OMB Control No. 1024-0018
expiration date 03/31/2022

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: _Burglund Heights
Other names/site number: _Miss. 3-1, Burglund Heights Housing Project
Name of related multiple property listing:

_____

(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: _220 Maddock, 222 Maddock, 302 Maddock, 304 Maddock, 118 West Alley, 112 West Alley, 211 St. Augustine, 213 St. Augustine, 303 St. Augustine, 305 St. Augustine, 111 East Alley, and 117 East Alley_____
City or town: _McComb_____ State: _MS_____ County: _Pike_____
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this **x** nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property **x** meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide _x_local

Applicable National Register Criteria:

_x_A ___B ___C ___D

Katie Blount 11-14-23

Signature of certifying official/Title: **Date**

_____

State or Federal agency/bureau or Tribal Government

Burglund Heights Public Housing Project
Name of Property

Pike, Mississippi
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

X entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

02/09/2024

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: ☐

Public – Local ☒

Public – State ☐

Public – Federal ☐

Burglund Heights Public Housing Project | Pike, Mississippi
Name of Property | County and State

Category of Property

(Check only **one** box.)

Building(s)	☐
District	X
Site	☐
Structure	☐
Object	☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
12		buildings
		sites
		structures
		objects
12	0	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/multiple dwelling
VACANT

7. Description

Architectural Classification
(Enter categories from instructions.)
OTHER: No Style

Materials: (enter categories from instructions.)
Principal exterior materials of the property:
FOUNDATION: Concrete
WALLS: Brick and Hollow ClayTile/Terracotta
ROOF: Asphalt

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Burglund Heights Project was a public housing complex constructed between 1940 and 1941 in McComb, Mississippi. It occupies an approximately 4 acre site located northeast of McComb's city center. The complex consists of twelve residential buildings located between Maddock Avenue and St. Augustine, with all buildings contributing to the district. The building exteriors are homogenous in design and materials, although they differ in scale. There are three building types (A, B, and C). Building type A contains four units, two with 1 bedroom and two with 3 bedrooms. Building type B contains six units, each with 2 bedrooms. Building type C contains eight units, four with 1 bedroom and four with 3 bedrooms. The Burglund Heights Project consists of two type A buildings, six type B buildings, and four type C buildings. Buildings are rectangular, two-story brick veneered row houses with low-pitched, hipped roofs. They are set on concrete slab foundations and feature eyebrow vent openings. Buildings are typical to public housings, constructed in a "functional modernism" style common to public housing, with minimal classical elements. The Burglund Heights Project buildings retain their original forms, interior plans, and minimal distinctive architectural features, which are typical elements of public housing design from the 1930s through the 1940s.

Narrative Description

Setting:
The site of Burglund Heights Housing Project is bounded by Maddock Avenue to the north, St. Augustine to the south, West Alley to the west, and East Alley to the east. The housing complex is bisected by Warren (also known as Dyson) Street. It is located in a primarily residential neighborhood northeast of McComb's city center. It is part of the city's Burglund neighborhood. Northeast of the site there is a large cemetery. There are businesses and religious buildings scattered throughout the neighborhood.

Site:
The Burglund Heights Housing Project consists of twelve residential buildings, mirrored around Warren Street (also known as Dyson Avenue), which divides the complex. Each of these buildings contributes to the district. There are 2 four-unit buildings, 6 six-unit buildings, and 4 eight-unit buildings on the Burglund Heights campus. The four unit-buildings are referred to as "Type A," the six-unit buildings are referred to as "Type B," and the eight-unit buildings are referred to as "Type C."

Other site features include sidewalks, clothes lines, utility poles, and power lines. Large open spaces between buildings provide shared spaces for tenant use. There are surface parking spots and street parking throughout the complex. Site planning for public housing between 1937 and 1941 encouraged "ample outdoor play areas and walkways for adults…."[1]

Exterior:
Each building in the Burlgund Heights Housing Project is a two-story, rectangular ~~brick veneered~~brick-veneered row house. The building exteriors are uniform in design (but not scale) and consist of red brick veneered walls of one wythe ~~yhe~~ on –hollow clay tile or terracotta block ~~masonry walls~~ with low-pitched, hipped roofs. Building footprints are rectangular, and they vary in dimension based on type. Each rowhouse is constructed of hollow clay tile block with a red brick- veneer laid in a running bond pattern and features brick windowsills, brick soldier course window headers, and a header belt course that wraps the structure at the frieze. Units throughout the campus are paired, sharing a simple gabled portico that provides access to both unit entry doors. Porticos are supported by columns. Building ventilation is provided by gabled eyebrow vents. Building features, such as window openings, door openings, porticos, and vents are mirrored about the center.

Window sash were replaced throughout the complex in the 1980s. Replacement sash are 1/1 double hung aluminum windows. Drawings show that the buildings were planned with 4/4 and 6/6 double hung wood windows (Figure 11). The drawings are not as-built plans, but historic

[1] Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge: The MIT Press, 1981), 229.

photographs confirm the divided-lite window configurations were installed as shown (Figure 28). Historically, each window had a screen. Screens were also replaced in the 1980s.

Type A

Type A buildings measure approximately 60' by 27' and contain four units. Units are paired, with entry doors located under a gabled portico supported by two columns. At the front façade, Type A buildings feature four door openings and fourteen window openings. There are two gabled porticos. While the openings are original, reflecting the typical "Type A" elevations shown in 1939 site plans, the doors and lites have been replaced throughout the complex (Figure 18). Replacement window sash are 1/1 double-hung aluminum windows. There are two gabled eyebrow vents which align with the porticos below.

At the side elevations, Type A buildings have four window openings. Openings are original, although lites have been replaced and/or covered with plywood sheeting. Original wood window sash were replaced with aluminum storm windows at both Burglund Heights and White Acres in the early 1980s.[2] A gabled eyebrow vent is aligned with the center of the hipped roof.

At the rear elevation, Type A buildings feature 10 window openings and five door openings. Gabled eyebrow vents are aligned with the party wall of each paired unit. The four rear unit access doors are covered by non-historic metal awnings. The central utility access door is roofed with non-historic asphalt shingles.

Type B

Type B buildings measure approximately 98' 9" by 27' and contain six units. Units are paired, with pairs of entry doors located under a shared gabled portico. Porticos are supported by two columns. Front façades of Type B buildings have six door openings under three porticos and 18 window openings. This arrangement reflects the original design intention shown in the 1939 plans for the complex (Figure 19). As is the case throughout the complex, doors and window lites are not original. Replacement window sash are 1/1 double-hung aluminum windows. Three gabled eyebrow vents align with the first-floor porticos.

At the side elevations, Type B buildings feature four window paired, symmetrical openings. Openings are original, but lites have been replaced and/or are missing and covered by plywood sheeting. A gabled eyebrow vent aligns with the center of the hipped roof.

Rear elevations of Type B buildings have seven door openings at first floor level. Each unit door is located under a non-historic metal roof. There is a smaller, non-historic shingled roof over the central utility door. Openings are original, while doors have been replaced. Six doors provide access to unit kitchens; the seventh leads to an "electric meter cabinet" for each building. There are 18 window openings featuring replaced double hung windows. Three gabled eyebrow vents are located above the party wall of paired units.

[2] "MHA Gets HUD Grant," *Enterprise-Journal*, October 27, 1980, 10.

Type C
Type C buildings measure approximately 118' 8" by 27' and contain eight units. Units are paired, with eight entry doors sharing four gabled porticos. Porticos are supported by two columns. Front façades of Type C buildings feature eight door openings and 24 window openings. This reflects the building's original design as laid out in the 1939 typical building plans (Figure 20). As is the case throughout the complex, openings are original but doors and lites have been replaced. Replacement window sash are 1/1 double-hung aluminum windows. Four gabled eyebrow vents align with porticos above unit entrances.

At side elevations, Type C buildings feature four window openings, two at each floor. Lites are missing and/or have been replaced. A gabled eyebrow vent aligns with the center of the hipped roof at the sides of Type C buildings.

The rear elevation of Type C buildings features nine door openings and 24 window openings. There are eight kitchen access doors and one central utility door. As with the rear elevations of all building types at the Burglund Heights complex, window openings vary in size. Lites are missing or have been replaced, although openings are original to the buildings' 1941 construction. Replacement windows are double hung. Four gabled eyebrow vents are located over unit party walls to provide ventilation.

Interior:
There are a total of twelve buildings with 76 units in the Burglund Heights complex. The interior layouts of all site buildings share a common design, featuring a rectangular layout with the only variation being the number of bedrooms. Upon entering a unit, the front door leads directly into the living space. Toward the rear of the unit, there is a cased opening providing access to the kitchen. Unit utility closets are located within kitchens. Kitchens feature rear egress doors at the back wall.

Units feature a storage closet beneath the stairs in the living room. A staircase leads to the second floor, where bedrooms and the bathroom are located. Staircase locations are dependent upon the location of the unit within the building. At the top of the stairs, there is a central hallway leading to bedrooms and bathrooms. Second floor arrangements vary based on the number of bedrooms within a unit and the unit's location within the building. Second floor halls feature linen closets adjacent to restrooms.

Type A
Type A buildings have four units: two with one bedroom and two with three bedrooms. Two and three bedroom units are paired within the Type A buildings. 1939 plans show the original intent for Type A buildings (Figure 15). Unit A layouts appear to have been built/remained largely as planned. First floors consist of living rooms and kitchens divided by plaster walls.

