 0.00 ========== $ 0.00
49 EXTERIOR ENVELOPE OPENINGS:SHUTTERS/BLINDS PRIORITY: CRITICAL RATING: SOURCE: Arch	Existing shutters deteriorated	Salvage original materials/repair + replace as required	14 PR	4900.00 1400.00 1260.00 ========== $ 7560.00
50 EXTERIOR ENVELOPE OPENINGS:HARDWARE PRIORITY: CRITICAL RATING: SOURCE: RS Means	All hardware damaged	Salvage all orig hinges/repair or replace as reqd/weatherstrip all exterior openings	26 EA	3000.00 900.00 780.00 ========== $ 4680.00
51 EXTERIOR ENVELOPE OPENINGS:WDO LINTELS/SILLS PRIORITY: CRITICAL RATING: SOURCE:	There was no work write-up included for this action citation.		0	0.00 0.00 0.00 ========== $ 0.00
53 EXTERIOR ENVELOPE FEATURES:STAIRS 1 PRIORITY: CRITICAL RATING: SOURCE: Arch	Wood stairs+handrails to porches totally deteriorated or missing	Replace porch steps/use exist front stairs + rail as model	2 EA	800.00 600.00 280.00 ========== $ 1680.00
55 EXTERIOR ENVELOPE FEATURES:PORCHES 1 PRIORITY: CRITICAL RATING: SOURCE: Arch	Front porch flooring water damaged/framing + trim need repairs/minor damage to ceiling due to roof leaks	Restore/reuse orig materials/replace in-kindas required/prime/paint	315 SF	1050.00 1100.00 430.00 ========== $ 2580.00
56 EXTERIOR ENVELOPE FEATURES:PORCHES 2 PRIORITY: CRITICAL RATING: SOURCE: Arch	Roof leaks + water damage + foundation failure have caused complete failure of porch	Restore/reuse orig materials/replace in-kind as reqd/prime/paint. Remove later additions to fully restore porch.	440 SF	3000.00 6000.00 1800.00 ========== $10800.00
60 EXTERIOR ENVELOPE FEATURES:ORNAMENTATION 1 PRIORITY: CRITICAL RATING: SOURCE: Arch	Weather damage to woodwork and paint	Repair woodwork as reqd/prime/paint	60 LF	100.00 200.00 60.00 ========== $ 360.00

WORK RECOMMENDATIONS

CATEGORY ELEMENT RATING	DEFICIENCY & CODE	RECOMMENDATION JUSTIFICATION	QUANTITY	MAT LABOR +MARKUP
CRITICAL				
61 EXTERIOR ENVELOPE FEATURES:ORNAMENTATION 2 PRIORITY: CRITICAL RATING: SOURCE: Arch	Water damage + cracking due to movement	Rebuild as reqd/salvage original materials as possible/replace in-kind	250 LF	100.00 250.00 70.00 ========== $ 420.00
62 EXTERIOR ENVELOPE FEATURES:CHIMNEYS 1 PRIORITY: CRITICAL RATING: SOURCE: Arch	Damaged mortar joints/no flue liner. BOCA Article 15	Install flue liner/tuckpoint masonry as required	2 EA	1000.00 3000.00 800.00 ========== $ 4800.00
63 EXTERIOR ENVELOPE FEATURES:CHIMNEYS 2 PRIORITY: CRITICAL RATING: SOURCE: Arch	Non-original chimney + fireplace- intrusion to main hall	Remove entirly/repair framing/restore finishes as original/salvage mantel	1 EA	0.00 500.00 100.00 ========== $ 600.00
37 EXTERIOR ENVELOPE OPENINGS:WINDOW FRAME 1 PRIORITY: CRITICAL RATING: SOURCE: Arch	Windows are damaged/glass and muntins broken/general water damage/no weatherstripping	Repair as required/window schedule needed to outline required repairs	14 EA	4900.00 2100.00 1400.00 ========== $ 8400.00
65 EXTERIOR ENVELOPE ROOF:CORNICE PRIORITY: CRITICAL RATING: SOURCE: Arch	Severe water damage + holes exposing interior to weather	Restore/reuse orig materials as possible/replace in-kind as required	250 LF	1000.00 1500.00 500.00 ========== $ 3000.00
71 EXTERIOR ENVELOPE ROOF:SURFACE MATERIAL 1 PRIORITY: CRITICAL RATING: SOURCE: RS Means	Severe neglect/3-4 large holes allowing interior water damage+damage to rear porch/deterioorated flashing	Install fiberglass shingles to simulate wood+new flashings. Although wood shingle is correct-it is costly to install + maintain.	3800 SF	2926.00 2090.00 1003.20 ========== $ 6019.20
76 EXTERIOR ENVELOPE ROOF:DRAINAGE PRIORITY: CRITICAL RATING: SOURCE: RS Means	No gutters or downspouts	Install 5" half-round galv steel gutters+downspouts/provi de splash blocks	370 LF	326.00 529.00 171.00 ========== $ 1026.00
77 EXTERIOR ENVELOPE ROOF:DECKING/SHEATHING 1 PRIORITY: CRITICAL RATING: SOURCE: RS Means	Severe water damage/opened to interior	Remove all exist sheathing/rep lace with 1x8 diagonal sheathing	3800 SF	3553.00 1965.00 1103.60 ========== $ 6621.60

WORK RECOMMENDATIONS

CATEGORY / ELEMENT / RATING	DEFICIENCY & CODE	RECOMMENDATION / JUSTIFICATION	QUANTITY	MAT / LABOR / +MARKUP
CRITICAL				
80 EXTERIOR ENVELOPE ROOF:STRUCTURE 1 PRIORITY: CRITICAL RATING: SOURCE: RS Means	Severe water damage + rot	Remove damaged sections/replace in-kind/reinforce existing structure	2500 LF	2173.00 2173.00 869.20 $ 5215.20
83 EXTERIOR ENVELOPE ROOF:INSULATION PRIORITY: CRITICAL RATING: SOURCE:	No work recommendation was included for this action citation.		0	0.00 0.00 0.00 $ 0.00
87 INTERIOR ENVELOPE WALLS:MATERIAL 1 PRIORITY: CRITICAL RATING: SOURCE: RS Means	Severe water damage + vandalism/unsound plaster	Salvage where possible for historic reference/replace in-kind	750 SY	3383.00 7425.00 2161.60 $12969.60
90 INTERIOR ENVELOPE WALLS:FINISH 1 PRIORITY: CRITICAL RATING: SOURCE: Means+Ar	Severe water damage to wallpaper	Research original finishes/remove wallpapers/paint wall surfaces	750 SY	1008.00 3945.00 990.60 $ 5943.60
93 INTERIOR ENVELOPE WALLS:TRIM 1 PRIORITY: CRITICAL RATING: SOURCE: RS Means	Severe water damage in some areas/damage by electrical work/general abuse	Salvage/replace in-kind/strip paint+repaint based on research	360 LF	697.00 747.00 288.80 $ 1732.80
96 INTERIOR ENVELOPE WALLS:STRUCTURE 1 PRIORITY: CRITICAL RATING: SOURCE: Arch	Water damage/minor alterations to original walls	Repair as required/close non-original openings	0	200.00 300.00 100.00 $ 600.00
99 INTERIOR ENVELOPE WALLS:FIREPLACES 1 PRIORITY: CRITICAL RATING: SOURCE: Means+Ar	General abuse/vandalized/shelves removed/pried from walls	Repair as reqd/replace in-kind as reqd/strip paint + repaint	4 EA	150.00 850.00 200.00 $ 1200.00
102 INTERIOR ENVELOPE OPENINGS:DOORS 1 PRIORITY: CRITICAL RATING: SOURCE: Arch	Vandalized/water damage/paint deterioration	Repair as required to retain original material	9 EA	700.00 700.00 280.00 $ 1680.00

WORK RECOMMENDATIONS

CATEGORY / ELEMENT / RATING	DEFICIENCY & CODE	RECOMMENDATION / JUSTIFICATION	QUANTITY	MAT / LABOR / +MARKUP
CRITICAL				
103 INTERIOR ENVELOPE OPENINGS:DOOR TRIM 1 PRIORITY: CRITICAL RATING: SOURCE: Arch	Vandalized/water damage/damaged by hardware +utilities + nails	Repair all original fabric with matching materials	200 LF	250.00 350.00 120.00 $ 720.00
106 INTERIOR ENVELOPE OPENINGS:DOORS 3 PRIORITY: CRITICAL RATING: SOURCE:	No work recommendation was included for this action citation.		0	0.00 0.00 0.00 $ 0.00
107 INTERIOR ENVELOPE OPENINGS:DOOR TRIM 3 PRIORITY: CRITICAL RATING: SOURCE:	No work recommendation included for this action citation		0	0.00 0.00 0.00 $ 0.00
108 INTERIOR ENVELOPE OPENINGS:WINDOW TRIM 1 PRIORITY: CRITICAL RATING: SOURCE: RS Means	Water damage/vandalized/nail holes	Leave original fabric in place/repair as required with matching materials	270 LF	300.00 800.00 220.00 $ 1320.00
109 INTERIOR ENVELOPE OPENINGS:WINDOW TRIM 2 PRIORITY: CRITICAL RATING: SOURCE:	No work recommendation included for this action citation		0	0.00 0.00 0.00 $ 0.00
112 INTERIOR ENVELOPE CEILINGS:MATERIAL 1 PRIORITY: CRITICAL RATING: SOURCE: RS Means	Severe water damage/unsafe condition/top layer not original	Remove all ceiling material/replace with plaster or drywall. Ceiling joists will need replacement/too damaged to repair	2600 SF	1426.00 3177.00 920.60 $ 5523.60
115 INTERIOR ENVELOPE CEILINGS:FINISH 1 PRIORITY: CRITICAL RATING: SOURCE: RS Means	Water damage/vandalized/non-original colors	Research colors/seal new materials/prime/2 finish coats	2900 SF	223.00 829.00 210.40 $ 1262.40
121 INTERIOR ENVELOPE CEILINGS:STRUCTURE 1 PRIORITY: CRITICAL RATING: SOURCE: Arch	Severe water damage + structural damage	Research structural integrity/remove rotted material/repair+ replace in-kind	2400 LF	495.00 193.00 137.60 $ 825.60

WORK RECOMMENDATIONS

CATEGORY / ELEMENT / RATING	DEFICIENCY & CODE	RECOMMENDATION / JUSTIFICATION	QUANTITY	MAT / LABOR / +MARKUP
CRITICAL				
125 INTERIOR ENVELOPE FLOORS:MATERIAL/FINISH 1 PRIORITY: CRITICAL RATING: SOURCE: Arch	Severe water damage/vandalized /original material covered/rotted through	Remove all damaged+non-original matl/replace+repair to match original	2100 SF	6500.00 1170.00 1534.00 $ 9204.00
128 INTERIOR ENVELOPE FLOORS:STRUCTURE 1 PRIORITY: CRITICAL RATING: SOURCE: Arch	Severe water damage/some structural failure	Remove all damaged material/repair and replace with matching material	3000 SF	250.00 500.00 150.00 $ 900.00
151 FIRE/LIFE SAFETY DETECTION:INTRUSION DET SYS PRIORITY: CRITICAL RATING: SOURCE: Arch	No fire/security detection systems. BOCA Article 17	install systems per code and insurance recommendations	1 EA	1500.00 1800.00 660.00 $ 3960.00
156 FIRE/LIFE SAFETY EXTINGUISHINS:EXTINGUISHERS PRIORITY: CRITICAL RATING: SOURCE: Arch	No operating extinguishing systems. BOCA Article 17	Install per code+insurance recommendations/provide portable fire extinguisher	0	750.00 600.00 270.00 $ 1620.00
169 PUBLIC HEALTH WATER TREATMENT:DOMESTIC WATER PRIORITY: CRITICAL RATING: SOURCE:	No work recommendation included for this action citation.		0	0.00 0.00 0.00 $ 0.00
170 PUBLIC HEALTH WATER TREATMENT:WASTEWATER PRIORITY: CRITICAL RATING: SOURCE:	No work recommendation included for this action citation.		0	0.00 0.00 0.00 $ 0.00
171 PUBLIC HEALTH REFUSE:HARDWARE PRIORITY: CRITICAL RATING: SOURCE:	No work recommendation included for this action citation.		0	0.00 0.00 0.00 $ 0.00
208 ELECTRICAL ELECTRICAL:GENERAL 1 PRIORITY: CRITICAL RATING: SOURCE: RS Means	Inadequate system/sub-standard wiring	Design and install new wiring+lighting fixtures to meet owner needs	0	4000.00 4000.00 1600.00 $ 9600.00