When planned, kitchen cabinetry and fixtures were confined to the wall separating each unit. Originally, kitchens were sparse, featuring only a work table, sink/laundry tub, refrigerator, and stove. There were upper cabinets above all but the stove. They were intended to serve as eat-in kitchens, with space for a dining table. Unit kitchens were updated as technology changed. Today, they feature mid-century upper and lower cabinets and more modern stoves (Photograph 12). These features are located in the same place as kitchen fixtures were shown on original plans in the Type A units. In Type A one bedroom units, refrigerators have been relocated to the opposite wall, where corner cabinetry has been added to increase available storage space. In Type A three-bedroom units, refrigerators have been relocated to the wall dividing the living and kitchen spaces. No additional cabinetry has been added.

Second floors consist of bedrooms, bathrooms, a corridor, and closets. Closets are located in bedrooms with built-in linen storage located adjacent to restrooms in what the drawings describe as the "stair hall." Bathrooms, which consist of a toilet, sink, and tub/shower combination, retain essentially the same layout as shown on plans. Several units have retained their original wall-mounted sinks as well as their tubs, which have since been converted to tub/showers. Toilets have been updated. Several units retain their original wall-mounted mirrored medicine cabinets (Photograph 16).

Type B

Type B buildings are comprised of six units, each featuring two bedrooms. 1939 plans show the original intent for Type B buildings (Figure 16). Type B unit layouts appear to have built/remained largely as planned. Made up entirely of two-bedroom units, units in Type B buildings are paired and mirrored. First floors, as in all Burglund Heights buildings, consist of living rooms and kitchens. As originally laid out, each unit received the same kitchen layout (described above under the "Type A" subheading), including a small utility closet. All kitchens within the complex have since been renovated. In units located in Type B buildings, refrigerators have been relocated to the wall opposite the other kitchen fixtures and corner cabinetry added to increase storage space.

The second floors consist of an L-shaped stair hall, two bedrooms, and a bathroom. Closets are located in each bedroom and in the hall adjacent to the unit bathroom. Bathrooms, which consist of a toilet, sink, and tub/shower combination, retain essentially the same layout as shown on plans. Several units have retained their original wall-mounted sinks as well as their tubs, which have since been converted to tub/showers. Toilets have been updated. Some units retain their original wall-mounted mirrored medicine cabinets.

Type C

Type C buildings consist of eight units, four with one bedroom and four with three bedrooms. 1939 drawings approved by USHA prior to the construction of Burglund Heights show that Type C unit layouts appear to have been built and remained largely as planned (Figure 17). In Type C buildings, one-bedroom units are paired with three-bedroom units.

First floors, as in all Burglund Heights buildings, consist of living rooms and kitchens. As originally planned, each unit received the same kitchen layout (described above under the "Type A" subheading), including a small utility closet. All kitchens within the complex have since been renovated. In units located in Type C buildings, refrigerators have been relocated to the wall opposite the other kitchen fixtures and corner cabinetry added to increase storage space.

Second floors consist of a short stair hall, two bedrooms, and a bathroom. Closets exist in each bedroom and in the hall adjacent to the unit bathroom. Bathrooms, which consist of a toilet, sink, and tub/shower combination, retain essentially the same layout as shown on plans. Several units have retained their original wall-mounted sinks as well as their tubs, which have since been converted to tub/showers. Toilets have been updated throughout the complex. Some units retain their original wall-mounted mirrored medicine cabinets.

Finishes

Interior finishes remain consistent across all building types. They are utilitarian, reflecting the history of the complex. Finishes include concrete subfloors covered with sheet vinyl flooring. Bathroom floors are tiled. Plaster or gypsum board demising walls and plaster ceilings are painted. Simple wood trim, wood or vinyl baseboards, and deep windowsills are found throughout the complex. Hollow-core wood doors provide access to bedrooms and bathrooms.

The 1939 finish schedule provides evidence that planned floors throughout were "cement finish" throughout the complex (Figure 17). These have been covered with vinyl and/or ceramic flooring. Wood bases were used everywhere except in stair closets. Wood "wain caps" were placed in bathrooms. These have been retained (although, like other trim within the Burglund Heights housing project, they have been painted), along with original hooks. Walls were plaster except in stair closets, which featured "rough tile." First floor ceilings were "concrete slab," while second floor ceilings were plaster. This is still the case, although some first floor unit ceilings have been parged. Walls and ceilings were painted; trim was stained. Between 1941 and the present, wood trim has been painted, cement floors have been covered with sheet vinyl, vinyl tile, or ceramic tile, and cement ceilings have been parged in certain units. The "rough tile," which refers to the clay partition tile retained without finished wall surfaces in below-stairs closets, has been painted in some units.

Like most federally-funded public housing, units are small and sparse, a visual symbol that discouraged residents into thinking that "this was a place to settle into for long."[3] While interiors are largely bare of a distinctive style, original elements have been retained, including: layout and circulation patterns, closets and built-ins, bathroom fixtures (tubs, sinks, and mirrors), stairs and handrails, and simple wood trim. The sole interior photograph available publicly, which was published in a local newspaper in 1953, shows plain painted walls but reveals no other additional information about the unit interiors (Figure 23).

[3] Wright, 219.

Integrity:
The site retains integrity; no changes have been made to the spatial arrangement of the buildings and concrete walkways and grass courtyards. The buildings retain their form, plan, and minimal architectural detailing, conveying the site's original (and continued) use as public housing. Unit interiors retain integrity in circulation pattern and details including bathroom fixtures, closet, stairs and handrails, and simple wood trim. Although the 1939 drawing set shows planned rather than as-built construction, the Burglund Heights housing project appears to have retained the same building and site layouts shown in 1939 drawings. Kitchens have been updated, as have finish materials such as flooring.

Building Number	Building Type	Building Address	Year Built	C/NC
1	A	220 Maddock Avenue	1940-1941	C
2	A	304 Maddock Avenue	1940-1941	C
3	C	222 Maddock Avenue	1940-1941	C
4	C	302 Maddock Avenue	1940-1941	C
5	B	118 West Alley	1940-1941	C
6	B	117 East Alley	1940-1941	C
7	B	112 West Alley	1940-1941	C
8	B	111 East Alley	1940-1941	C
9	C	213 St. Augustine	1940-1941	C
10	C	303 St. Augustine	1940-1941	C
11	B	211 St. Augustine	1940-1941	C
12	B	305 St. Augustine	1940-1941	C

8. Statement of Significance

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

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

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
COMMUNITY PLANNING AND DEVELOPMENT
SOCIAL HISTORY
ETHNIC HERITAGE: Black

Period of Significance
1940-1975

Significant Dates

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Architect: Ryan, J. Howard
Engineer: Brown, J. Wesley
Contractor: M.T. Reed Construction Co.
Mechanical Engineer: Swanson, McGraw and Hooper
Landscape Architect: Wiedorn, William
Structural Engineer: B.H. Reynolds & Co.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Burglund Heights Project is locally significant under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT as the first federally-funded housing project to open in McComb, Mississippi. It is typical in style and form to a post-1937 public housing project. Burglund Heights (Miss. 3-1) and White Acres (Miss. 3-2), located less than one mile to the east of the Burglund Heights complex, were the first two public housing developments planned by the Housing Authority of McComb City. With Burglund Heights planned in 1939 and planning for White Acres underway by early 1940, both developments were administered by the Housing Authority of McComb City and relied on funding support from the newly-established United States Housing Authority (USHA) under the leadership of Nathan Straus. Constructed at a time when racial segregation was prevalent, Burglund Heights was planned for African American residents, while White Acres was intended for white residents. Both complexes were intended to serve low-income citizens of McComb City and were "designed to clear McComb of unsanitary and unsafe dwellings."[4] Burglund Heights opened to residents in March of 1941. White Acres followed later in the year. The design, materials, and organization of the twelve residential buildings that make up the Burglund Heights Project reflect the architect's interpretation of the standards set by the USHA.

The Burglund Heights Housing Project has additional significance under Criterion A in the area of SOCIAL HISTORY and ETHNIC HERITAGE (Black). As the first of the city's attempts to offer government-funded housing options to low-income African Americans in McComb, Burglund Heights is locally significant in the areas of social history as well as to ethnic heritage, Black. Its history highlights the city's changing approach to providing social assistance to its African American residents, as well as the reaction of residents and local officials when local African Americans began to protest their poor treatment in large numbers during the Civil Rights Movement. The history of the complex exemplifies changing approaches to social and financial assistance throughout the last sixty years of the twentieth century.

The complex is significant at the local level, and its period of significance is 1940-1975, the span of its construction to the year the housing complex was desegregated after a large tornado caused significant damage and housing shortage.

[4] "Open Housing Bids Tuesday," *McComb Daily Journal*, April 29, 1940, 5.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: COMMUNITY PLANNING AND DEVELOPMENT
Burglund Heights is significant under Criterion A in the area of Community Planning and Development as one of the first planned public housing developments of the McComb Housing Authority (with financial assistance from the United States Housing Authority).