WORK RECOMMENDATIONS

CATEGORY / ELEMENT / RATING	DEFICIENCY & CODE	RECOMMENDATION / JUSTIFICATION	QUANTITY	MAT / LABOR / +MARKUP
SERIOUS				
4 SITE LANDSCAPING:FLORA PRIORITY: SERIOUS RATING: SOURCE:	No work write-up included for this action citation.		0	0.00 0.00 0.00 $ 0.00
10 SITE SITE:GENERAL 2 PRIORITY: SERIOUS RATING: SOURCE: Arch	Original separate kitchen demolished/new use will require modern conveniences that would severely compromise house	Rebuild kitchen from photos to hold new utilities + bathrooms + reception. To maintain orig plan + details of house put all modern utilities in separate building.	1250 SF	25000.00 50000.00 15000.00 $90000.00
173 HEATING/VENTILATION & AIR CONDITIONING HEATING:EQUIPMENT 1 PRIORITY: SERIOUS RATING: SOURCE: RS Means	No heating or cooling systems	Design+install best system with least impact on exist structure	0	3000.00 4000.00 1400.00 $ 8400.00
195 PLUMBING/UTILITY FUEL:TYPE/STORAGE 1 PRIORITY: SERIOUS RATING: SOURCE: RS Means	No fuel supply	Install natural gas piping if available	0	150.00 250.00 80.00 $ 480.00
MINOR				
131 INTERIOR ENVELOPE FLOORS:INSULATION PRIORITY: MINOR RATING: SOURCE: RS Means	No floor insulation	Insulate w/ 3.5" fiberglass batts + install vapor barrier over exposed crawl space. Estimate 5 to 15 year payback.	2200 SF	436.00 290.00 145.20 $ 871.20

COST SUMMARY

DEFICIENCY CATEGORY	PRIORITY 1 "CRITICAL"	PRIORITY 2 "SERIOUS"	PRIORITY 3 "MINOR"	CATEGORY SUBTOTAL
SITE	$ 10571	$ 90000	$ 0	$ 100571
EXTERIOR	$ 85829	$ 0	$ 0	$ 85829
INTERIOR	$ 43882	$ 0	$ 871	$ 44753
FIRE	$ 5580	$ 0	$ 0	$ 5580
HANDICAPPED	$ 0	$ 0	$ 0	$ 0
PUBLIC	$ 0	$ 0	$ 0	$ 0
HEATING	$ 0	$ 8400	$ 0	$ 8400
PLUMBING	$ 0	$ 480	$ 0	$ 480
ELECTRICAL	$ 9600	$ 0	$ 0	$ 9600
PRIORITY SUBTOTAL	$ 155461	$ 98880	$ 871	
		TOTAL COST FOR BUILDING:		$ 255212

(This Page Intentionally Left Blank)

Appendix G

1985 - 1986 Coker House National Historic Landmark Condition Assessment Report

National Historic Landmark Condition Assessment Report

THE COKER HOUSE
Champion Hill Battlefield
Edwards, Mississippi

720.976251
C682

TIONAL PARK SERVICE

NATIONAL HISTORIC LANDMARK CONDITION ASSESSMENT REPORT

THE COKER HOUSE
Champion Hill Battlefield
Edwards, Mississippi

Dates of Inspection and
Condition Assessment Report: 1985-1986

Inspected by:
Tate-Fitzsimons Architects
119 South Main
Nicholasville, Kentucky

Prepared for:
Preservation Assistance Division
National Park Service
Washington, D.C. 20013

and

Preservation Services Division
Southeastern Regional Office
National Park Service
Atlanta, Georgia 30303

Compiled by:
Center for Architectural Conservation
College of Architecture
Georgia Institute of Technology
Atlanta, Georgia 30332

NATIONAL PARK SERVICE

Compliments

TABLE OF CONTENTS

PROJECT STATEMENT.....ii

DEFINITIONS.....iii

LIST OF ABBREVIATIONS.....vii

BUILDING PHOTOGRAPHS/PLANS.....ix

BUILDING REPORT.....1

-20-86

PROJECT STATEMENT

As part of its initiative to provide technical assistance to National Historic Landmarks, the National Park Service is coordinating the preparation of in-depth condition assessment reports on selected threatened historic properties. These planning reports are uniform in format and provide current, precise information on the physical condition of each landmark structure inspected. This information will assist present owners and potential buyers in evaluating the technical and economic feasibility of rehabilitating landmarks while preserving those qualities which led to their designation. The information will also be used by the National Park Service to report to Congress more accurately on the status of America's threatened National Historic Landmarks.

The condition assessment is based on a comprehensive field inspection conducted by a team of professional architects and/or engineers who prepare a report assessing the findings of the inspection and recommending, where necessary, appropriate repair and historic preservation treatments consistent with the Secretary of the Interior's STANDARDS FOR HISTORIC PRESERVATION PROJECTS. A condition assessment report consists of the following information:

1) Administrative Data- Information on the history and significance of the building, its location and size, and other background data.

2) Inventory Data- Information on architectural and engineering items, describing the major building elements, ranking the historic significance of each of these elements, determining the condition of the elements, and identifying the priority of each of the work needs.

3) Inspection Data- Information on deficiencies identified through the inventory process, describing and proposing corrective action.

4) Management Cost Summary- A one page matrix of estimated costs for all recommended work. The matrix gives a clear picture of the approximate costs to correct the identified deficiencies.

5) Graphic Data- A site sketch and simple drawings of existing floor plans indicating room use, bearing walls and historical development of the building form. Color photocopies of exterior and representative interior photographs of the building are also provided.

DEFINITIONS

CONDITION

An element is evaluated as Good when:

- the element is intact, structurally sound and performing its intended purpose
- there are few or no cosmetic imperfections
- the element needs no repair and only minor or routine maintenance

An element is evaluated as Fair when:

- there are early signs of wear, failure, or deterioration, though the element is generally structurally sound and performing its intended purpose
- there is failure of a sub-component of the element
- replacement of up to 25% of the element or replacement of a defective sub-component is required.

An element is evaluated as Poor when:

- the element is no longer performing its intended purpose
- the element is missing
- deterioration or damage affects more than 25% of the element and cannot be adjusted or repaired
- the element shows signs of imminent failure or breakdown
- the element requires major repair or replacement

TREATMENT RATINGS

Preservation: Defined as the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure.

Element: Defined as the basic component or issue on which the program collects information for inventory use. An element may be an architectural feature, structural component, engineering system or a functional requirement.

1. PRESERVE

Statement of Importance:

- the element is associated with those qualities for which the property was designated an NHL and dates from this period(s) of significance, or

- the element is highly distinctive architecturally and dates to the NHL's period(s) of significance, and

- the level of damage or deterioration is such that it is still feasible to preserve.

Condition: Poor to good- Preserve

2. PRESERVE WHEREVER POSSIBLE- IF TOO DETERIORATED TO SAVE, MUST BE REPLACED IN-KIND

Statement of Importance:

- the element has acquired significance in its own right or makes an important contribution to other historic periods or levels of significance identified for the property, or

- the element makes a significant contribution either to the property's historic appearance or as an integral part of the buildings historic construction, or

- the element meets "1" level criteria except that preservation is not feasible.

Condition: Fair to good- Preserve
Poor- Replace

Note Exception: If the element is antiquated and no longer serves a functioning role, retain it, in situ, as an historic artifact, wherever possible.

3. PRESERVE WHEREVER POSSIBLE- IF TOO DETERIORATED TO SAVE, ELEMENT MUST BE REPLACED WITH COMPATIBLE MATERIAL AND DESIGN.

Statement of Importance:

- the element contributes to the historic appearance of the building and dates either to the period(s) of historic significance or represents later, sensitive repair or replacement work, or

- the element dates to the historic period(s) of significance of the building and represents a substantial amount of historic fabric.

Condition: Fair to good- Preserve
Poor- Replace

4. PRESERVE WHERE THERE IS NO COMPELLING REASON FOR REMOVAL; UNDERTAKE ALL NECESSARY ALTERATION WORK AS SENSITIVELY AS POSSIBLE, INCLUDING ANY DEMOLITION WORK.

Statement of Importance:

- the element dates to the historic period(s) of significance of the building or is a later, sensitive repair, but does not represent a substantial amount of historic fabric, is not distinctive, nor does it make any measurable contribution to the building's historic appearance or system of construction.

Condition: Fair to good- Preserve
Poor- Alter/Replace

5. REMOVE/ALTER/REPLACE; UNDERTAKE ALL SUCH NEW WORK AS SENSITIVELY AS POSSIBLE.

Statement of Importance:

- the element is not significant and through design or condition detracts from the historic appearance of the building, or

- the element is a poor design and/or construction detail which contributes to the deterioration of the landmark, or

- the element creates a serious code violation which can not be mitigated. (In cases where mitigation is not possible, removal or alteration of the element may, in some cases, take precedence over higher ratings normally assigned to the element.)

Condition: Poor to good- Remove/Replace

6. SPECIFIED TREATMENT IS NOT REQUIRED, HOWEVER, IF ANY WORK IS DONE ON THIS ELEMENT IT SHOULD BE SYMPATHETIC TO THE HISTORIC QUALITIES OF THE LANDMARK.

Statement of Importance:

- the element has no historic value.

PRIORITY

A Critical deficiency of an element exists where:

- there is advanced deterioration which has resulted in the failure of the building element or will result in the failure of the building element if not corrected within two years, and/or
- there is accelerated deterioration of adjacent or related building materials as a result of the element's deficiency, and/or
- there is a threat to the health and/or safety of the user, and/or
- there is a failure to meet a legislative requirement.

A Serious deficiency of an element exists where:

- there is deterioration which, if not corrected within 2-5 years, will result in the failure of the building element, and/or
- a threat to the health and/or safety of the user may occur within 2-5 years if the deterioration is not corrected, and/or
- there is deterioration of adjacent or related building materials and/or systems as a result of the element's deficiency.

A Minor deficiency of an element exists where:

- standard preventive maintenance practices and building conservation methods have not been followed, and/or
- there is a reduced life expectancy of affected or related building materials and/or systems, and/or
- there is a condition with long-term impact beyond 5 years.

WORK RECOMMENDATIONS

Within the inventory section of the building report, each time a priority has been cited, ie. critical, serious or minor, a work recommendation will appear in the back of the report. Occasionally, several related deficient elements can be grouped together under one work recommendation. When this happens, the description of each of the affected elements refers the reader to that element where the work recommendation appears and no priorities are cited for the cross-referenced elements.

COST ESTIMATES

The cost figures included in the work recommendations are estimates to be used for the planning of future work. They can be based on the inspector's own records, cost data provided by the owner or standard cost estimating guides by RS Means, but they are only estimates. Costs for architect's or engineer's fees or other contingencies are not included.

LIST OF SYMBOLS AND ABBREVIATIONS

ARO- Alaska Regional Office/NPS
bedrm or BR- bedroom
bldg- building
bm- beam
bmt- basement
btwn- between
clg- ceiling
dbl- double
dine or DR- dining room
E- east
elev- elevation
exist- existing
fdn- foundation
ftg- footing
FL or FLR- floor
galv- galvanized
gyp bd- gypsum board
kit- kitchen
LF- linear feet
LR- living room
MARO- Mid-Atlantic Regional Office/NPS
mtl- metal
N- north
NPS- National Park Service
oc- on center
orig- original
reqd- required
rm- room

RMRO- Rocky Mountain Regional Office/NPS
S- south
SERO- Southeast Regional Office/NPS
SF- square feet
SY- square yard
sgl- single
sht mtl- sheet metal
sm- small
stl- steel
T+G- tongue and groove
typ- typical
UBC- Uniform Building Code
W- west
WASO- Washington Office/Preservation Assistance Division/NPS
WRO- Western Regional Office/NPS
wd- wood
wdo- window