The Need for Public Housing

As the nineteenth century drew to a close, American cities experienced "extraordinary waves of shelter construction," with 25 of the country's 28 largest cities increasing their housing stock by at least fifty percent between 1880 and 1900.[5] This housing boom was fed by falling construction prices, which allowed wealthy families to dramatically upgrade their living conditions. The construction boom sparked an exodus of middle-class families to modern, planned suburbs outside the city center.[6] These suburban homes offered those who could afford it a chance to embrace new developments in "comfort, health, and fashion," including indoor plumbing and heating systems.[7]

For those with lesser means (i.e., the working class), small, freestanding wooden homes were the most inexpensive form of shelter.[8] In her *Modern Housing for America*, Gail Radford describes these houses as follows: "Typically, these structures were little more than flimsy, drafty 'shells' with no running water or indoor toilets. Heat came only from the kitchen stove. Nor did these small dwellings necessarily provide all that much family privacy."[9] Despite their lack of charm and even comfort, the benefit of these frame dwellings was that families could often complete all or most of the construction on their own, keeping costs to a minimum. This changed in the twentieth century, as technological innovations and rising construction costs locked the lower classes out of the housing market, especially in urban centers.[10] From 1895 to 1914, the cost of residential construction skyrocketed, increasing by 50 percent.[11] To bridge the gap, debt-based financing, like mortgages, increased. Insufficient income combined with a higher overall cost of

[5] Gail Radford, *Modern Housing for America: Policy Struggles in the New Deal Era* (Chicago: The University of Chicago Press, 1996), 7.
[6] Wright, 96-99.
[7] Ibid., 102.
[8] Radford, 8. Tenements were also a common housing "solution" for the poor, although more common in larger cities like New York City than areas like McComb, Mississippi.
[9] Radford, 8-9.
[10] Ibid., 10.
[11] Ibid., 11.

living provided a further barrier to the housing market for working-class families.[12] To illustrate these rising costs, Radford notes that the price of an entry level home increased five and a half times between 1885 and 1925.[13]

At a state and local level, governments felt pressure to assist their citizens in navigating the free market's impact on housing: in New York City, thousands of families were evicted each month in 1919.[14] The collapse of the stock market and financial institutions at the start of the Great Depression further exacerbated issues with affordable housing: as banks repossessed homes when owners defaulted on mortgages, banks quickly discovered that there were few left with the ability to purchase these foreclosures.[15] As Franklin Roosevelt was inaugurated in 1933, much of the middle class was facing the potential loss of its "most important single investment, the family home."[16] Many members of lower classes had already experienced homelessness. 15 million people were unemployed – one third of these from the construction industry.[17] It was at this time that the federal government's role in developing America's first permanent public housing began.

The Need for Public Housing in Mississippi

In April of 1798, President John Adams approved an act that established the Mississippi Territory.[18] When established, the new territory included the northern portions of present-day Mississippi and Alabama.[19] Nearly all of the new territory was controlled by Indigenous tribes with treaties guaranteeing their sovereignty.[20] Mississippi became a state in December of 1817, by which point American control of tribal lands had already begun to increase.[21]

In comparison to the rest of the south, urban development was somewhat slow to take off in Mississippi.[22] In the middle of the nineteenth century, much the state was still considered to be frontier.[23] However, portions of Mississippi were identified as having great promise in agriculture as "a cotton farming paradise."[24] The Natchez district had been a prolific cotton producer since the turn of the nineteenth century.[25]

[12] Ibid., 21-22.
[13] Radford, 22.
[14] Ibid., 45.
[15] Ibid., 86.
[16] Ibid., 88.
[17] Wright, 220.
[18] Westley F. Busbee, Jr., *Mississippi: A History* (Wheeling: Harlan Davidson, Inc., 2005), 54.
[19] Dennis J. Mitchell, *A New History of Mississippi* (Jackson: University Press of Mississippi, 2014), 50.
[20] Ibid.
[21] Ibid., 81.
[22] James C. Giesen, "'The Truth about the Boll Weevil,' The Nature of Planter Power in the Mississippi Delta," *Environmental History* 14, no. 4 (October 2009): 686.
[23] Ibid.
[24] Ibid.
[25] Mitchell, 52.

Historian Dennis J. Mitchell described Mississippi as "transformed" by the close of the 1830s.[26] Historic Choctaw and Chickasaw lands, now part of Mississippi, were under American control, and plantations had spread throughout the state. Between 1840 and 1860, Mississippi's population boomed, increasing from 375,651 to 791,305.[27] These new settlers "…subdued the land, turning it into towns and farms dedicated to producing cotton…."[28]

According to Dennis Mitchell, "Cotton made Mississippi, dominated its economy, and dictated the development of its culture" during the nineteenth century.[29] As a result, enslaved African Americans, most of whom labored on cotton plantations, outnumbered free Mississippians by approximately 15,000 in 1840 and by more than 80,000 in 1860.[30] Mississippi's agricultural land, overworked by constant cycles of cotton production, began to experience problems with erosion in the mid-nineteenth century.[31] Using new farming techniques and diversifying production in some fields, planters were able to survive through the steep decline of cotton prices in the 1840s.[32]

The construction of early railroad networks in the mid-19th century allowed for easier transportation of cotton and other crops to the port of New Orleans, where cotton could be shipped to English mills. At about the same time, lumber became a primary product of the Piney Woods region, which had destroyed its free range grazing through overstocking.[33] Lumber, too, could be transported using the new networks of roads and railroads within the state.

With much of the state's acreage utilized for farms, plantations, and agriculture in general, Mississippi remained largely rural. In 1860, only three of its cities had a population density of more than 30 people per square mile.[34] Most of the state's rural farmers continued to produce at least some cotton. In 1860, 91 percent of those with at least 100 improved acres and nearly 70 percent of farmers with at least 50 improved acres harvested at least one bale of cotton.[35] As a result, Mississippi produced about 20 percent of the world's total cotton that year. Not all rural residents farmed. Some made a living hunting or trapping, and others worked as woodsmen.[36]

Despite the rise of better railroad networks, farm values dropped precipitously following the Civil War.[37] Between 1860 and 1870, the average farm value in Mississippi declined by 77

[26] Mitchell, 113.
[27] Ibid., 116.
[28] Ibid.
[29] Mitchell, 117.
[30] Ibid.
[31] Ibid.
[32] Ibid., 120.
[33] Ibid.
[34] Ibid., 121.
[35] Mitchell, 133.
[36] Ibid., 134.
[37] Mitchell, 227.

percent.[38] Values continued to fall throughout the following decades. By this point, almost all farmers relied heavily on credit. Due to the persistent cash shortage across the South, most Mississippi farmers were tied to "cash crops," which were seeded using loans and exchanged for cash at the end of the season.[39] This debt-based system of farming meant that few Southern farms were self-sufficient. In Mississippi, reliance on loans often tied farmers to production of the state's single most productive cash crop: cotton.[40] Some planters further entrenched their dependence on cotton as a primary crop through labor contracts with newly emancipated laborers. Knowing that formerly enslaved African Americans had invested in their own gardens and animals in the immediate post-war period, "planters forced the nonworkers off their farms and stipulated that only cotton could be grown on their land in order to eliminate the independence earned by gardening and keeping animals."[41] For several reasons, Mississippi's farmers did not or could not seek to diversify production at a large scale during this period.

In the latter half of the nineteenth century, investment in better networks of railroads and subsequent "entrenchment of sharecropping" as the state's primary system of labor positioned Mississippi as a center of cotton production in the American South.[42] Sharecropping, also referred to as tenant farming, emerged throughout the South at the end of Reconstruction. Ideally, it consisted of shared risk and profit between landowners (who needed labor) and workers (who could not afford land). In reality, sharecropping was not just a system of labor, but also a vehicle of racial oppression.[43] Most of the state's tenant farmers were Black. By 1913, 95 percent of tenant farmers in the rural Mississippi Delta were African American (and 95 percent of black farmers were tenants).[44] The evolution of railroads across Mississippi directly corresponded to the second rise of a white "planter class."[45]

Despite high cotton production, most farmers struggled financially at the close of the nineteenth century. In the 1880s, "even the farmers on rich Delta land could not make a living by raising cotton."[46] The profit margins for a bale of cotton had fallen below subsistence levels at about 1.5-2 cents each. Creditors still demanded that the focus remain on cotton, further contributing to the oversupply and devaluation of the crop.[47]

As railroads boomed, increasing by 119 percent across the state between 1880 and 1890, some farmers began to pursue other employment opportunities in more populated areas.[48] Farming was

[38] Mitchell, 227.
[39] James C. Giesen, *Boll Weevil Blues: Cotton, Myth, and Power in the American South* (Chicago: University of Chicago Press, 2011) , 12.
[40] Mitchell, 227.
[41] Ibid., 191.
[42] Giesen, "'The Truth About the Boll Weevil…,'" 688.
[43] Ibid.
[44] Ibid.
[45] Giesen, *Boll Weevil Blues*, 51.
[46] Mitchell, 227.
[47] Ibid.
[48] Ibid., 237.

becoming more challenging, with 90 percent of the state's farmers "trapped by the lien system" by 1890.[49] From 1875 until 1900, Mississippi gained seventeen new urban centers (for a total of twenty two).[50] Despite this growth, data from the 1900 United States Federal Census shows that just under eight percent of Mississippi's population resided in an urban center, which was defined at the time as anywhere with a population of 2,500 or more.[51] At the turn of the century, over ninety percent of the state's population still lived in rural areas, with lives centered around farming and agricultural production.

At about the same time, planters began to fear that the system of sharecropping was in jeopardy due to a new threat to the state's most important cash crop.[52] Beginning in the 1890s, the boll weevil made its way across the American South from Texas to the Atlantic Ocean.[53] Its primary food source was cotton. Devastating the area known as the "cotton belt," the weevil resulted in staggering crop losses. It was just one of the many factors that led to widespread changes in the region. According to James Geisen, author of *Boll Weevil Blues*, the almost mythical fear caused by the boll weevil provided one path to change in the American South.[54] The threat of the weevil's destruction and its slow, unpredictable path made it useful to various – often opposing – agendas.[55]

By 1908, the cotton boll weevil had reached the Mississippi Delta, home to much of the state's cotton production.[56] A planter named LeRoy Percy wrote, "without question, the weevil will bring with him disaster."[57] It had already reached other areas of Mississippi, including its southwest region.[58] As the boll weevil impacted crop production across the state, it led to the emigration of tenant farmers both to other farms as well as to urban centers in Mississippi or in the North.[59] Worried about the loss of labor, some planters attempted to keep information about the boll weevil from tenant farmers.[60] At the same time, merchants began to pull credit for cotton farms in certain areas, making it difficult to find renters for large farms.[61] The looming threat of boll weevil damage also made it difficult to sell farmland.[62]

[49] Mitchell, 249.
[50] With a population of 2,500 or greater.
[51] Data compiled by the Iowa Community Indicators Program.
[52] Giesen, *Boll Weevil Blues*, 48.
[53] Ibid., ix.
[54] Ibid., xi. Giesen argues that it was this fear-based mythology rather than the actual destruction that spurred most of the changes commonly attributed to the weevil.
[55] Ibid., xiii.
[56] Giesen, "'The Truth About the Boll Weevil…,'" 683.
[57] Ibid.
[58] Ibid., 690.
[59] Geisen, *Boll Weevil Blues*, 65 and 74.
[60] Ibid.
[61] Ibid., 67.
[62] Ibid., 69.

Despite destruction wrought by the boll weevil, cotton production rebounded after a significant downturn in the early twentieth century. Its prices continued to fluctuate over time.[63] By 1929, cotton acreage had surpassed pre-weevil levels of production in Mississippi.[64] The largest and most lasting impact of the boll weevil was human migration, as its unpredictable path kept tenants in motion and in some cases, encouraged relocation to urban centers and professions other than farming.[65]

As the cotton boll weevil was making its way across Mississippi, the state was experiencing a boom in its timber industry.[66] The same railroads that had paved the way for increased cotton production also contributed to the rapid construction of lumber mills, especially throughout the Piney Woods region. Profits from logging primarily flowed out of state and into the pockets of the northern railroad companies.[67] As old growth yellow pine forests disappeared, the lumber companies did not bother to replant or replenish the region's natural resources.[68] By about 1930, 63 percent of the state's 30 million acres had been clearcut, making farming even more challenging.[69]

The devastation of the state's natural resources led to increased topsoil erosion, "…deepening poverty among small farmers who sought admission to the world market and the money economy by raising cotton."[70] Farmers, who still made up the bulk of Mississippi's working population, were further impacted as cotton prices plummeted during World War I.[71] Increased mechanization of agriculture resulted in new crop dusting techniques that helped to combat the boll weevil, but also led to reduced need for human farm labor.

These factors combined to further increase the relocation of some struggling rural residents to towns or cities. By 1930, nearly 17 percent of Mississippi's population resided in an urban center. The percentage of urban residents within the state had more than doubled since 1900.[72] Many of state's residents, whether rural or urban, continued to struggle. Although increased investment in the state's educational system and its industry led to additional opportunities, it was still challenging to make a living. As the Great Depression began, the typical income of a Mississippian was only 32 percent of the national average.[73]

Some residents were able to find work with federal programs such as the Civilian Conservation Corps (CCC) or Works Progress Administration (WPA). The federal government invested over

[63] Mitchell, 329.
[64] Geisen, *Boll Weevil Blues*, 173.
[65] Ibid.
[66] Mitchell, 249.
[67] Ibid., 252.
[68] Ibid., 306.
[69] Mitchell, 337. Farmers worked to avoid clearcut acreage, which was even more challenging to farm successfully.
[70] Mitchell, 306.
[71] Ibid.
[72] Data compiled by the Iowa Community Indicators Program.
[73] Mitchell, 330.

60 million dollars into CCC work in Mississippi, including reforestation campaigns.[74] The WPA employed between 25,000 and 40,000 Mississippians between 1935 and 1940.[75] The so-called "alphabet" agencies employed a total of nearly 75,000 people in Mississippi during the same time period. Segregation greatly impacted the New Deal's reach to Mississippi's Black residents. Only menial jobs were available to African Americans, and almost no Black Mississippians were employed by the WPA at any level.[76] Some of the state's African American residents traveled north as part of what would be known as the Great Migration.[77] Those who stayed continued to face additional struggles in agriculture, which was still a primary category of employment for the state's Black residents. African Americans owned less farmland in 1940 than they had in 1920. They farmland they retained had declined in value by over 50 percent.[78]

Under Governor Hugh White, elected in 1935, Mississippi increased its investment in industry as part of his Balance Agriculture With Industry (BAWI) plan.[79] Within its first five years, BAWI employed 14 percent of the state's industrial workforce. Its growth later stagnated, attracting only twelve manufacturing plants in total.[80] The gradual growth of the economy along with increased investment in industry led to additional relocation to cities, especially by the working poor. Mitchell wrote, "When…factories advertised jobs, thousands flocked to the sites."[81] It was these groups of urban, working poor that most federal housing projects were (ideally) intended to assist.

Need for Public Housing in Pike County

Pike County, which includes McComb, is part of the Southwest region of Mississippi. The county was created in 1815 by act of Mississippi's territorial legislature.[82] One year later, there were approximately 2,500 residents in the new county.[83] In the nineteenth century, much of Pike County was dedicated farmland, with cotton and corn the primary crops.[84] In the mid-1850s, the first railroads arrived, although rail service was soon disrupted by war.[85]

[74] Mitchell, 340.
[75] Mitchell, 341.
[76] Ibid., 341.
[77] Ibid., 343.
[78] John Dittmer, *Local People: The Struggle for Civil Rights in Mississippi* (Urbana: The University of Chicago Press, 1994), 13.
[79] Mitchell, 346.
[80] Ibid., 349.
[81] Ibid.
[82] Martin J. Hardeman, *The Structure of Time: Pike County, Mississippi, 1815-1912* (New York: Peter Lang, 1999), 7.
[83] Ibid., 8.
[84] Ibid., 27.
[85] Hardeman, 52.

After the Civil War, the earliest iteration of the railroad was incorporated into the Southern Railway Association as its infrastructure was repaired and/or rebuilt.[86] In 1877, the Illinois Central Railroad took control of the rail line.[87] The larger, post-war railroad companies built or improved railroad towns, including McComb, along the new and existing routes. The Illinois Central Railroad invested significantly in rail infrastructure and took on the existing debt of the railroad, which was in disrepair.[88] While much of the county remained farmland by 1880, 28 percent of the county's population was concentrated in the four largest communities: McComb, Summit, Magnolia, and Osyka.[89] Each of these urban centers was supported by the rehabilitation of the railroad.

In 1890, Summit was advertised in the *Mississippi Enterprise*.[90] Part of Pike County, it had thirty stores, a brick train depot, a bank, a theatre, and schools. It was surrounded by farmland and dense pine forests. The Illinois Central Railroad hoped its description would entice prospective new residents.

In last decades of the nineteenth century, many county residents relocated from farms to urban centers: McComb's population grew from 1,982 to 2,383 in the 1880s.[91] Despite this, local investment in cotton production continued. The Pike County farmland dedicated to cotton production increased by over sixty percent between 1879 and 1889.[92] Farmers who attempted to focus on other crops often returned to cotton due to its status as a cash crop. In 1889, a newspaper article noted that fruit and vegetable growers near Magnolia had dwindled rapidly – from about 100 to six in a single year.[93] They could not afford to farm crops other than cotton.

It was even more challenging to diversify for those who could not afford land, including the county's tenant farmers.[94] This included most of the county's African American farmers – fewer than twelve percent of Black farmers were able to purchase land in the late nineteenth century.[95] As noted above, most of Mississippi's tenant farmers were African American, including in Pike County. Low cotton prices and soil erosion further impacted the farmers of Southwest Mississippi, driving some north or to the state's urban centers in search of other work.

By 1900, relocation of rural residents to the county's city centers had become more focused. Of the county's 27,545 inhabitants, 28 percent resided in its four largest centers.[96] Of these, only McComb and Magnolia had experienced population growth. The railroad, which had been the

[86] Ibid.
[87] Ibid. and "Railroads Big Factor in Growth of Pike County," *McComb Semi-Weekly Journal*, May 24, 1934, 3.
[88] "Railroads Big Factor in Growth of Pike County.
[89] Hardeman, 51.
[90] "Summit," *Mississippi Enterprise*, January 29, 1890, 4.
[91] Hardeman, 51
[92] Ibid., 53.
[93] Ibid., 54.
[94] Ibid., 60.
[95] Hardeman, 60.
[96] Ibid., 87.

impetus behind the foundation and initial growth of Pike County's largest population centers, also helped to modernize those locations, further dividing city and country life. As part of these modernization efforts, a McComb newspaper announced the construction of its first electric plant in 1893.[97] (It was not constructed until nearly a decade later.) In 1899, Summit and McComb constructed city water facilities.[98] It would take decades for most of the city's residents to secure access to indoor plumbing facilities and electricity. Many simply could not afford these new modern conveniences.

Further changes were on the horizon: Pike County's lumber industry reached its height in the 1900s.[99] While this did offer additional opportunities for employment in southwest Mississippi, it also contributed to the deforestation of the region. As was the case throughout the state, clearcutting due to the logging industry contributed to topsoil erosion and had a negative effect on the area's farmers.