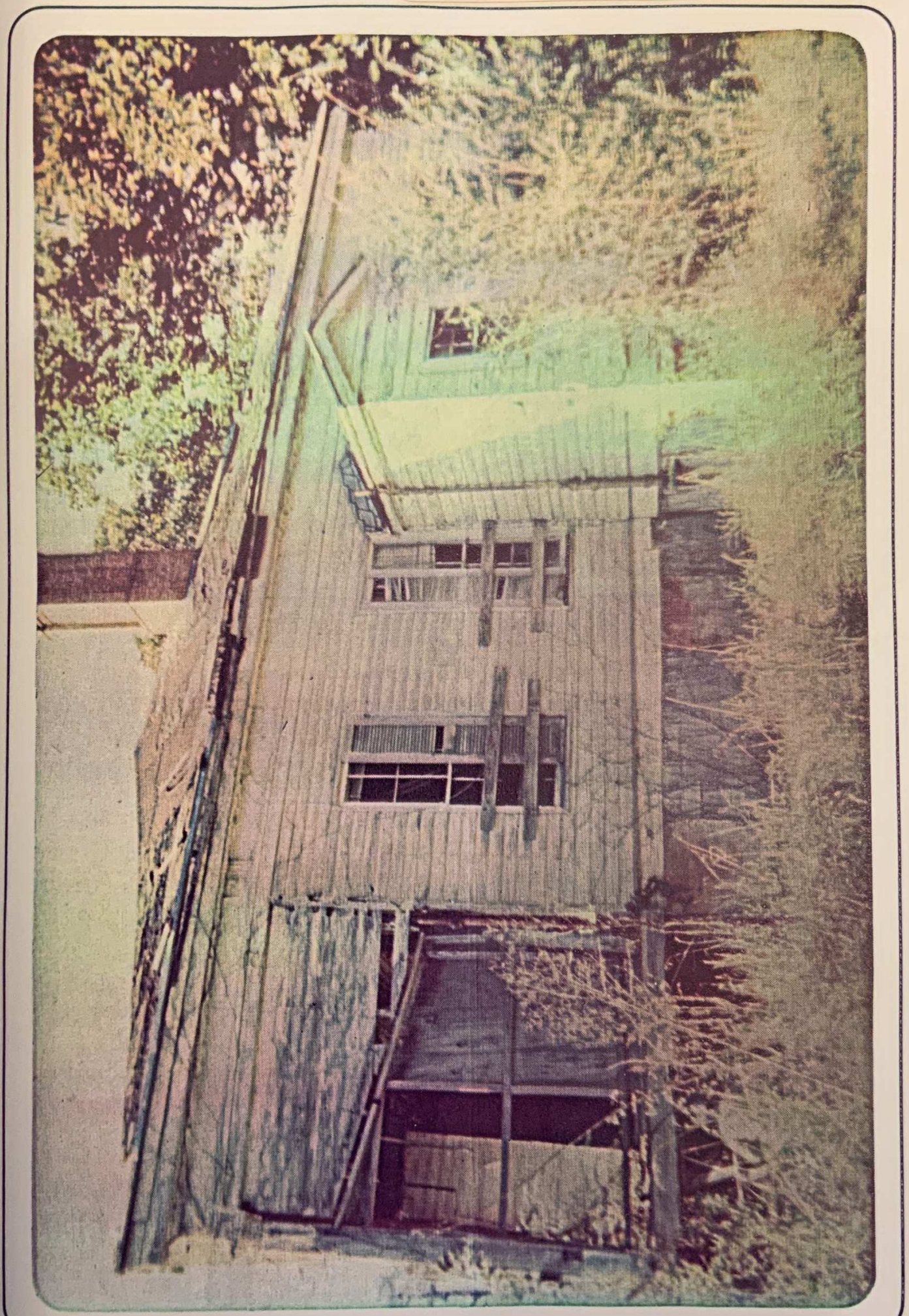
Symbols

"+" - and
"/" - period
":" - dash
"-" - comma

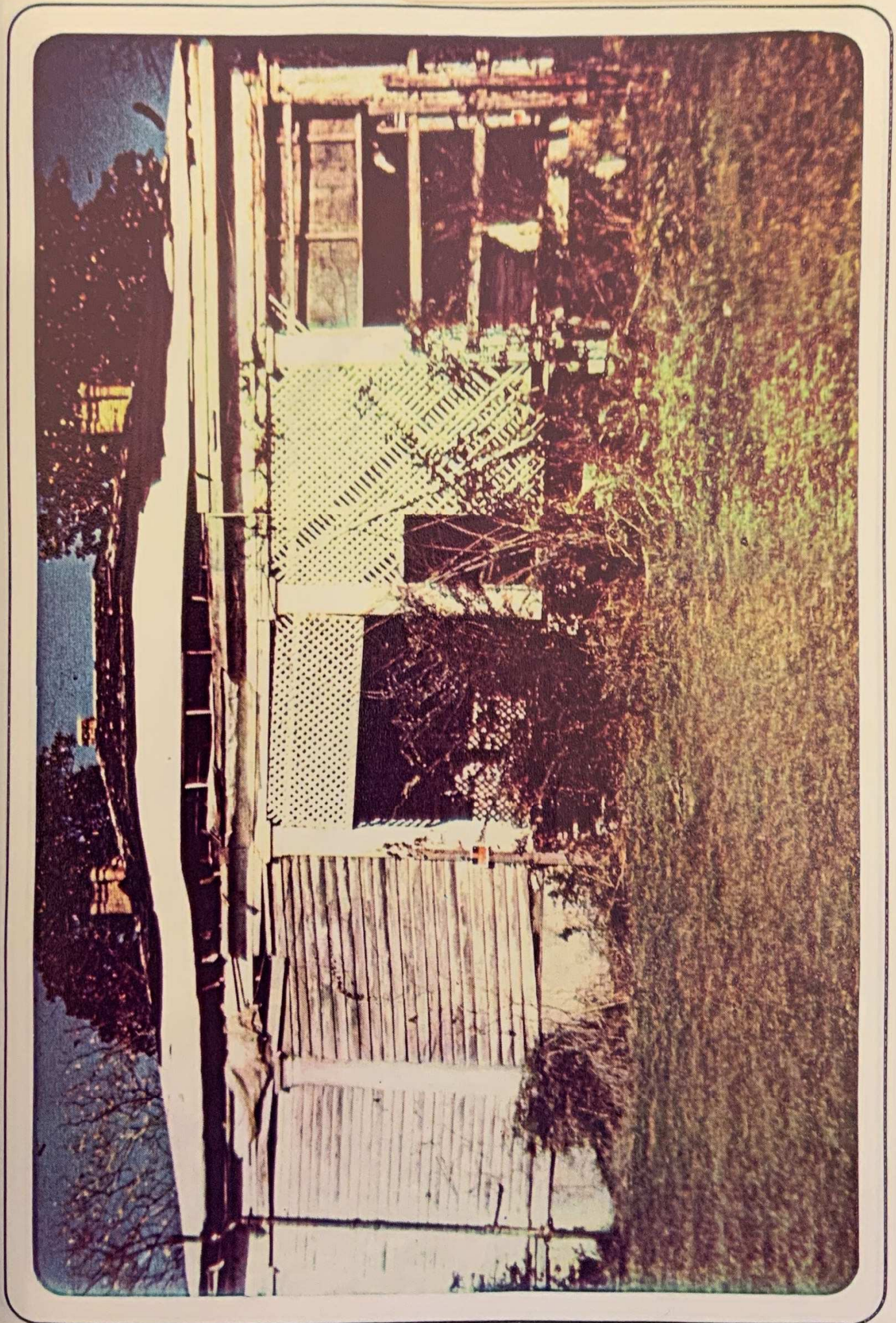
FRONT (NORTH) ELEVATION



EAST ELEVATION



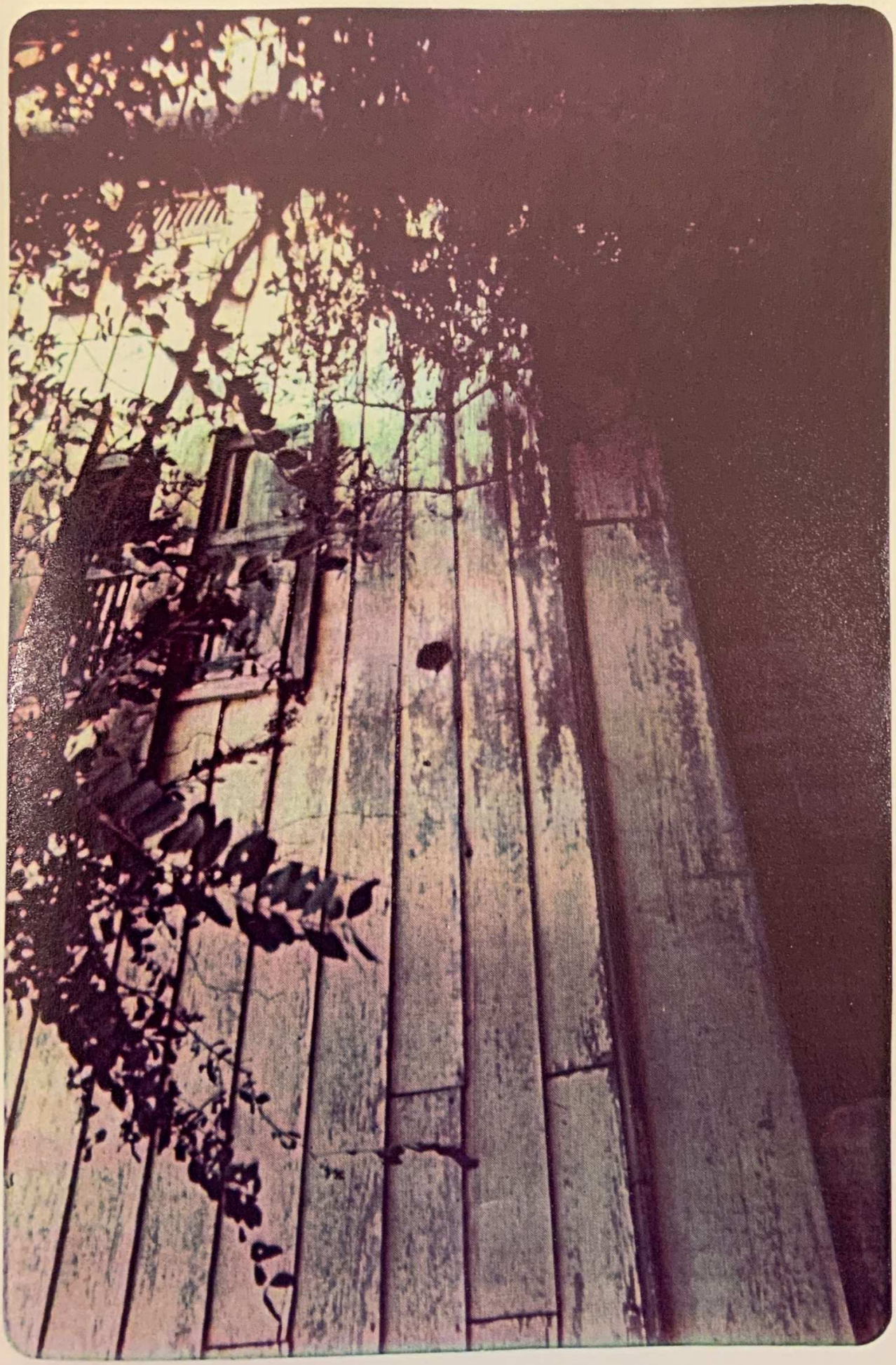
REAR (SOUTH) ELEVATION



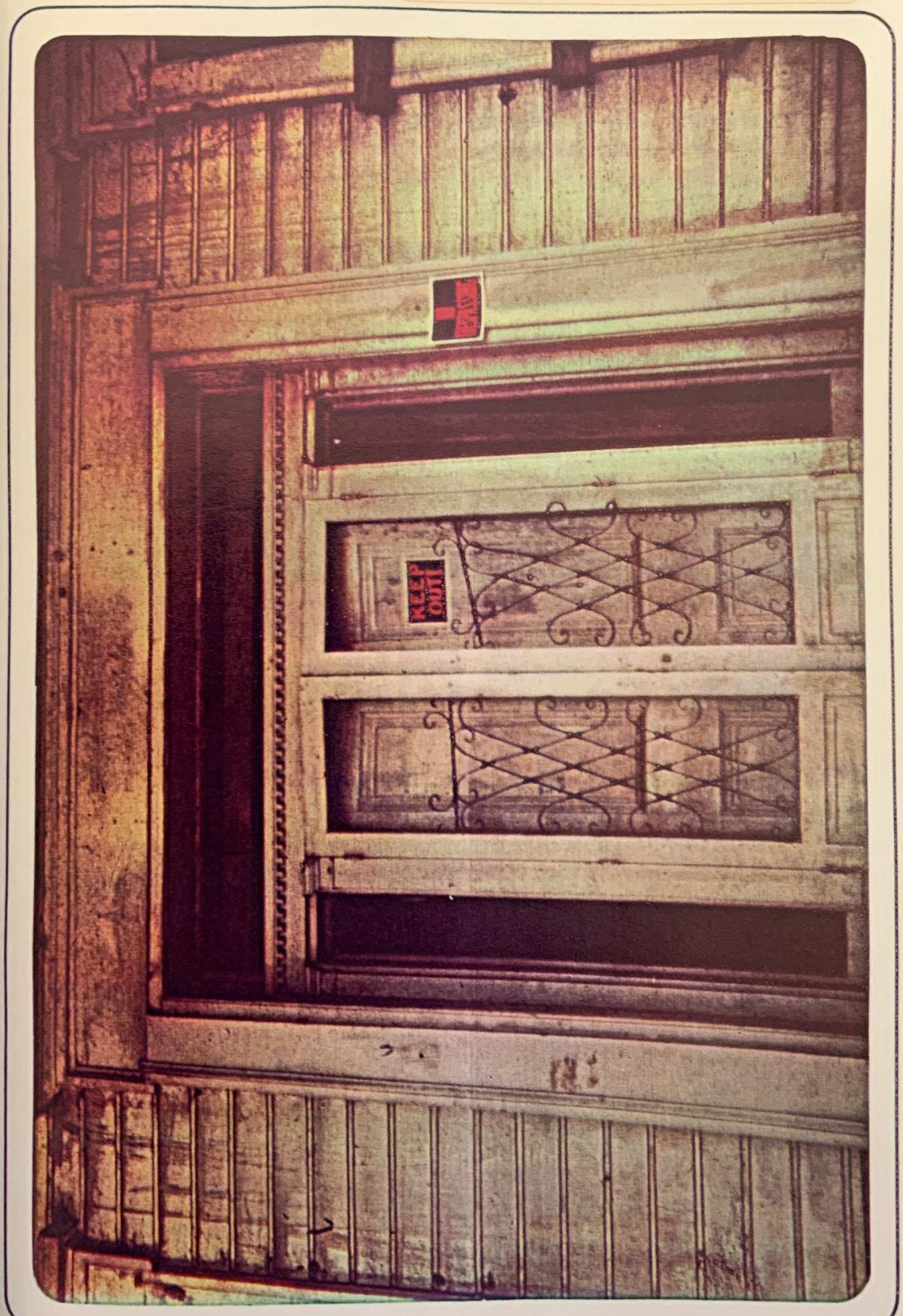
WEST ELEVATION



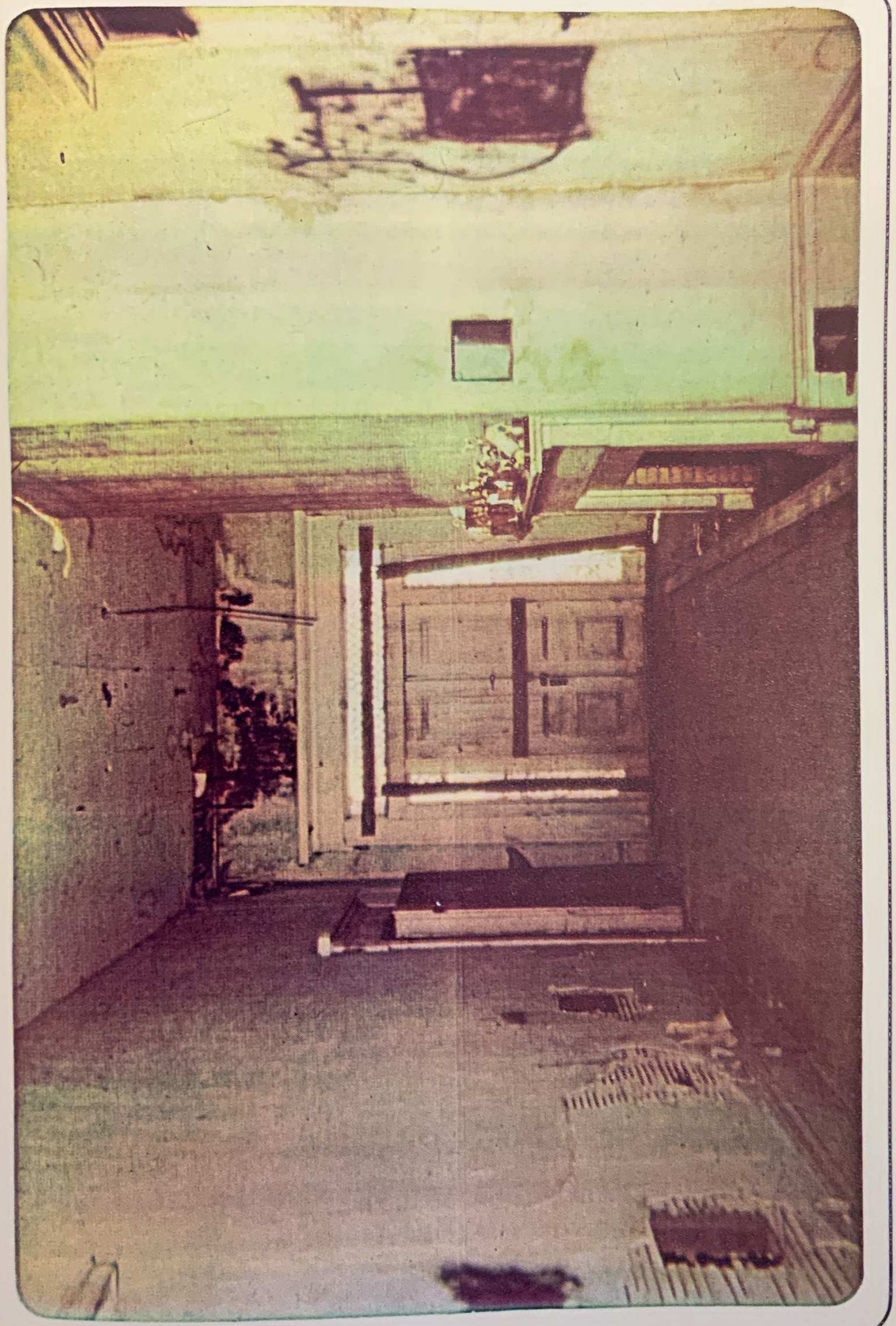
WEST ELEVATION-CANON BALL HOLE



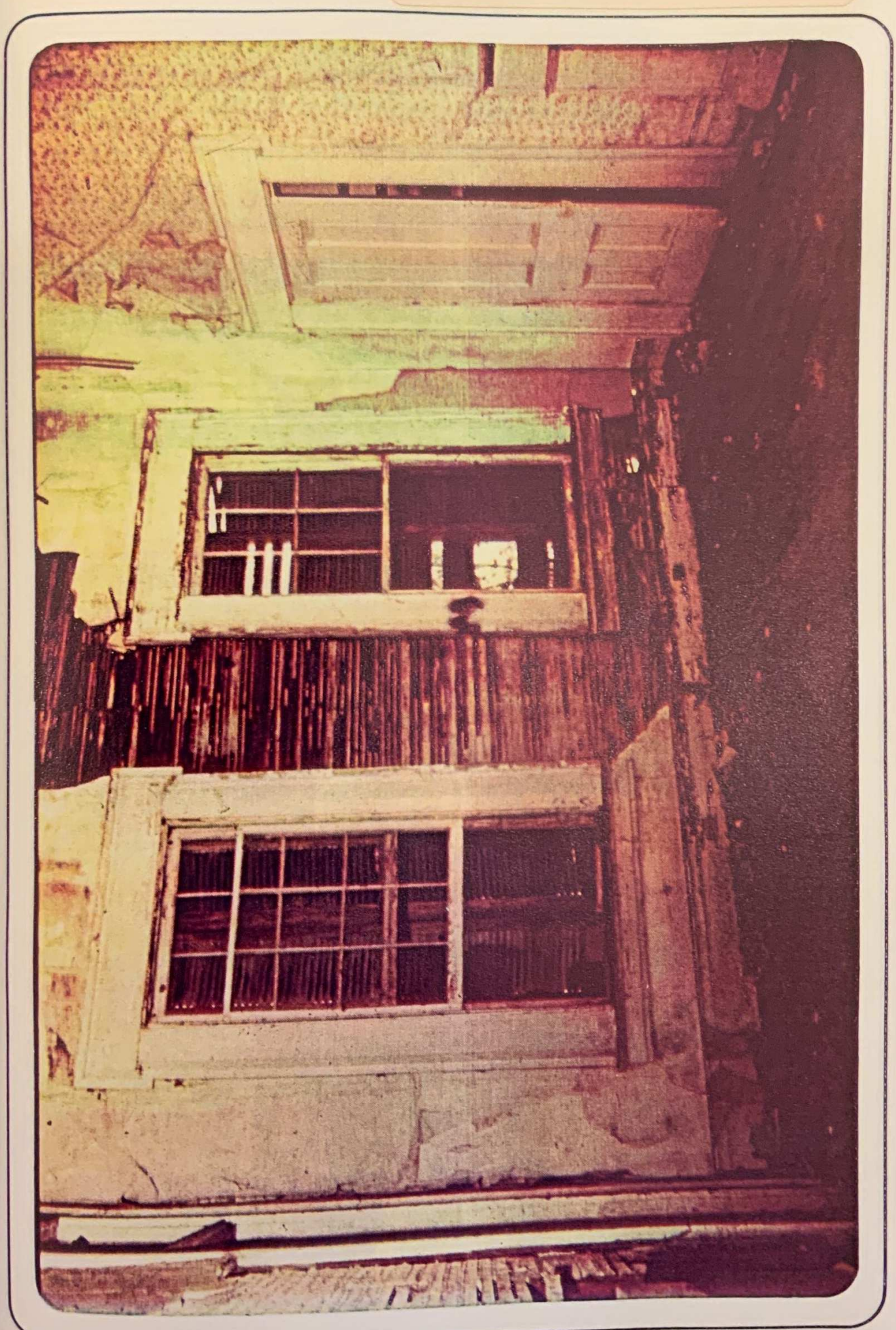
FRONT DOOR



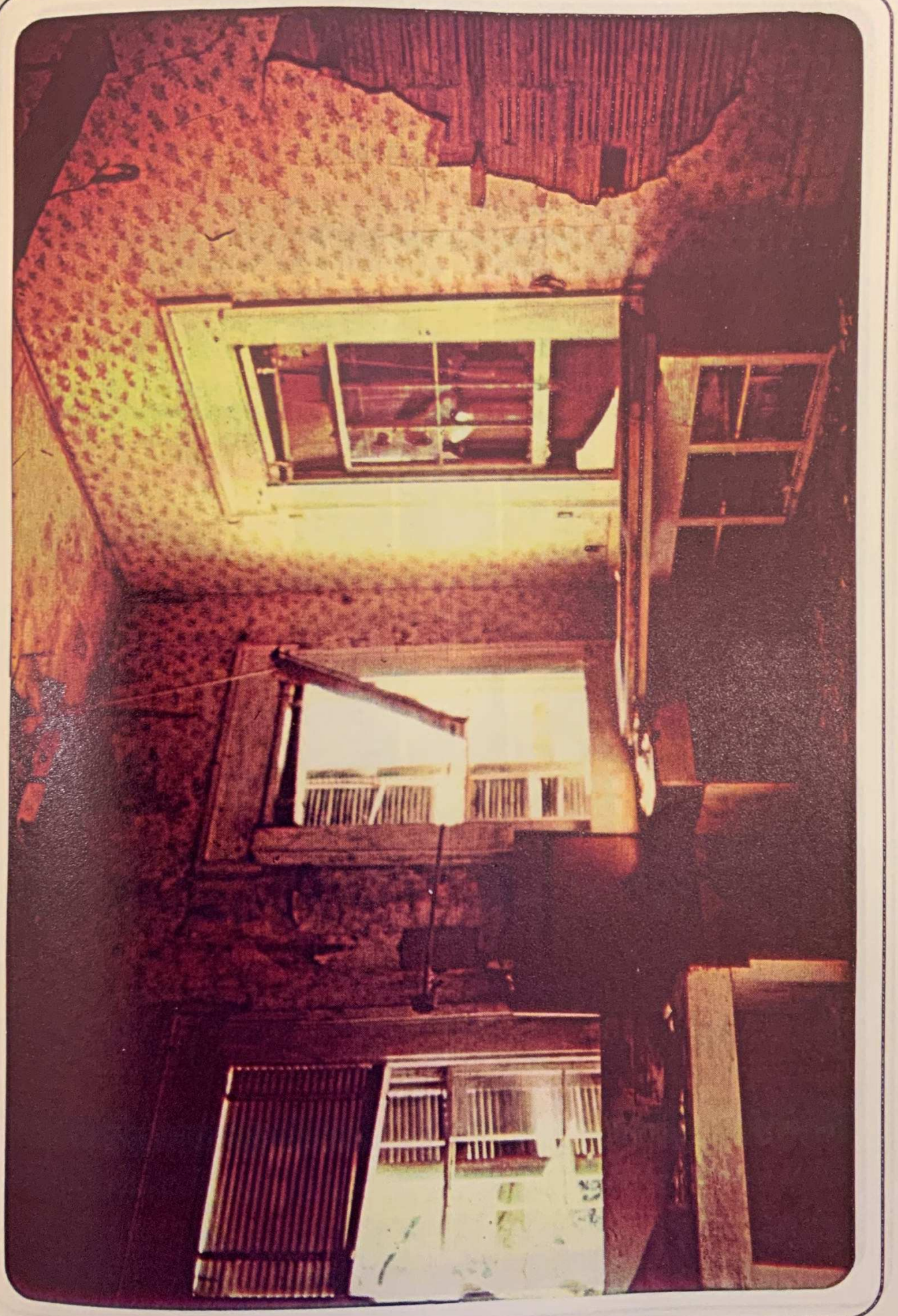
HALLWAY-LOOKING SOUTH



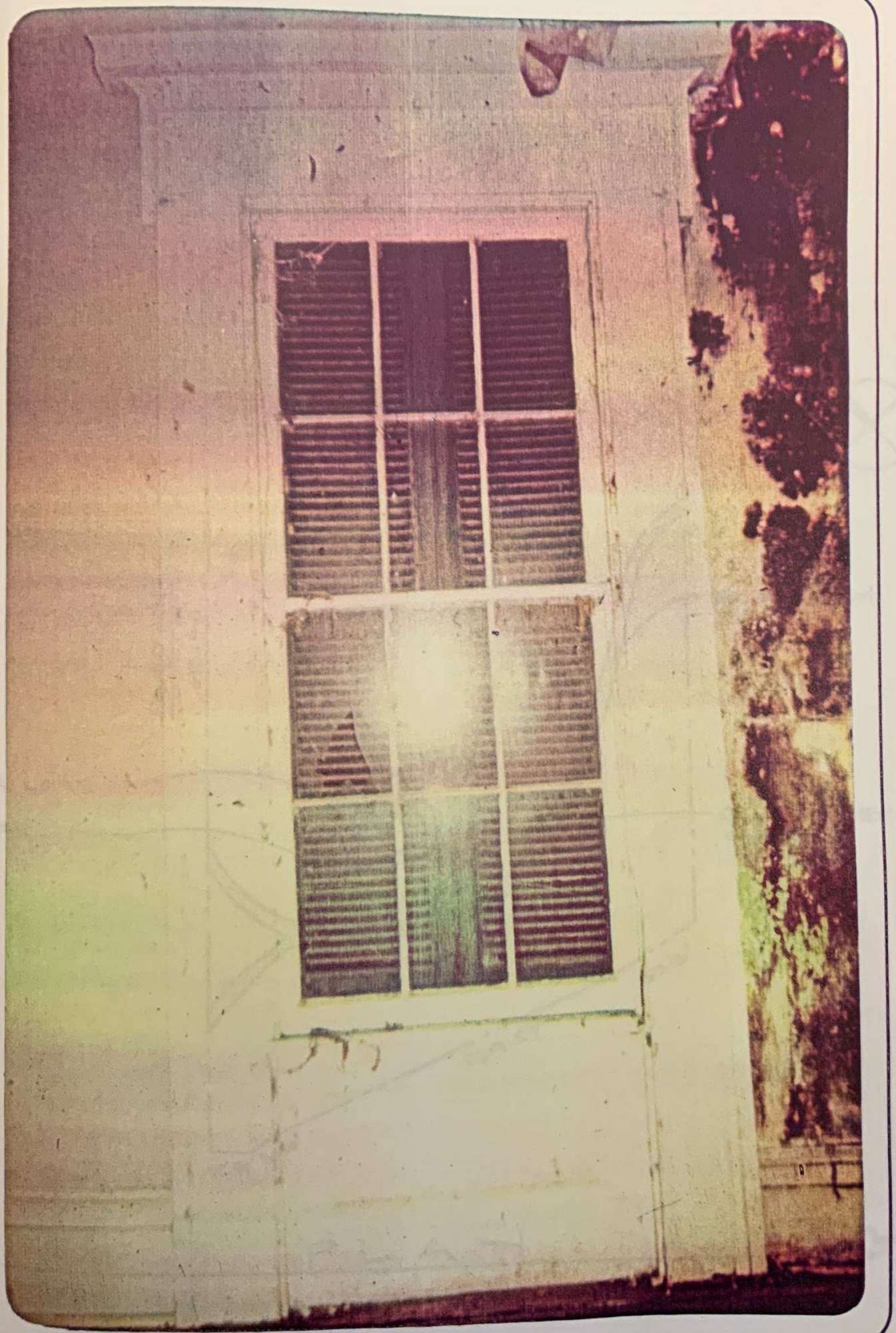
BEDROOM



KITCHEN



WINDOW TRIM-PARLOR 1



GENERAL INFORMATION

COKER HOUSE
Champion Hill Battlefield Historic District
Highway 67
Edwards, MS

OWNERSHIP: Private

CURRENT USE: Vacant

PROPOSED USE: Visitor Center

OWNERS Jackson Civil War Round Table	ADDRESS Jackson, MS 39201	PHONE (601)355-4796
CONTACTS Mrs. A.P. Andrews Dr. Ball	ADDRESS Jackson, MS 39201	PHONE (601)355-4796 (601)987-6643

LANDMARK SIGNIFICANCE

The Union victory at this site during the Civil War paved the way for Grant's successful seige of Vicksburg on May 16, 1863. These victories were of enormous strategic value to the Union forces because they destroyed Confederate control in the West and allowed Grant to focus his attacks on the eastern part of the Confederacy.

ENDANGERED STATUS

Priority 1. Severe deterioration; potential loss of historic fabric. The house has been vacant for a number of years and a portion of the roof has collasped.

ARCHITECTURAL DESCRIPTION

The Coker House is a raised 1-story, hipped roof, frame cottage in the Greek Revival style. The primary elevation, which is five bays wide, is dominated by a central portico that is reached by approximately seven broad stairs. The portico is supported by four paneled columns decorated with fret moldings. The centrally located doorway features two double-leaf doors flanked by side and transom lights. Two double-hung wood frame windows with shutters and shouldered architrave moldings are positioned on each side of the doorway. A columned gallery spans the rear elevation, with one end of the gallery enclosed to form a storage room and bathroom. Deteriorated wood lattice partially covers the gallery. Inside, four square rooms are arranged around a wide center hall that runs the depth of the building and terminates in the rear with a doorway similar to that on the primary elevation. Shouldered architrave moldings occur around doorways and windows, and simple Greek Revival mantels appear in all rooms. A hall fireplace, a fire sprinkler system, and a small bathroom on the southeast side of the building were installed during the 1930's.

MISS. DEPT. OF ARCHIVES & HISTORY

GENERAL INFORMATION

CONDITION DESCRIPTION

The vacant Coker House is in very poor condition and has been vandalized. The roof has been leaking since 1979. The roof structure, ceiling, interior plaster and millwork, floor structure and flooring have been severely damaged by water. All doors and windows have been damaged, further exposing the interior to weather-related damage. The rear porch foundation piers have failed causing the porch to twist and move from its original location. The building is basically unaltered and contains enough original materials to restore it to near original condition. It will require substantial work on the roof roof and thorough foundation repairs. The exterior millwork will need in-dept repairs to enclose the exterior. It will also need new electrical, HVAC and plumbing systems.

EVALUATION PROCEDURE

The original house would be best served if the demolished kitchen (separate) building could be rebuilt incorporating restrooms, mechanical systems and other modern utilities. This would allow the Coker House to be a relatively pure Greek Revival pavillion, providing a visitors' center/architectural museum for the surrounding Champion Hill Battlefield. As a result of the proposed use, the building will be classified as assembly under the BOCA code. However, because this future use is still uncertain, all work recommendations aimed at preserving and restoring the historic building fabric, including fire protection sys-systems, should be undertaken before the kitchen building is rebuilt and elaborate plumbing and mechanical systems are installed.

GENERAL INFORMATION

LANDMARK INFORMATION

NHL LISTING: District
DATE LISTED: 1977
ESTABLISHED BOUNDARIES: Yes
ACREAGE: 5
ARCHEOLOGICAL RESOURCES ON SITE:
ABOVE GROUND: No
BELOW GROUND: Yes
OTHER HISTORIC BUILDINGS ON SITE:
None

OTHER BUILDINGS ON SITE:
None

BUILDING HISTORY

DATE OF CONSTRUCTION: 1853
ARCHITECT: Unknown
HISTORIC FUNCTION: Residence
YEARS MODIFIED/MODIFICATION:
ca 1870-rear bath
ca 1932-bath+rear porch in-fill+ceilings+hall fireplace

MARKETING INFORMATION

PERCENT OCCUPIED: 0 %
ASSESSED VALUE:
LAND..... N/A
BUILDING.. N/A
DATE.....
PROPERTY TAX RATE. N/A
APPRAISAL:
LAND.....$ 17,500
BUILDING..$ 90,500
DATE..... 1984
SOURCE.... L. C. O'Ferrall
ADDRESS. Natchez, Ms
PHONE...
IS BUILDING ON MARKET? No
ASKING PRICE: N/A
FEASIBILITY STUDIES: No
DEED RESTRICTIONS: Easement-road
ZONING CLASSIFICATION: Agricul
HISTORIC PRESERVATION ZONING RESTRICTIONS: No
ARCHITECTURAL REVIEW BOARD JURISDICTION: N/A
PROXIMITY TO RAPID TRANSIT: None
PROXIMITY TO MASS TRANSIT: None
PROXIMITY TO MAJOR HWYS: 13 miles to I-20