The advent of refrigerated trucks and train cars allowed farmers to refocus on non-cotton crops beginning in the first decade of the twentieth century.[100] Despite this, cotton remained "king" of the county's crops. Between 1899 and 1909, the percentage of Pike County's agricultural land dedicated to cotton rose from 33 to 35 percent.[101] The arrival of the boll weevil and bouts of unpredictable weather negatively impacted agricultural pursuits in southwest Mississippi, especially cotton production.[102]

By 1909, area newspapers began to dedicate more coverage to the boll weevil. In 1910, one article noted: "the cotton plant has deteriorated considerably during the past two weeks, owning principally to the ravages of the Mexican boll weevil and other insects."[103] Martin Hardeman's chart, published in *The Structure of Time*, shows that the peak of the county's boll weevil crisis occurred in 1909. The number of cotton bales produced in Pike County fell by more than twenty percent in 1909 alone.[104] The boll weevil had a devastating impact on cotton production in Pike County: in 1904, over 28,000 bales of cotton were produced. By 1911, that number had fallen to 3,472.[105] Unfortunately, McComb's cotton mill began operation in 1901. In 1910, it was sold at a loss.[106] The boll weevil's slow march across the south led to increased resettlement – some farmers moved to rural locations that the weevil had not yet reached.[107] Others chose to resettle in urban centers, including McComb. When the boll weevil caused significant damage to

[97] Hardeman, 89.
[98] Ibid.
[99] Ibid., 107.
[100] Hardeman, 109.
[101] Ibid., 111.
[102] Hardeman, 112.
[103] Ibid.
[104] Ibid., 113.
[105] Ibid.
[106] Ibid., 120.
[107] Geisen, *Boll Weevil Blues*, 58.

southern farms in the years prior to 1909, several thousand Black farmers relocated to the Delta region in search of better tenancy arrangements.[108]

The boll weevil continued to cause issues for farmers in southwest Mississippi in the 1910s. In 1917, a Pike County newspaper published an article advising farmers to "Make sure of a crop by reducing the cotton acreage to the limit and replacing it with…other crops over which the boll weevil has no power."[109] The year's wet spring had increased the risk of failure due to delayed planting. *The McComb City Enterprise* noted, "Mississippi farmers cannot afford to make a crop failure this year."[110] Those who continued to farm were encouraged to pursue other types of agriculture, including dairy operations.[111]

In stark contrast, the railroad industry continued to thrive in the first decades of the 20th century.[112] The Illinois Central Railroad was the county's largest non-agricultural employer by 1900.[113] It also supported southwest Mississippi through the purchase of local products and as a "supporter of local government and institutions, including public schools."[114] In 1903, the railroad's capacity doubled with the construction of a second main track.[115] The increased reach of the railroads throughout Mississippi and the construction of railroad towns, like McComb, provided an attractive alternative as farmers continued to struggle to earn a living amid fluctuating cotton prices. Unpredictable weather in the southwest region, chronicled in area newspapers throughout the twentieth century, also spurred immigration to cities. McComb's population increased from 4,477 in 1900 to 7,775 in 1920, according to U.S. Census data.

In 1920, *The McComb City Enterprise* reported, "new residents are coming here to live almost every day…."[116] This was consistent with national trends, as growth in urban areas surpassed the rural population for the first time in 1920.[117] By 1927, McComb newspapers reported decades of consistent, solid growth in population.[118] These reports are confirmed by census data, which shows decades of steady growth in southwest Mississippi's railroad towns. From 1920 through 1928, 485 structures were built in the city.[119] Much of this population growth was driven by those who could no longer afford to farm, either on their own account or as tenant farmers. One such example may be the farm of H.F. Smith, advertised for sale in 1921. Smith wrote that the

[108] Ibid.
[109] "No Time for Crop Gambling," *McComb City Enterprise*, April 26, 1917, 1.
[110] Ibid.
[111] William A. Radford, "Modern Barn a Farm Essential," *McComb City Enterprise*, December 9, 1920, 8.
[112] Hardeman, 114.
[113] Ibid., 114.
[114] "Railroads Big Factor in Growth of Pike County."
[115] "Railroads Big Factor in Growth of Pike County."
[116] Untitled, *The McComb City Enterprise*, December 30, 1920, 4.
[117] "City Population Exceeds Country," *The McComb City Enterprise*, October 7, 1920, 1.
[118] "McComb Solidly Growing," *Semi-Weekly Journal*, December 14, 1927, 2.
[119] "City Report on Building and Water Extension for Past Eight Years Shows Growth of McComb with Permits Given for 485 Structures to Cost $858,236," *Semi-Weekly Journal*, March 10, 1928, 1.

283 acre farm, which included a "home and two tenant homes" was "for sale at a bargain if taken at once."[120]

Many of the southwest Mississippi's residents, especially those who had relocated to urban centers in search of work, were not able to afford new – or any – housing. This was especially true as the Great Depression worsened the financial situation of the working poor in southwest Mississippi. In 1931, the Central Charity Committee unveiled a new plan to support the county's unemployed workers. Those working regularly were asked for "the donation of one day's pay each month…" to support those still looking for work.[121] Later that year, McComb's new Unemployment Bureau stated, "the situation will become acute if work is not given these unemployed."[122] The bureau requested McComb's citizens come forward with odd jobs as Red Cross relief funds had run out. As winter approached, local newspapers encouraged Black residents to relocate in search of work in lumber mills or picking cotton. The *Enterprise Journal* discussed the possibility of enforcing vagrancy laws, writing, "There is no reason why people should be given food and shelter when they have the opportunity of working for it."[123]

It was due to these national, statewide, and local circumstances that federal public housing was planned to assist some of Pike County's struggling residents. Federal public housing projects were planned throughout Mississippi's southwest region beginning in the late 1930s. Most of these were concentrated in the region's urban areas, including McComb.

Early History of Public Housing, 1932-1945

Although the United States government instituted temporary federal housing programs during World War I, the first permanent piece of federal housing legislation was passed in the summer of 1932 as part of President Herbert Hoover's administration.[124] It was not until the National Industrial Recovery Act of 1933, signed into law by President Franklin D. Roosevelt, that the government's direct involvement in the construction of permanent public housing began.[125] Between 1933 and 1977, the United States built about 1.1 million public housing units.[126]

From 1933 through 1937, during the first iteration of the federal government's permanent public housing program, 21,640 units were constructed in 36 metropolitan areas.[127] At this time, the program was administered through the Public Works Administration (PWA). In 1933, Interior Secretary Harold Ickes established the Housing Division as a "quasi-independent agency within

[120] "Farm for Sale," *McComb City Enterprise*, August 18, 1921, 6.
[121] "New Relief Plan Now in Operation," *McComb Semi-Weekly Journal*, January 21, 1931, 5.
[122] "Bureau Appealing for More Odd Jobs," *McComb Semi-Weekly Journal*, July 1, 1931, 3.
[123] "Negro Unemployment," *Enterprise-Journal*, October 9, 1931, 2.
[124] Radford, 38,87.
[125] Radford, 90-91.
[126] Katharine L. Shester, "American Public Housing's Origin and Effects," (PhD diss., Vanderbilt University, 2011), 1.
[127] Shester, 1.

the PWA."[128] Robert Kohn, New York-based architect, was appointed the agency director.[129] Previously, Kohn had headed a World War I-era emergency housing program. The PWA's Housing Division had a slow start – in February of 1934, *Fortune* magazine noted that only a half-dozen men staffed the small Washington, D.C., agency office.[130] Its first program, which attempted to resurrect a Hoover-era limited dividend program that utilized outside developers, was not successful.[131] As the program faltered, "Ickes used the fact that rent levels at the limited dividend projects were too high for the very poor to justify direct federal construction."[132] He suspended work on any limited-dividend projects in February of 1934 and moved to begin producing housing directly through the Housing Division.[133]

As the Housing Division moved to direct its own building program, its staff "…believe that comprehensively designed residential districts…would be superior living environments and at the same time more economical."[134] Design professionals hoped that this concept of "complete community" would provide something better than the typical American home available on the private real estate market: low-density neighborhoods and green spaces typical of the suburbs within the city's urban core. It was during this second, "direct build" phase of its program (1934-1937), that the Housing Division completed fifty-one projects in 36 cities.[135] (It also razed over 10,000 units of "sub-standard" housing.[136]) Overall, PWA housing was designed for the "deserving poor" – struggling people with steady incomes.[137] With this in mind, PWA design standards were high – meant to exemplify "the differences between good housing and slum housing."[138] PWA housing was often of higher quality than that available to the private market, featuring decorate facades, the latest appliances, ceramic tiles, and thickly plastered walls.

During its direct-build phase, land acquisition – and especially slum clearance – became an extremely controversial issue for the PWA.[139] As a result of differences in opinion between Ickes and Kohn, Kohn was replaced as Housing Division Director by Colonel Horatio Hackett.[140] Despite Ickes insistence on the importance of the publicly-popular slum clearance policies, the agency was forced to stop using condemnation and eminent domain in January of 1935, when U.S. District Court upheld the position of an angry Kentucky landowner.[141] With land acquisition now reliant solely on willing sellers, the Housing Department moved to buy undeveloped land on

[128] Radford, 91.
[129] Ibid.
[130] Radford, 96.
[131] Ibid., 92.
[132] Ibid., 97.
[133] Radford, 99.
[134] Ibid., 96.
[135] Ibid., 101.
[136] Wright, 225.
[137] Ibid., 226.
[138] Ibid., 226-227.
[139] Radford, 101.
[140] Ibid., 102.
[141] Ibid., 103.

the urban periphery rather than clearing "slums" located nearer to the city center.[142] It should be noted that during the era of PWA slum clearance, the "…overwhelming majority of [people evicted as a result of the slum clearance] could not afford the rents set by the PWA."[143] In the Chicago-based Jane Addams Hull Houses, only 21 of 533 displaced families could afford to live in the new PWA housing.[144]

With the passage of the Wagner-Steagall Act in 1937, a new public housing program replaced the Housing Division of the PWA with the new United States Housing Authority (USHA).[145] Sometimes also known as the 1937 Housing Act or the Housing Act of 1937, the Wagner-Steagall Act had broad goals:

> *To provide financial assistance…for the elimination of unsafe and insanitary housing conditions, for the eradication of slums, for the provision of decent, safe, and sanitary dwellings for families of low income, and for the reduction of unemployment and the stimulation of business activity…*[146]

Local Public Housing Authorities (PHAs) were given the power to supervise the clearance and construction of projects, supported by USHA loans which covered up to ninety percent of construction costs. USHA also provided local housing authorities with annual subsidies to make up the difference in revenue and operating cost.[147] At this point, more power in housing design shifted to the local communities.[148] In order to establish local PHAs, states had to pass legislation to enable their operation.[149] By October of 1938, 33 states had passed legislation enabling cooperation with USHA.[150] Before January 1941, there were 350 USHA projects complete and/or in progress across the United States.[151]

Under the Wagner-Steagall Act, "equivalent elimination" required that each new unit constructed required the elimination of one unit of substandard housing.[152] While this was intended to stop the public housing projects from competing with private developers for suburban sites, it also resulted in the entrenchment of what Wright describes as "inner-city ghettos."[153] Housing designed under USHA was intended for the extremely impoverished: "every public housing tenant had to come from an income level that was at least 20 percent below the bracket that could afford the least expensive private housing."[154] As families would be forced to vacate USHA

[142] Radford, 103.
[143] Wright, 226.
[144] Ibid., 226.
[145] Shester, 11.
[146] Ibid., 11-12.
[147] Ibid., 12.
[148] Wright, 227.
[149] Shester, 13.
[150] "Many Families Leave Slums Under New Housing Project," *McComb Daily Journal*, October 14, 1938, 1.
[151] Wright, 227.
[152] Ibid.
[153] Wright, 227.
[154] Ibid., 228.

housing if their income rose above the limit, this created a strong disincentive to increase family income, which was not the case under PWA-era housing laws.[155] Even with lower costs and more stringent income limits, most of the families displaced by slum clearance still could not afford the new public housing.[156]

The public housing program of the USHA was suspended in 1941, at which point all federal housing agencies were reorganized, with the Federal Public Housing Authority (FPHA) replacing USHA in 1942.[157] The FPHA maintained all the rights afforded to USHA as part of the Wagner-Steagall Act.[158] After the United States entered World War II, some public housing units were transferred to the War or Navy Departments. Units were returned to local PHAs after 1945.[159]

Public housing projects designed under USHA in the early 1940s was "…sturdy and functional, designed to last through the government's sixty-year mortgage. It was also purposefully cheap and austere."[160] The federal government had purposefully limited this era of public housing from any "elaborate or expensive design or materials."[161] Income limits, which were strict, had impacts on the design of this era of public housing, which was austere. USHA's limits were as follows: "no project is to cost more than $4,000 per family dwelling unit or more than $1,000 per room…."[162]

Public Housing in McComb, Mississippi

In her economic study of public housing in the United States, Katharine Shester noted "…a great deal of inter- and intra-regional variation in the adoption and intensity of public housing programs…" from 1933 to 1973, although the Northeast and South were clear leaders in housing program participation.[163] Despite the early leadership of other southern states in public housing projects, the PWA's Housing Division did not build any low-rent housing in Mississippi during its years of operation (1933-1937).[164] In May of 1938, McComb was the first of Mississippi's cities to "…establish a Housing Authority, the chief purpose of which is to rid the city of unsanitary and slum dwelling areas, and to provide habitable and sanitary houses for families with low incomes."[165] The new housing authority was established as a direct result of the 1937

[155] Ibid., 229.
[156] Wright, 232.
[157] Shester, 13.
[158] Ibid.
[159] Ibid.
[160] Wright, 229.
[161] Ibid.
[162] United States Housing Authority, *What the Housing Act Can Do for Your City* (Washington: United States Housing Authority, 1938), 18.
[163] Shester, 3.
[164] Radford, 100-101.
[165] "McComb's Slum Clearance," *Enterprise-Journal*, May 18, 1938, 2.

Wagner-Steagall act, which required the formation of local authorities to supervise construction of low-rent housing under the new United States Housing Authority.

In September of 1938, $450,000 of USHA money was earmarked for McComb, the announcement noting: "this temporary earmarking does not imply approval of any specific project."[166] State planning commission representative Owen Cooper guided McComb's new housing authority through the selection process, advising the authority to start a survey as quickly as possible.[167] In its application, McComb had described an estimated 935 slum houses in the city proper: 375 occupied by white residents and 560 with African American occupants. The African American dwellings were clustered in two areas: Berthadale, located in south McComb, and Burglundtown. Cooper suggested "…that the McComb authority so far as possible attempt the slum clearance projects by units, that is a hundred or more in one section. With the houses together, the authority can take advantage of good rates on utilities and keep costs on administration down."[168] Cooper also advised the authority to calculate the rents occupants could afford, and "…then the houses would be made accordingly…."[169]

Winchester Webb was designated the survey's executive director in early November of 1938.[170] With a crew of surveyors, Webb planned to contact occupants of "sub-standard housing," drawing up statistics based on these interviews. Sub-standard homes were defined as "…without inside running water, bath, indoor flush toilet, electric lights, and installed heating equipment…."[171] The Housing Authority of McComb City was feeling pressure to start the survey quickly, having been told that its rapid completion would be vital to securing the temporarily earmarked housing funds. The survey provided additional clarity regarding the situation in McComb: "Out of an estimated total of 2941 families in the city, 873 white families and 985 negro families are living in unsafe and insanitary dwellings."[172] This means that a staggering 63 percent of McComb's housing stock was considered sub-standard in the late 1930s. It is important to note that the survey merely documented the number of homes without modern conveniences. "Blighted" homes identified as slums by the surveys may have been well-built frame homes occupied by generations of family members. Clearly, not all of the homes identified as lacking modern conveniences were demolished and replaced by project housing, so demolition orders may have had more to do with neighborhood politics than construction techniques or current conditions.

In March of 1939, the chair of the local housing authority announced "…that final approval of plans for a $500,000 slum clearance project in this city [was] expected within two weeks."[173] At

[166] "Housing Board Plans Survey without Delay," *McComb Daily Journal*, September 29, 1938, 1.
[167] "Local Housing Group to Pick Survey Leader," *Enterprise-Journal*, October 13, 1938, 1.
[168] Ibid.
[169] Ibid.
[170] "Slum Survey is Started Here Today," *Enterprise-Journal*, November 4, 1938, 1.
[171] "Slum Survey is Started Here Today."
[172] "76 Homes will result from Slum Clearance," *McComb Daily Journal*, March 31, 1939, 1.
[173] "Due in Two Weeks," *Enterprise-Journal*, March 22, 1939, 1.

that time, the housing authority chair, W.T. Denman, planned for projects in South McComb and in an African-American neighborhood known as "Burglundtown." Using the USHA-earmarked $450,000 supplemented by $50,000 of local funds, McComb would replace 150-160 "condemned" units of housing with the same amount of new, sanitary units. Plans changed quickly, as one week later USHA director Nathan Straus wired the following to W.T. Denman: "It is a pleasure to inform you that the president has approved a loan contract in the amount of $279,000.00 for low-rent housing and slum clearance in McComb."[174] Rather than approving both proposed projects, USHA had only approved plans for the Black housing project, which was to be located in Burglundtown. "A similar project for whites is expected to be released soon," promised the *Enterprise-Journal*.[175] Approval for $279,000 for slum clearance and low-rent housing intended for white residents was granted at the end of May.[176]

In the spring of 1939, McComb's mayor, X.A. Kramer, spoke at a state-wide conference related to "City Planning, Housing and Zoning." His talk was "…in direct relation to the city slum clearance program which is to start in McComb within the next few months."[177] While running for local office, former survey director Webb listed his accomplishments, including: "…established and secured first low rent and slum clearance project in Mississippi…."[178]

Despite McComb's early start, the state's "first low-rent housing project," Beacon Homes, was under contract by the USHA for construction in Laurel, Mississippi, in November of 1939.[179] Beacon Homes, otherwise known as Miss. 2-1, opened in about 1941.[180] Miss. 1-1, Hattiesburg's Briarfield Homes project, was the first public housing project to have an official contract in Mississippi, but slowdowns due to issues with land acquisition delayed its construction into 1940 and 1941.[181]

Burglund Heights was the first federally funded housing project contracted for McComb. It was labeled Miss. 3-1. Like most early public housing projects, Burglund Heights was part of a segregationist approach to housing. It was intended solely for McComb's low-income Black residents. White Acres, named after Governor Hugh White, was intended to house low-income white residents. It was planned just after Burglund Heights, opening later in the same year.

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[174] "Building Craftsmen to Get Job Impetus in Vast Slum Clearance," *Enterprise-Journal*, March 30, 1939, 1.
[175] "Building Craftsmen to Get Job Impetus in Vast Slum Clearance."
[176] "Senators Wire W.T. Denman of Approval," *McComb Daily Journal*, May 26, 1939, 1.
[177] "Kramer will Address City Plan in Meeting," *Enterprise-Journal*, April 27, 1939, 1.
[178] Untitled, *Enterprise-Journal*, July 24, 1939, 3.
[179] "Laurel Housing Contract Signed," *Sun Herald*, November 20, 1939, 1 and "Beacon Homes Public Housing – Laurel MS," The Living New Deal, Accessed July 19, 2023, https://livingnewdeal.org/projects/beacon-homes-public-housing-laurel-ms/#:~:text=Beacon%20Homes%20was%20the%20first%20low%2Drent%20housing%20project%20in%20Mississippi.
[180] "Fire Damage Slight," *Sun Herald*, September 23, 1940, 6.
[181] "Hattiesburg Gets $600,000 Housing Grant for Slum Clearance," *Afro-American Courier*, September 1, 1938, 7 and "Hattiesburg May Sue for Part of Land," *Hattiesburg American*, June 15, 1940, 10.