PROXIMITY TO OTHER DEVELOPMENTS: Vicks NMP-15 miles
PROXIMITY TO CBD: None
NUMBER OF PREVIOUS OWNERS: 3
LOCAL COST FACTOR: 10%

SIGNIFICANCE

NHL PERIOD OF SIGNIFICANCE: 1860-1863
AREA OF SIGNIFICANCE: Military/Architecture

NHL THEME: American Wars
OTHER PERIODS OF SIGNIFICANCE: None
STATE HISTORIC LISTING:
Mississippi Landmark
LOCAL HISTORIC LISTING:
None
PAST FEDERAL INVOLVEMENT/FUNDING:
Unknown

PAST STATE INVOLVEMENT/FUNDING:
Unknown

LOCATION INFORMATION

LOCATION: Approx. 4 miles east of Edwards
COUNTY: Hinds
COUNTY CODE: 049
US CONGRESSIONAL DISTRICT: 4
STATE LEGISLATIVE DISTRICT:
UTM COORDINATES:

OPERATIONS INFORMATION

Not Open to the Public
SEASON: N/A
HOURS: N/A
AVERAGE OPERATING COSTS
YEARS..... N/A
ELECTRICAL.....
GAS.....
OIL.....
WATER/SEWER....
INSURANCE.....
PROPERTY TAXES: None

BUILDING CODE INFORMATION

APPLICABLE CODES:
BOCA
Nat'l Electric Code
Nat'l Plumbing Code
MS State Bldg Code
HISTORIC PRESERVATION CLAUSE: No
OCCUPANCY CLASSIFICATION: Assenbly
OCCUPANT LOAD: 200
HAZARD OF CONTENTS: Low
SEISMIC ZONE: 1
OCCUPANCY IMPORTANCE FACTOR: 1.0

GENERAL INFORMATION

BUILDING INFORMATION

FLOOR AREA:..... 2310 SF
ROOF AREA:..... 3300 SF
PERIMETER LENGTH:.... 230 LF
NUMBER OF STORIES:... 1
TYPE OF CONSTRUCTION: Wood frame

NUMBERING INFORMATION

BUILDING NUMBER: 71000450
NATIONAL REGISTER NUMBER: 71000450
OTHER NUMBER:
SOURCE:

DOCUMENTATION

WRITTEN/PHOTOGRAPHIC/GRAPHIC MATERIAL:

TYPE	DATE	LOCATION
Photo	1979	Mississippi Dept. of Archives & History
Photo/History	1984	Owner, Jackson Civil War Roundtable

EMERGENCY SERVICES INFORMATION

Fire Protection by: Hinds County

Hospital facilities at: Jackson, MS

Police Protection by: Hinds County/State Police

OTHER CONTACT INFORMATION

REDEVELOPMENT COMMISSION
N/A

NATIONAL PARK SERVICE REGIONAL OFFICE
SERO-Preservation Assistance — 75 Spring Street, Atlanta GA 30303 — (404)331-2633

STATE HISTORIC PRESERVATION OFFICE
Archives and History — P.O. Box 571, Jackson, MS 39205 — (601)354-7326

LOCAL/STATE-WIDE PRESERVATION GROUPS

( ) -
( ) -

BUILDING INSPECTION DEPARTMENT
Hinds County

GENERAL INFORMATION

INSPECTION TEAM DATA

DATE OF INITIAL INSPECTION: 12/03/85

INSPECTION TEAM PERSONNEL:

INSPECTOR #1
Gregory Fitzsimons
Architect
Tate-Fitzsimons Architect
119 S. Main Street
Nicholasville, KY 40356
(606)885-3923
AREAS: All
TIME: 4 hours

INSPECTOR #2
Daryl Woolums
Assistant

119 S. Main Street
Nicholasville, KY 40356
(606)885-3923
AREAS: All
TIME: 4 hours

DATE OF DATA ENTRY: 01/24/86

DATA ENTRY BY:
NAME..... Debra Hobbs
ADDRESS.. Ctr for Arch Conservation
Col of Arch/Georgia Tech
Atlanta, GA 30332-0155
PHONE.... (404)894-3390

DATE OF LAST UPDATE INSPECTION:

COMMENTS: _____

BUILDING INVENTORY

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
SITE					
1 PEDESTRIAN ACCESS:WALKWAY	Leading to front (North) porch-bricks in soil/approx 9ft wide x 30ft long	3	270 LF	POOR	MINOR
NOTE: Further investigation needed as most of the brick is under several inches of soil.					
2 VEHICULAR ACCESS:PARKING	To rear (south):no designated spaces/on grass by farm road	5		POOR	MINOR
3 VEHICULAR ACCESS:DRIVEWAY	Dirt + gravel farm road through rear of site	5		POOR	MINOR
NOTE: Deed restrictions for use of roadway through property by Cal-Maine Foods located approximately one-half mile west of Coker House.					
4 LANDSCAPING:FLORA	Many unique plants+flowers+trees/most are large-dating from early garden/ needs research+infrared aerial photo	1		FAIR	MINOR
5 LANDSCAPING:FENCES/WALLS	Farm fence forms rear property line	6		GOOD	
6 LANDSCAPING:PLAN	Entire site needs careful planning incorporating parking, gardens, etc.	1		FAIR	MINOR
7 LANDSCAPING:GRADE	Mostly flat/house on slight rise-site slopes to the southeast	4		GOOD	
8 UTILITY SERVICE:HYDRANTS	None-possibly one at Cal-Maine Food Processing Plant 1/2 mile away	6		POOR	CRITICAL
9 SITE:GENERAL 1	Mostly undisturbed except for factory+ farm roads at rear/nearby poultry factory creates noise+smells+insects	6		POOR	
10 SITE:GENERAL 2	ca 1860 kitchen bldg formally at rear has been demolished/could be rebuilt from photos & used for modern utilities	5		POOR	MINOR
EXTERIOR ENVELOPE					
11 FOUNDATION:WALLS 1	8" concrete block infill between brick piers-secondary structure/see work recommendation for #14	5	100 LF	POOR	

BUILDING INVENTORY

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
EXTERIOR ENVELOPE					
14 FOUNDATION:PIERS 1	Main house and porches:12"x36" solid brick piers average 4 ft high-primary structure/footings unknown	3	38 SF	POOR	CRITICAL
17 FOUNDATION:OPENINGS	None/wood lattice between piers at rear porch/crawl space 4'-6" high	3		POOR	SERIOUS
19 WALLS:STRUCTURE 1	Main house:2" x 6" wood studs 16" on center/SW corner rear porch infill may or may not be original	2	210 LF	FAIR	CRITICAL
20 WALLS:STRUCTURE 2	Bath addition ca 1932:2" x 4" wood studs at 16" on center	5	30 LF	FAIR	MINOR
22 WALLS:CAVITY 1	Main house + bath addition:5-1/2" thick/ some plaster rubble + insect debris	6		POOR	CRITICAL
26 WALLS:SURFACE MATERIAL 1	Main house front elev:shiplapped wood siding/5-1/2" exposure/pine	2		FAIR	SERIOUS
27 WALLS:SURFACE MATERIAL 2	Main house + rear porch:beveled wood siding/5-1/2" exposure/pine/see work recommendation for #26	2		FAIR	
NOTE: Cannon + bullet holes should be preserved.					
28 WALLS:SURFACE MATERIAL 3	ca 1932 bath:beveled wood siding/see work recommendation for #20	5		FAIR	
29 WALLS:FINISH 1	Entire exterior painted white:old photos show varying colors	3	3500	POOR	SERIOUS
33 OPENINGS:MAIN DOOR	Front+rear entries:double doors with two molded panels each leaf + transom + 20" sidelights/5 ft x 7 ft opening/painted	1	2 EA	POOR	CRITICAL
34 OPENINGS:MAIN DOOR TRIM	Greek Revival tapered proportions/casing 9" at base-7" at dog-ear/edge molding/ see work recommendation for #33	1	30	FAIR	
NOTE: Doors + transom + sidelights recessed; 4 pilasters separate doors + sidelights; cornice with round dentils between doors + transom.					

BUILDING INVENTORY

EXTERIOR ENVELOPE

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
35 OPENINGS:OTHER DOORS	2 original wood at rear porch-4 panel/ 3'-2" x 7'-0" opening/also 1-ca 1932 wood paneled door at rear porch	2	3 EA	FAIR	CRITICAL
36 OPENINGS:OTHER DOOR TRIM	Greek Revival/tapered proportions/7" at base-6" at dog-ear/matches Main Door Trim/painted	2	90 LF	FAIR	
NOTE: See work recommendation for #35.					
37 OPENINGS:WINDOW FRAME 1	All windows main house:wood/7-1/2"x1" exposed/painted	2	14 EA	POOR	CRITICAL
38 OPENINGS:WINDOW SASH 1	All windows main house:orig wood/double-hung/9 over 9 lites/3' wide x 7' high/ painted/see work recommendation for #37	3	14 EA	POOR	
39 OPENINGS:WINDOW TRIM 1	Front main house only-Greek Revival with tapered design/matches door casing/ painted/see work recommendation for #37	1	4 EA	FAIR	
42 OPENINGS:WINDOW TRIM 2	Main house E+S+W facades:plain 1" x 2" trim at edge of frame/painted/see work recommendation for #37	2	10 EA	FAIR	
43 OPENINGS:WINDOW FRAME 3	ca 1932 bath addition:5-1/2" wood frame/ painted/see work recommendation for #20	5	1 EA	POOR	
44 OPENINGS:WINDOW SASH 3	Wood double hung/6 over 6 lights/ painted/see work recommendation for #20	5	1 EA	POOR	
45 OPENINGS:WINDOW TRIM 3	Wood 1" x 4"/painted/see work recommen-ation for #20	5	12 LF	POOR	
46 OPENINGS:GLAZING	Single glazing/each pane-10" x 12"	3	260 SF	POOR	CRITICAL
48 OPENINGS:SCREENS	Front + rear double doors:wood frame screen doors	5	2 EA	POOR	MINOR
49 OPENINGS:SHUTTERS/BLINDS	Shutters on all windows/wood lovered/ 1'-8" wide x 7' high/painted	3	14 EA	POOR	SERIOUS

BUILDING INVENTORY

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
EXTERIOR ENVELOPE					
50 OPENINGS:HARDWARE	Original iron pintel hinges at shutters/ standard residential door hardware-some original/never had window hardware	2/5		POOR	SERIOUS
51 OPENINGS:WDO LINTELS/SILLS	Wood:milled 1-1/2" x 8" sills/painted/ see work recommendations for #34, 35, 37	3	14 EA	POOR	
53 FEATURES:STAIRS 1	Front:wood, approx 13 ft wide/no railing remains	2	1 EA	POOR	CRITICAL
54 FEATURES:STAIRS 2	Rear porch:probably wood - no longer in existance/see work recommendation for #53	2	1 EA	POOR	
55 FEATURES:PORCHES 1	Front:wood with 4 sq col+2 pilasters at house facade-fretwork at face/molded capitals/architrave like main house	1	1 EA	POOR	SERIOUS
NOTE: Porch extends 10 feet beyond front elevation under its own hip roof. Remains of simple wood railing on west side- square balusters + rail. Floor is pine tongue + roove; plaster ceiling.					
56 FEATURES:PORCHES 2	Rear:wood with 6 simple sq cols/molded capitals/architrave like main house/lattice infill-east/clapboard infill-west	2	1 EA	POOR	CRITICAL
NOTE: Original porch ran entire length of house under main roor. Clapboard infill is the result of a ca 1870 bath addition and another later addition. Floor is pine tongue + groove; plaster ceiling.					
60 FEATURES:ORNAMENTATION 1	Wood pilasters-front corners-14" sq/ Greek Revival fretwork at N face-matches porch columns+pilasters/painted	1	60 LF	FAIR	SERIOUS
61 FEATURES:ORNAMENTATION 2	Original wood skirt board with drip cap at base of siding/11" wide/painted	3	250 LF	FAIR	CRITICAL
62 FEATURES:CHIMNEYS 1	Original:common bond brick with corbeled top+corner pilasters	2	2 EA	POOR	CRITICAL
63 FEATURES:CHIMNEYS 2	Ca 1932:brick	5	1	FAIR	MINOR
65 ROOF:CORNICE	Original:wood 3 part entablature/8" cornice+8" frieze+4" architrave/fillet mold beteen architrave and frieze	2	250 LF	POOR	CRITICAL

BUILDING INVENTORY

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
EXTERIOR ENVELOPE					
67 ROOF:SOFFIT	Wood:1-1/4" x 10"/see work recommendation for #65	2	250 LF	POOR	
71 ROOF:SURFACE MATERIAL 1	Ca 1932:asphalt shingle+diamond pattern-patched with variety of rolled roofing/wood shingles beneath	5	3800 SF	POOR	CRITICAL
75 ROOF:FLASHING	At chimneys:tin alloy/see work recommendation for #71	3	40 LF	POOR	
76 ROOF:DRAINAGE	None	6		POOR	CRITICAL
77 ROOF:DECKING/SHEATHING 1	1" thick wood boards-width varies/provides 12" on center nailing for shingles	5	3800 SF	POOR	CRITICAL
80 ROOF:STRUCTURE 1	Main house:wood rafters, 2-1/4" x 12" at 16" on center (3300 SF)/front porch unknown (500 SF)	3	3800 SF	POOR	CRITICAL
83 ROOF:INSULATION	None	6		POOR	MINOR
INTERIOR ENVELOPE					
87 WALLS:MATERIAL 1	All rooms:1" plaster on wood lath	3	750	POOR	CRITICAL
88 WALLS:MATERIAL 2	Ca 1932 bath:1/2" drywall + tile/see work recommendation for #20	5		POOR	
90 WALLS:FINISH 1	All rooms:later wallpaper/research needed to determine original colors + finish	5	750 SF	POOR	CRITICAL
93 WALLS:TRIM 1	All rooms:original wood baseboard of Greek Revival design/10" high/painted	2	360 LF	POOR	SERIOUS
96 WALLS:STRUCTURE 1	All rooms:2" x 6" wood studs, 16" on center	2	160 LF	FAIR	CRITICAL
99 WALLS:FIREPLACES 1	Parlor 1+2+BR+kitchen:brick fire box + hearth/tapered proportions+Greek Revival mantel+plain shelf/painted	1	3 EA	FAIR	SERIOUS

NOTE: Mantelpiece missing in Parlor 2.

BUILDING INVENTORY

INTERIOR ENVELOPE

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
100 WALLS:FIREPLACES 2	Hall:ca 1932/similar to original mantels/painted/brick hearth/ heating ducts built into firebox	5	1 EA	POOR	
NOTE: See work recommendation for #63.					
102 OPENINGS:DOORS 1	Original wood 4 panel Greek Revival/1 has upper panels replaced with glass/ painted/3'-2" wide x 7'-0" high	1	9 EA	FAIR	SERIOUS
103 OPENINGS:DOOR TRIM 1	Original:wood/tapered-7" at base, 6" at dog-ear/Greek Revival design/painted	1	200 LF	FAIR	SERIOUS
104 OPENINGS:DOORS 2	Ca 1932 bath:round top/1'-6" wide/see work recommendation for #20	5	1 EA	FAIR	
105 OPENINGS:DOOR TRIM 2	Ca 1932 bath:plain 1" x 3" trim/poor craftsmanship/see work recommendation for #20	5	1 EA	POOR	
106 OPENINGS:DOORS 3	BR to ca 1870 bath:4 panel Greek Revival design with transom/painted/3'-2" wide by 7'-0" high	2	1	FAIR	SERIOUS
107 OPENINGS:DOOR TRIM 3	Similar to #103-trim 1:proportions same but molding profile slightly different/ see work recommendation for #106	1	1 EA	FAIR	
108 OPENINGS:WINDOW TRIM 1	Parlor 1+2:original wood with tapered Greek Revival design/panels below sill	1	4 EA	POOR	SERIOUS
109 OPENINGS:WINDOW TRIM 2	Kitchen+BR:matches Parlor 1+2 but without panels below sill/see work recommendation for #108	2	10 EA	POOR	
110 OPENINGS:WINDOW TRIM 3	Ca 1932 bath:plain wood 1" x 4"/see work recommendation for #20	5		FAIR	
112 CEILINGS:MATERIAL 1	All rooms + rear porch:ca 1932 1/2" dry-wall over 1" plaster on wood lath	3	2600 SF	POOR	CRITICAL