Gwendolyn Wright noted that the "explicit endorsement of segregation – by class and race – was…a stated principle in every government housing program."[182]

After the approval of funds for both McComb's earliest planned low-rent housing projects in the spring of 1939, J. Howard Ryan, a local architect, traveled to Washington to meet with Nathan Straus.[183] Upon his return, the *McComb Daily Journal* predicted that "…bids will promptly be advertised for both the Burglundtown and West McComb [projects]."[184] When Congress failed to pass another housing bill (attached to $800,000,000 of additional funds) in the summer of 1939, the *McComb Daily Journal* reported it would "…have no effect on the two slum clearance projects which have already been approved for McComb."[185]

After months of McComb's newspapers announcing that bids for the Burglundtown project would be issued "next week," the *McComb Daily Journal* published the following on September 25, 1939: "Slum Project is Endangered: War Exigencies May be Cause of Abandonment of Proposed Project." According to the article, locals had been worried about the future of the project for some time.[186] Bids had already been requested for the "Burglund Heights" project, and it would ultimately continue as planned, becoming McComb's first public housing project. Delays during the summer and fall of 1939 did, however, mean that Burglund Heights was not (as Webb had boasted) remembered as the state's first project housing.

Burglund Heights

The earliest publicly-available iteration of the Burglund Heights drawings is dated August 26, 1939.[187] The drawing set was revised on December 20, 1939, and the USHA agreement with the contractor was signed on the same date.[188] At that point, Burglund Homes was officially under contract.

In September of 1939, the McComb City Housing Authority published a request for bids for project Miss. 3-1.[189] In December, the housing authority approved a bid by M.T. Reed.[190] At that time, a 76-unit complex was planned for the site. Simultaneous to the approval of the project contractors, the housing authority secured land for the project, located on property formerly owned by the Standard Coated Products Corporation in South McComb. At that time, the project

[182] Wright, 218.
[183] Untitled, *McComb Daily Journal*, June 6, 1939, 2.
[184] Untitled, *McComb Daily Journal*, June 6, 1939.
[185] "M'Comb Work Not Affected," *McComb Daily Journal*, August 7, 1939, 1.
[186] "Slum Project is Endangered: War Exigencies May be Cause of Abandonment of Proposed Project," *McComb Daily Journal*, September 25, 1939, 6.
[187] Burglund Heights Projects, McComb City, Mississippi, MISS 3-1 (Reel: USHA #56, Series: Records Relating to Housing Projects 1937-1941), National Archives Record Group 196: Records of the Public Housing Administration 1895-1967, NAID: 23490574, https://catalog.archives.gov/id/234905074.
[188] Ibid.
[189] "Project No. Miss. 3-1 Notice to Contractors," *Enterprise-Journal*, September 20, 1939, 5.
[190] "Land Acquired for So, M'Comb Construction," *McComb Daily Journal*, December 15, 1939, 1.

was to include thirteen buildings.[191] The drawing set revised and approved on December 20 shows "block one" with twelve residential buildings in three typologies (Figure 1). The thirteenth building was likely planned for "block two," a site south of block one across St. Augustine for which no revised drawing seems to be held by the National Archives and Records Administration. In the earliest phases of the project, block two was to house three additional buildings, two residential structures, and an administration building.[192] Figure 2 shows the earliest plan for the project site and illustrates the spatial relationship between block I and block II. Whatever was planned for block two as of December 1939, nothing was constructed on that parcel of land as part of the Burglund Heights project.

Although this was not the case for all federal housing projects, land acquisition and "slum clearance" at the site of the future Burglund Heights development appeared to move quickly. A December 1939 newspaper article reported that by the time the sale of the land from the Standard Products Corporation to the housing authority was complete, the "old residences [had already] been demolished and removed."[193] As with much historic slum clearance, it is impossible to ascertain the actual condition of the residences demolished to make way for the new federal housing project. While housing is documented to have lacked modern conveniences such as indoor plumbing, homes could have been otherwise well-built and maintained while still classed as "blighted."

Preliminary work at the Burglund Heights site started during the week of January 9, 1940, when 25 men began clearing trees, shrubs, and debris.[194] On January 12, the *McComb Daily Journal* reported that the project, which would open with a January 17 groundbreaking, would employ 300 laborers.[195] This fulfilled another of the Wagner-Steagall Act's goals for USHA's low-income housing projects: the reduction of unemployment.[196]

At the January 17, 1940, groundbreaking ceremony, W.T. Denman, chairman of the local housing authority, delivered the opening address. Photograph provided by the Mississippi Regional Housing Authority No. VII shows the site and crowd (Figures 3-4). The *McComb Daily Journal* published an account of the ceremony, including a motorcade which preceded it:

> *...a long motorcade with the theme "Better Housing" formed at City Hall and moved through the city to the "Heights" for the ceremonies. The motorcade included a number of trucks and cars representing business firms and organizations carrying streamers and banners with such slogans as "Better Housing," "Housing Day for McComb," and "Housing Program for McComb."*[197]

[191] "To Start Work on Burglund Heights Housing Project," *McComb Daily Journal*, December 22, 1939, 3.
[192] Burglund Heights Projects, McComb City, Mississippi, MISS 3-1.
[193] "Land Acquired for So, M'Comb Construction."
[194] "Work on Burglund Heights Started," *McComb Daily Journal*, January 9, 1940, 5.
[195] "Housing Ceremonies," *McComb Daily Journal*, January 12, 1940, 1.
[196] Shester, 11-12.
[197] "Formal Start of Housing Construction," *McComb Daily Journal*, January 17, 1940, 1.

Figures 3 and 4 show the site located in a primarily residential area, and a December 1939 newspaper article clarifies that it was located in a primarily residential area.[198] Only a few days after the project's official start, residents were hopeful that it would lead to continued improvements to the surrounding neighborhood. The *Enterprise-Journal* profiled a woman named Lucy Bland, who owned a home at the intersection of Warren Street and Denwiddie Avenue. "Several months ago, this house looked in a very bad state of repair," noted the reporter, "Today it is one of the best looking homes in that part of Burglundtown."[199] When the housing authority approached Lucy about buying her property, she asked to retain her home to care for her son, Scott, who had a disability that would make moving more difficult. Lucy agreed to sell the housing authority some of her land near Warren Street and to "…repair the old home stead to bring it in line with what ought to be around the new project."[200] The reporter predicted that other residents would soon "…take pride in keeping their homes and premises up to a higher standard of appearance and comfort."[201] The reporter did not speculate on the impact that the proceeds of the sale of her land to the housing authority may have had on Lucy's ability to repair her home. A 71-year-old widow who was listed as "unable to work" in the 1940 U.S. Federal Census, Lucy was likely unable to afford home repairs without a regular income source.[202]

Another big change to the neighborhood was the 1939 relocation of St. Paul's Methodist Church, "…which stood for a good many years on Warren street, in the block between St. Augustine and Maddock…. This location was almost in the center of the buildings for Burglund Heights were to be erected."[203] The church was moved about a block south, and at the same time, it was repaired and repainted.

On January 24, E.C. Crocker documented snowfall on the site of the Burglund Heights construction project (Figure 5). With only three significant snowstorms in McComb during the "last decade," the accumulation was notable.[204] By the third week of March, progress at the Burglund Heights project site was well underway. The *McComb Daily Journal* reported:

> *Concrete floors, with steel reinforcement, are being used. Some of the buildings have walls ready for the first story. All foundations are of concrete. A visitor to the project today, familiar with building operations in McComb many years, said the buildings being erected at the project were among the most durable ever put up in this area. "They'll be here 100 years from now," he said.*[205]

The day after the article was published, C. Hines photographed the construction site (Figures 6-8). One photograph shows the northwest corner of the site, where buildings A1, C3, and B5

[198] "Land Acquired for So, M'Comb Construction."
[199] "Homes About Project Are Made Better," *Enterprise-Journal*, January 22, 1940, 6.
[200] "Homes About Project Are Made Better."
[201] Ibid.
[202] Lucy's home, located at 705 Warren, was demolished and replaced by another house in the 1950s.
[203] "Homes About Project Are Made Better."
[204] Untitled, *Enterprise-Journal*, January 23, 1940, 1.
[205] "Nearly 200 on Slum Project," *McComb Daily Journal*, March 21, 1940, 4.

would soon be constructed (Figure 6). Figure 7 documents progress on B11, at which first-floor brick on hollow clay tile block walls were under construction. Figure 8, taken from the second floor of B6, shows steel work in progress and has a direct view to the east of the project site, including a church that is no longer standing.

In April of 1940, McComb's residents gathered for the dedication of a new high school near the housing project, Burglundtown High.[206] During the following month, housing commissioners set the tentative occupancy date for Burglund Heights as September 1, 1940, announcing that applications would begin on May 15.[207] All tenants had to be "low income" and currently living in a "below standard" property. In May, a local paper described the site as follows:

> *Burglund Heights was planned to avoid overcrowding and to afford the maximum in health and comfortable living conditions at a minimum rental. Close attention has been given to the provision of adequate storage space, arrangement of rooms for privacy and efficiency and planning for sunlight and air. Much space has been left open for lawns and playgrounds for children. The homes are built to last at least 60 years, with a minimum of annual repairs and replacements. All buildings are fireproof or fire resistant. The rooms are well-ventilated, it is pointed out, and of comfortable size, and every home provides electricity, running water, private inside water closets and baths, and adequate heating facilities.*[208]

On May 30, progress at the site was documented when a "special landscape view" photograph was taken to show the removal of a large tree stump at the southwest corner of the parcel. The photo shows two buildings on the site, C9 and B7, complete with two-story masonry walls and roofs (Figure 9). Building C4 is visible in the distance.