BUILDING INVENTORY

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
INTERIOR ENVELOPE					
115 CEILINGS:FINISH 1	All rooms:paint	3	3000 SF	POOR	SERIOUS
121 CEILINGS:STRUCTURE 1	All rooms+porches:original wood joists, 2-1/4" x 12"/14 ft ceiling height	3	3000 SF	POOR	CRITICAL
124 CEILINGS:GENERAL	Ca 1932 sprinkler system required dry-wall to be placed over plaster/see work recommendation for #112	5		POOR	
125 FLOORS:MATERIAL/FINISH 1	Hall + parlor + BR:original pine tongue+ groove boards- 6" wide	3	800 SF	POOR	CRITICAL
126 FLOORS:MATERIAL/FINISH 2	Parlor 2 + kitchen:vinyl tile over ply-wood underlayment over original wood/see work recommendation for #125	5	1300 SF	POOR	
128 FLOORS:STRUCTURE 1	All rooms + porches:original 2-1/4" x 12" wood joists, 16" on center	3	3000 SF	POOR	CRITICAL
129 FLOORS:STRUCTURE 2	Main house:original wood girders-6"x12" under wall partitions and between brick piers/see work recommendation for #128	2	165 LF	FAIR	
131 FLOORS:INSULATION	None	6			MINOR
FIRE/LIFE SAFETY					
142 CODE:VARIANCES	May be needed for stairs+egress light-ing+signs so that integrity of landmark is not compromised	6			CRITICAL
143 EGRESS:LIGHTING/SIGNS	None- see #142	6			
144 EGRESS:PATH	Each room with direct access to hall then to exterior porches	6		GOOD	
146 EGRESS:DISTANCE	Maximum path of travel- 50 ft	6		GOOD	
147 EGRESS:STAIRS/HANDRAILS 1	None- see work recommendations for #53, 54, 142	2		POOR	

BUILDING INVENTORY----------

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
FIRE/LIFE SAFETY					
150 EGRESS:DOORS/HARDWARE	Residential hardware/front + rear doors- 5'-0" wide/other doors 3'-2" wide/see work recommendation for #50	1/2		GOOD	
151 DETECTION:INTRUSION DET SYS	None	6		POOR	CRITICAL
152 DETECTION:FIRE DETECTION SYS	None- see work recommendation for #151	6		POOR	
153 DETECTION:PULL-STATION	None- see work recommendation for #151	6		POOR	
154 EXTINGUISHING:EXTINGUISHERS	None	6		POOR	CRITICAL
156 EXTINGUISHING:SPRINKLERS	Ca 1932 system/see #154	6		POOR	
157 SEISMIC:CODE CONCERNS	Seimic Zone 1-minor damage/single story square wood frame structure .	6		GOOD	
158 SEISMIC:PRIMARY STRUCTURAL	Wood frame/brick piers	2/3		GOOD	
159 SEISMIC:EXT NON-STRUCTURAL	Unreinforced brick chimneys	2/5		FAIR	
HANDICAPPED ACCESSIBILITY					
161 ACCESSIBILITY:PLAN	Restoration plans to include handicapped provisions:ramp to Coker House/restrooms etc to be in rebuilt kitchen	6			
163 EXTERIOR:ACCESSIBLE ENTRY	Inaccessible- several stairs at both entries	6		POOR	SERIOUS
PUBLIC HEALTH					
168 WATER TREATMENT:DOMESTIC WATER	Cistern collecting from roof/no gutters	4		POOR	CRITICAL
169 WATER TREATMENT:WASTE WATER	Assume septic tank and drainfield to rear of house	6		POOR	CRITICAL
HEATING/VENTILATION & AIR CONDITIONING					
172 HEATING:EQUIPMENT 1	Ca 1932 heating fireplace with ducts similar to "Heatolator"	5		FAIR	SERIOUS

BUILDING INVENTORY----------

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
HEATING/VENTILATION & AIR CONDITIONING					
177 COOLING:EQUIPMENT 1	None/see work recommendation for #172	6		POOR	
PLUMBING/UTILITY					
187 WATER:PIPING NETWORK	Ca 1932- steel piping	5		POOR	SERIOUS
190 WATER:FIXTURES 1	Ca 1932 bath:water closet + lavatory + tub/see work recommendation for #20	5		POOR	
191 WATER:FIXTURES 2	Ca 1932 kitchen sink/see work recommendation for #187	5		POOR	
192 WASTEWATER:PIPING NETWORK	Cast iron/see work recommendation for #187	5		POOR	
194 FUEL:TYPE/STORAGE 1	Natural gas-disconnected	6		POOR	SERIOUS
196 PLUMBING/UTILITY:GENERAL	Reconstructed kitchen building will contain required restrooms + all plumbing	6			
ELECTRICAL					
197 INCOMING SERVICE:TRANSFORMER	Pole to southwest of site/see work recommendation for #207	6	1 EA	GOOD	
198 INCOMING SERVICE:SERVICE LINES	Disconnected overhead lines/see work recommendation for #207	6		POOR	
199 INCOMING SERVICE:GROUND	None/see work recommendation for #207	6		POOR	
200 INCOMING SERVICE:MAIN DIST PNL	On rear porch, southwest side - wall mounted/see work recommmendaton for #207	6		POOR	
201 MAIN DISTR PNL:ACCESS/MARKING	Not marked/easy access/see work recommendation for #207	6		POOR	
204 NETWORK:CONDUCTORS/RACEWAY	Some surfaced mounted conduit/Romex/see work recommendation for #207	6		POOR	
205 NETWORK:LIGHTING TYPE 1	Ca 1932 additions+parlor 1,2+kitchen: ceiling hung fluorescent fixtures/see work recommendation for #207	6		POOR	

BUILDING INVENTORY----------

ELEMENT	DESCRIPTION	RATING	QUANTITY	CONDITION	PRIORITY
ELECTRICAL					
207 ELECTRICAL:GENERAL 1	Electrical system from ca 1932 and later	5		POOR	CRITICAL

WORK RECOMMENDATIONS by Priority

	CATEGORY / ELEMENT / RATING	DEFICIENCY & CODE	RECOMMENDATION / JUSTIFICATION	QUANTITY	MAT / LABOR / +MARKUP
CRITICAL					
8	SITE UTILITY SERVICE:HYDRANTS PRIORITY: CRITICAL RATING: 6 SOURCE:	No fire hydrant available near property	Contact local authorities for installation of fire hydrant/ costs unknown		0 0 0 ========== $ 0
14	EXTERIOR ENVELOPE FOUNDATION:PIERS 1 PRIORITY: CRITICAL RATING: 3 SOURCE: Arch	Deterioration+movement of piers especially at rear porch/later non-historic concrete block infill between piers	Repair damaged brick piers/ remove concrete block infill	320 LF	1000 4000 1000 ========== $ 6000
19	EXTERIOR ENVELOPE WALLS:STRUCTURE 1 PRIORITY: CRITICAL RATING: 2 SOURCE: Arch	Part of rear wall framing damaged by water and foundation movement	Cut out damaged areas/replace with new 2"x4" sections/remove ca 1930 porch structure	50 LF	300 700 200 ========== $ 1200
22	EXTERIOR ENVELOPE WALLS:CAVITY 1 PRIORITY: CRITICAL RATING: 6 SOURCE: Arch	Frame wall void contains some plaster rubble and insect debis	Clean out all voids exposed during restoration		0 500 100 ========== $ 600
33	EXTERIOR ENVELOPE OPENINGS:MAIN DOOR PRIORITY: CRITICAL RATING: 1 SOURCE: Arch	Doors+sidelights+transom + wood trim damaged/design of sidelights unknown · glass + mullions missing	Repair as required/reglaze/ salvage original material as possible/weatherstrip	2 EA	600 800 280 ========== $ 1680
35	EXTERIOR ENVELOPE OPENINGS:OTHER DOORS PRIORITY: CRITICAL RATING: 2 SOURCE: Arch	Doors and frames have been vandalized and damged	Repair as required/salvage all original materials/ weatherstrip	3 EA	700 500 240 ========== $ 1440

WORK RECOMMENDATIONS
by Priority

CATEGORY / ELEMENT / RATING	DEFICIENCY & CODE	RECOMMENDATION / JUSTIFICATION	QUANTITY	MAT / LABOR / +MARKUP
CRITICAL				
37 EXTERIOR ENVELOPE OPENINGS:WINDOW FRAME 1 PRIORITY: CRITICAL RATING: 2 SOURCE: Arch	Windows are damaged/glass and muntins broken/general water damage/no weatherstripping	Repair as required/window schedule needed to outline required repairs	14 EA	4900 2100 1400 $ 8400
46 EXTERIOR ENVELOPE OPENINGS:GLAZING PRIORITY: CRITICAL RATING: 3 SOURCE: RS Means	Most glazing damaged	Reglaze as required/salvage original glass to reuse	300 SF	422 743 233 $ 1398
53 EXTERIOR ENVELOPE FEATURES:STAIRS 1 PRIORITY: CRITICAL RATING: 2 SOURCE: Arch	Wood stairs+handrails to front and rear porches severely deteriorated or missing	Replace porch steps/use existing front stairs + porch rail as model	2 EA	800 600 280 $ 1680
56 EXTERIOR ENVELOPE FEATURES:PORCHES 2 PRIORITY: CRITICAL RATING: 2 SOURCE: Arch	Roof leaks + water damage + foundation failure have caused complete failure of rear porch	Restore/reuse orig materials where possible/replace in-kind as required/prime/paint/remove both later additions to fully restore porch	440 SF	3900 6300 2040 $ 12240
61 EXTERIOR ENVELOPE FEATURES:ORNAMENTATION 2 PRIORITY: CRITICAL RATING: 3 SOURCE: Arch	Water damage + cracking due to movement	Rebuild as required to match original/salvage original materials as possible/replace in-kind as necessary	250 LF	100 250 70 $ 420
62 EXTERIOR ENVELOPE FEATURES:CHIMNEYS 1 PRIORITY: CRITICAL RATING: 2 SOURCE: Arch	Damaged mortar joints/no flue liner BOCA Article 15	Install flue liner/tuckpoint masonry as required	2 EA	1000 3000 800 $ 4800

WORK RECOMMENDATIONS
by Priority

	CATEGORY / ELEMENT / RATING	DEFICIENCY & CODE	RECOMMENDATION / JUSTIFICATION	QUANTITY	MAT / LABOR / +MARKUP
CRITICAL					
65	EXTERIOR ENVELOPE ROOF:CORNICE PRIORITY: CRITICAL RATING: 2 SOURCE: Arch	Severe water damage + holes exposing interior to weather	Restore/reuse orig materials as possible/replace in-kind as required	250 LF	1000 1500 500 $ 3000
71	EXTERIOR ENVELOPE ROOF:SURFACE MATERIAL 1 PRIORITY: CRITICAL RATING: 5 SOURCE: RS Means	Severe neglect/3-4 large holes allowing interior water damage+damage to rear porch/ deteriorated flashing	Install new wood shingles + new flashings	3800 SF	2926 2090 1003 $ 6019
76	EXTERIOR ENVELOPE ROOF:DRAINAGE PRIORITY: CRITICAL RATING: 6 SOURCE: RS Means	No gutters or downspouts	Install 5" half-round galvanized steel gutters+downspouts/ provide splash blocks	370 LF	326 529 171 $ 1026
77	EXTERIOR ENVELOPE ROOF:DECKING/SHEATHING 1 PRIORITY: CRITICAL RATING: 5 SOURCE: RS Means	Severe water damage/opened to interior	Remove all exist sheathing/ replace with 1" x 8" diagonal sheathing	3800 SF	3553 1965 1103 $ 6621
80	EXTERIOR ENVELOPE ROOF:STRUCTURE 1 PRIORITY: CRITICAL RATING: 3 SOURCE: RS Means	Severe water damage + rot	Remove damaged sections/ replace in-kind as required/ reinforce existing structure as required	2500 LF	2173 2173 869 $ 5215
87	INTERIOR ENVELOPE WALLS:MATERIAL 1 PRIORITY: CRITICAL RATING: 3 SOURCE: RS Means	Severe water damage+vandalism/ unsound plaster	Salvage where possible for historic reference/replace in-kind as required	750 SY	3383 7425 2161 $ 12969

WORK RECOMMENDATIONS by Priority

CATEGORY / ELEMENT / RATING	DEFICIENCY & CODE	RECOMMENDATION / JUSTIFICATION	QUANTITY	MAT / LABOR / +MARKUP
CRITICAL				
90 INTERIOR ENVELOPE WALLS:FINISH 1 PRIORITY: CRITICAL RATING: 5 SOURCE: Means+Arch	Severe water damage to wall-paper	Research original finishes/ remove wallpapers/paint wall surfaces	750 SY	1008 3945 990 $ 5943
96 INTERIOR ENVELOPE WALLS:STRUCTURE 1 PRIORITY: CRITICAL RATING: 2 SOURCE: Arch	Water damage/minor alterations to original walls	Repair as required/close non-original openings		200 300 100 $ 600
112 INTERIOR ENVELOPE CEILINGS:MATERIAL 1 PRIORITY: CRITICAL RATING: 3 SOURCE: RS Means	Severe water damage/unsafe condition/top layer not original	Remove all ceiling material/ replace with plaster or dry-wall/ceiling joists will need replacement as required	2600 SF	1426 3177 920 $ 5523
121 INTERIOR ENVELOPE CEILINGS:STRUCTURE 1 PRIORITY: CRITICAL RATING: 3 SOURCE: Arch	Severe water damage+structural damage	Research structural integrity/ remove rotted material as re-commended by study/repair + replace in-kind as required	2400 LF	495 193 137 $ 825
125 INTERIOR ENVELOPE FLOORS:MATERIAL/FINISH 1 PRIORITY: CRITICAL RATING: 3 SOURCE: Arch	Severe water damage/vandal-ized/original material covered/rotted through	Remove all damaged + non-original material/replace + repair to match original as required	2100 SF	6500 1170 1534 $ 9204
128 INTERIOR ENVELOPE FLOORS:STRUCTURE 1 PRIORITY: CRITICAL RATING: 3 SOURCE: Arch	Severe water damage/some structural failure	Remove all damaged material/ repair and replace with match-ing material as required	3000 SF	250 500 150 $ 900

WORK RECOMMENDATIONS
by Priority

CATEGORY / ELEMENT / RATING	DEFICIENCY & CODE	RECOMMENDATION / JUSTIFICATION	QUANTITY	MAT / LABOR / +MARKUP
SERIOUS				
17 EXTERIOR ENVELOPE FOUNDATION:OPENINGS PRIORITY: SERIOUS RATING: 3 SOURCE: Arch	Crawl space has debris/earth uncovered	Clean out space/provide adequate ventilation/cover exposed earth with vapor barrier		100 400 100 ========== $ 600
26 EXTERIOR ENVELOPE WALLS:SURFACE MATERIAL 1 PRIORITY: SERIOUS RATING: 2 SOURCE: RS Means	40% of exterior wood siding damaged	Repair damaged sections only-match existing materials and design/save in place all sections with bullet holes	900 SF	1547 594 428 ========== $ 2569
29 EXTERIOR ENVELOPE WALLS:FINISH 1 PRIORITY: SERIOUS RATING: 3 SOURCE: RS Means	Paint is deteriorated-flaking+ peeling	Research paint colors/sand + prepare + prime + apply finish paint	3500 SF	770 3658 885 ========== $ 5313
49 EXTERIOR ENVELOPE OPENINGS:SHUTTERS/BLINDS PRIORITY: SERIOUS RATING: 3 SOURCE: Arch	Existing shutters deteriorated	Salvage original materials/ repair + replace as required	14 PR	4900 1400 1260 ========== $ 7560
50 EXTERIOR ENVELOPE OPENINGS:HARDWARE PRIORITY: SERIOUS RATING: 2/5 SOURCE: RS Means	All hardware damaged	Salvage all original hinges/ repair or replace as required/ weatherstrip all exterior openings	26 EA	3000 900 780 ========== $ 4680
55 EXTERIOR ENVELOPE FEATURES:PORCHES 1 PRIORITY: SERIOUS RATING: 1 SOURCE: Arch	Front porch flooring water damaged/framing + trim need repairs/minor damage to ceiling due to roof leaks	Restore/reuse orig materials where possible/replace in-kind as required/prime/paint	315 SF	1950 1400 670 ========== $ 4020

WORK RECOMMENDATIONS
by Priority

CATEGORY / ELEMENT / RATING	DEFICIENCY & CODE	RECOMMENDATION / JUSTIFICATION	QUANTITY	MAT / LABOR / +MARKUP
SERIOUS				
60 EXTERIOR ENVELOPE FEATURES:ORNAMENTATION 1 PRIORITY: SERIOUS RATING: 1 SOURCE: Arch	Weather damage to woodwork and paint	Repair woodwork as required/ prime/paint	60 LF	100 200 60 $ 360
93 INTERIOR ENVELOPE WALLS:TRIM 1 PRIORITY: SERIOUS RATING: 2 SOURCE: RS Means	Severe water damage in some areas/damage by electrical work + general abuse	Salvage where possible/replace in-kind as required/remove deteriorated paint/repaint based on research	360 LF	697 747 288 $ 1732
99 INTERIOR ENVELOPE WALLS:FIREPLACES 1 PRIORITY: SERIOUS RATING: 1 SOURCE: Means+Arch	General abuse:vandalized/ shelves removed/pried from walls/damaged hearths/ mantelpiece missing in Parlor 2	Repair as required/replace Parlor 2 mantel in-kind/remove deteriorated paint/repaint bases on research	4 EA	550 2000 510 $ 3060
102 INTERIOR ENVELOPE OPENINGS:DOORS 1 PRIORITY: SERIOUS RATING: 1 SOURCE: Arch	Vandalized/water damage/paint deterioration	Repair as required to retain original material	9 EA	700 700 280 $ 1680
103 INTERIOR ENVELOPE OPENINGS:DOOR TRIM 1 PRIORITY: SERIOUS RATING: 1 SOURCE: Arch	Vandalized/water damage/damaged by hardware + utilities + nails	Repair as required/all repairs to match original in materials and design	200 LF	250 350 120 $ 720
106 INTERIOR ENVELOPE OPENINGS:DOORS 3 PRIORITY: SERIOUS RATING: 2 SOURCE: Arch	Water damage/vandalized	Repair all original fabric- match original in materials and design	1 EA	200 250 90 $ 540

WORK RECOMMENDATIONS by Priority

CATEGORY / ELEMENT / RATING	DEFICIENCY & CODE	RECOMMENDATION / JUSTIFICATION	QUANTITY	MAT / LABOR / +MARKUP
SERIOUS				
108 INTERIOR ENVELOPE OPENINGS:WINDOW TRIM 1 PRIORITY: SERIOUS RATING: 1 SOURCE: Arch	Water damage/vandalized/nail holes	Leave original fabric in place/repair as required with matching materials	270 LF	500 1000 300 $ 1800
115 INTERIOR ENVELOPE CEILINGS:FINISH 1 PRIORITY: SERIOUS RATING: 3 SOURCE: RS Means	Water damage/vandalized/non-original colors	Research colors/seal new materials/prime/2 finish coats	2900 SF	223 829 210 $ 1262
163 HANDICAPPED ACCESSIBILITY EXTERIOR:ACCESSIBLE ENTRY PRIORITY: SERIOUS RATING: 6 SOURCE: Arch	No access to finish floor level- 4 ft above grade	Install ramp with kitchen building to be rebuilt	54 LF	1000 2000 600 $ 3600
172 HVAC HEATING:EQUIPMENT 1 PRIORITY: SERIOUS RATING: 5 SOURCE: RS Means	No heating or cooling systems	Design+install best system with least impact on existing structure/mechanical space to be part of rebuilt kitchen		3000 4000 1400 $ 8400
187 PLUMBING/UTILITY WATER:PIPING NETWORK PRIORITY: SERIOUS RATING: 5 SOURCE: RS Means	Existing system not servicable	Install rough-in plumbing supply+DWV+fixtures+septic field+water heater to code/ to be installed in rebuilt kitchen		3000 5000 1600 $ 9600
194 PLUMBING/UTILITY FUEL:TYPE/STORAGE 1 PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	No fuel supply	If available install natural gas piping as required for new building use		150 250 80 $ 480

ORK RECOMMENDATIONS----------
y Priority

CATEGORY / ELEMENT / RATING	DEFICIENCY & CODE	RECOMMENDATION / JUSTIFICATION	QUANTITY	MAT / LABOR / +MARKUP
INOR				
1 SITE PEDESTRIAN ACCESS:WALKWAY PRIORITY: MINOR RATING: 3 SOURCE: RS Means	No walkway from parking/ original brick front walk 95% covered or missing	Research to determine size + location/use infrared aerial photography as required/rebuild walk	270 SF	650 900 310 $ 1860
2 SITE VEHICULAR ACCESS:PARKING PRIORITY: MINOR RATING: 5 SOURCE: RS Means	No parking spaces	Design+install parking area to match use-assume 10 spaces/ 1-1/2" bituminous over gravel	225 SY	1980 1263 648 $ 3891
3 SITE VEHICULAR ACCESS:DRIVEWAY PRIORITY: MINOR RATING: 5 SOURCE: RS Means	Existing drive is farm road	Rework drive with parking as part of overall landscaping	210 SY	1776 1213 597 $ 3586
4 SITE LANDSCAPING:FLORA PRIORITY: MINOR RATING: 1 SOURCE: RS Means	Original gardens overgrown and unmaintained	Based on research + landscape plan (see #6) - recreate gardens + landscape	5 AC	3000 3000 1200 $ 7200
6 SITE LANDSCAPING:PLAN PRIORITY: MINOR RATING: 1 SOURCE: Arch	Existing drives, parking, walk ways, flora and grade are not coordinated	Research and design new landscape plan as part of total renovation	5 AC	100 1200 260 $ 1560
10 SITE SITE:GENERAL 2 PRIORITY: MINOR RATING: 5 SOURCE: Arch	Original separate kitchen demolished/new use will require modern conveniences that would severely compromise house	Rebuild kitchen from photos to hold new utilities+bathrooms+ reception/to maintain original plan+details of house put all modern utilities in this building	1250 SF	25000 50000 15000 $ 90000

WORK RECOMMENDATIONS by Priority

CATEGORY / ELEMENT / RATING	DEFICIENCY & CODE	RECOMMENDATION / JUSTIFICATION	QUANTITY	MAT / LABOR / +MARKUP
MINOR				
20 EXTERIOR ENVELOPE WALLS:STRUCTURE 2 PRIORITY: MINOR RATING: 5 SOURCE: Arch	ca 1930 bathroom addition in poor condition/detracts from architectural integrity of structure	Completely remove and repair house as required where attached/patch to match original	44 SF	0 200 40 ========== $ 240
48 EXTERIOR ENVELOPE OPENINGS:SCREENS PRIORITY: MINOR RATING: 5 SOURCE: Arch	Wood screen doors deteriorated and architecturally inappropriate	Remove screen doors	2 EA	0 50 10 ========== $ 60
63 EXTERIOR ENVELOPE FEATURES:CHIMNEYS 2 PRIORITY: MINOR RATING: 5 SOURCE: Arch	Non-original chimney + fireplace-intrusion to main hall	Remove entirely/repair framing as required/restore finishes as original/salvage mantel for possible reuse	1 EA	0 500 100 ========== $ 600
83 EXTERIOR ENVELOPE ROOF:INSULATION PRIORITY: MINOR RATING: 6 SOURCE: RS Means	No roof insulation	Place vapor barrier over ceiling joists/install 10" blown-in mineral wool insulation	2200 SF	375 528 180 ========== $ 1083
131 INTERIOR ENVELOPE FLOORS:INSULATION PRIORITY: MINOR RATING: 6 SOURCE: RS Means	No floor insulation	Insulate with 3-1/2" fiberglass batts + install vapor barrier over exposed crawl space/estimate 5 to 15 year payback	2200 SF	436 290 145 ========== $ 871

COST SUMMARY ----------

COKER HOUSE
Highway 67
Edwards, MS

DEFICIENCY CATEGORY	PRIORITY 1 "CRITICAL"	PRIORITY 2 "SERIOUS"	PRIORITY 3 "MINOR"	CATEGORY SUBTOTAL
SITE	$ 0	$ 0	$ 108098	$ 108098
EXTERIOR	$ 61740	$ 25103	$ 1984	$ 88826
INTERIOR	$ 35966	$ 10795	$ 871	$ 47633
FIRE	$ 5940	$ 0	$ 0	$ 5940
HANDICAPPED	$ 0	$ 3600	$ 0	$ 3600
PUBLIC	$ 4320	$ 0	$ 0	$ 4320
HEATING	$ 0	$ 8400	$ 0	$ 8400
PLUMBING	$ 0	$ 10080	$ 0	$ 10080
ELECTRICAL	$ 9600	$ 0	$ 0	$ 9600
PRIORITY SUBTOTAL	$ 117566	$ 57978	$ 110953	

TOTAL COST FOR BUILDING: $ 286498



As the nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural resources. This includes fostering sound use of our land and water resources; protecting our fish, wildlife, and biological diversity; preserving the environmental and cultural values of our national parks and historical places; and providing for the enjoyment of life through outdoor recreation. The department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging stewardship and citizen participation in their care. The department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.



NPS VICK ETIC# 306/188143, August 2023
Vicksburg National Military Park

Coker House
Historic Structure Report

National Park Service
U.S. Department of the Interior

Vicksburg National Military Park
3201 Clay Street
Vicksburg, MS 39183

www.nps.gov/vick

EXPERIENCE YOUR AMERICA ™