In June of 1940, even as construction supplies were stolen from the Burglund Heights project site, contractor M.T. Reed announced that it planned to turn over the buildings to the McComb Housing Authority by August 1 – construction was nearing completion.[209] In early July, the U.S. Housing Authority's Clifford R. Clair inspected the project.[210] The *McComb Daily Journal* described him as "well pleased." As work progressed at both Burlgund Heights and White Acres, the Works Progress Administration (WPA) provided funding for two sewer line extensions to connect the projects to the city's main sewer lines.[211]

[206] "More than 1000 at Dedication for Negro School," *McComb Daily Journal*, April 3, 1940, 1. Of note: the school was also constructed by John Howard Ryan, architect of the Burglund Heights project.
[207] "$203,000 Bid for Housing Recommended," *Enterprise-Journal*, May 3, 1940, 1 and "Announcing Tenant Selection," *Enterprise-Journal*, May 16, 1940, 3.
[208] "Families Apply for Places at Burglund Site," *McComb Daily Journal*, May 17, 1940, 1.
[209] "Theft of Supplies and Equipment is Told McComb Police," *McComb Daily Journal*, June 11, 1940, 3 and "Clear Grounds at White Acres," *McComb Daily Journal*, June 28, 1940, 3.
[210] "U.S. Housing Man Makes Visit at Burglund Heights," *McComb Daily Journal*, July 3, 1940, 5.
[211] "$33,165 WPA Projects for McComb, County Get Okey," *McComb Daily Journal*, July 10, 1940, 1.

In the summer of 1940, Burglund Heights became the first of Mississippi's low-rent housing projects to begin tenant selection.[212] From the *McComb Daily Journal*:

> *Burglund Heights, negro housing project, soon is to be completed and tenanted. Tenant selection for this project is now under way, the first of such work to be carried on in Mississippi, officials said, since the project is farther advanced than any of the other such housing projects in Mississippi.*[213]

The project site was photographed in late September of 1940. Figures 10-13, taken from the center of the complex, show B-type and C-type units.

By the end of November, applications for both Burlgund Heights and White Acres were officially open. The units at Burglund Heights offered one, two, and three bedroom units described as follows. The one bedroom units: "1 Bedroom, Living Room, Bath, Combination Kitchen-Dining Room. Rent Cost - $8.25 to $11.25 per month according to income and size of family. Maximum income for admission, $625.00 per year."[214] Two bedroom units: "2 Bedrooms, Living Room, Bath, Combination Kitchen-Dining Room. Rent Cost - $8.75 to $11.75 per month according to income and size of family. Maximum net income for admission, $775.00 per year."[215] Three bedroom units: "3 Bedrooms, Living Room, Bath, Combination Kitchen-Dining Room. Rent Cost - $9.25 to $12.25 per month according to income and size of family. Maximum net income for admission, $825.00 per year."[216] As contractors worked to finish unit interiors in 1940 or 1941, C. Hines photographed the plumbing between two units (Figure 14).

Burglund Heights opened to its first occupants on March 1, 1941.[217] A week prior to the planned opening, only a few vacancies remained. The *Enterprise-Journal* reported:

> *Each of the 76 apartments at Burglund Heights is furnished with one, two, or three bedroom according to the size families, complete bathroom, living room, combination dining room and kitchen, automatic hot water tank, four burner gas range complete with baking and broiler units, kitchen cabinets, pantries, two compartment kitchen sink, one side for laundry and the other side for dishes, drainboard, white enameled Crane material, lights, water, and gas.*[218]

Site amenities, including a planned spray pool and the complex sidewalks, had not been finished. In the article, the reporter pushed back against rumors, noting that there were no non-income restrictions for residents (such as early bedtimes or the need to purchase all new furniture prior to move-in). These fears of additional regulations were not unfounded; as the twentieth century

[212] "M'Comb Housing Men Leave for Dam Dedication," *McComb Daily Journal*, July 30, 1940, 1.
[213] "M'Comb Housing Men Leave for Dam Dedication."
[214] "The McComb Housing Authority Welcomes the CCC Distribution Headquarters, District 'E,'" *McComb Daily Journal*, November 25, 1940, 7. $625.00 in 1940 had approximately the same buying power as $13,524 in July 2023.
[215] Ibid. $775.00 in 1940 had about the same buying power as $16,770.00 in July of 2023.
[216] Ibid. $825.00 in 1940 had about the same buying power as $17,852.00 in July of 2023.
[217] "Burglund Heights Ready for Tenants March 1st," *Enterprise-Journal*, February 20, 1941, 1.
[218] "Burglund Heights Ready for Tenants March 1st."

progressed, housing authorities would exert control over many aspects of tenant life: pet ownership, overnight guests, and interior paint colors.[219]

On March 4, the *Enterprise-Journal* reported that 60 families had moved in to Burglund Heights. Three were 16 vacant units and 200 applications on file for those spots.[220] By the end of the month, the complex was at capacity.[221] Students from McComb High visited the complex to learn about "better housing" and to speak with its new residents.

Just over six months after the complex opened, the *Enterprise-Journal* published a letter from Pastor A.L. Rice detailing the impact of the new housing project:

> *...for nearly fifteen years he had served as pastor of the Baptist church across the street from the Burglund Heights project. "During these years, I have visited members of my church and looked at the sky as I sat in their living rooms. Many of the old shanties have given away and their former occupants are living in apartments in the Housing project."*[222]

White Acres/Brock Homes

Built with 17 buildings and 84 units, White Acres was also known as Miss. 3-2.[223] It opened in May of 1941.[224] Originally named for Governor Hugh White, White Acres was later renamed "Brock Homes." Planned along with Burglund Heights, White Acres was the first federal housing project in segregated McComb to be built for white residents. It was designed by architects Landry and Matthes and constructed by contractor J.K. Fraser.[225] A photograph shows the White Acres complex in 1949 (Figure 22).

White Acres is located in the on Sedgewick Street in south McComb.[226] It consists of two-story brick veneer on hollow tile block residential buildings similar in form to those at Burglund Heights, although its one-bedroom units are located in one-story buildings. A newspaper article accompanied by photographs showing the interior and exterior of a residential building at either White Acres or its Brock Homes Addition was published in 1965 (Figure 21).

The Brock Homes complex (formerly White Acres) is still extant and operational.

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[219] Wright, 237.
[220] "Housing Units Now Occupied," *Enterprise-Journal*, March 4, 1941, 1.
[221] "Construction Work Finished at White Acres," *Enterprise-Journal*, March 27, 1941, 1.
[222] "Negro Housing Conditions Improved," *Enterprise-Journal*, October 28, 1941, 6.
[223] "Total Number of Buildings by Project – McComb Development," n.d., Provided by the McComb Housing Authority.
[224] "Housing Authority Capacity Up to 535 Units," *Enterprise-Journal*, April 1, 1986, 78
[225] "White Acres Public Housing – McComb MS," *The Living New Deal*, Accessed July 27, 2023, https://livingnewdeal.org/projects/white-acres-public-housing-mccomb-ms/ and MDAH, "Properties," Mississippi Historic Resources Inventory (HRI) Database, Accessed July 27, 2023, https://www.apps.mdah.ms.gov/Public/rpt.aspx?rpt=publicPropSearch&Name=&StreetNo=&StreetName=&City=McComb&County=Any..
[226] "White Acres Public Housing – McComb MS."

Utopian Homes

Project Miss. 3-3, Utopian Homes, was built with 21 buildings and 64 units.[227] It opened to low-income African Americans in February of 1952.[228] Utopian Homes' official address is 1112 Warren Street, located about two blocks north of Burglund Heights. Constructed on the 9.9 acre site of a former garbage dump, Utopian Homes replaced an "eyesore" in the community.[229] At the start of Utopian Homes' construction in 1950, McComb's dump was relocated outside city limits.

The residential buildings at Utopian Homes are ~~one story brick structures~~one-story brick structures or brick-veneered structures. The complex was designed by Landry and Matthes, Hattiesburg-based architects.[230] Its community center was also made available to Burglund Heights residents. The buildings at Utopian Homes are still operational.

Brock Homes Addition

Brock Homes (Miss. 3-4) was constructed with 36 units in eight buildings.[231] It was completed in December of 1951 as an addition to White Acres.[232] Like White Acres, it was segregated housing, intended for McComb's white low-income residents. J.H. Ryan acted as the project architect.[233] The Brock Homes Addition consists of both one- and two-story residential buildings.[234]

Brock Homes is located adjacent to White Acres (Sedgewick Street) in south McComb.[235] It is still extant and operational.

Cheryl Apartments

[227] "Total Number of Buildings by Project – McComb Development."
[228] Charles B. Gordon, "64 Utopian Homes Project Units Completely Filled Opening Day – Old 'City Dump' Unrecognizable," *Enterprise-Journal*, March 5, 1952, 1 & 7.
[229] Gordon, "64 Utopian Homes Project Units Completely Filled Opening Day – Old 'City Dump' Unrecognizable," 1.
[230] Gordon, "64 Utopian Homes Project Units Completely Filled Opening Day – Old 'City Dump' Unrecognizable," 7.
[231] "Total Number of Buildings by Project – McComb Development."
[232] Ernest Herndon, "Housing Authority Goals Unchanged," *Enterprise-Journal*, December 1, 1988, 1 & 8 and "Housing Authority Capacity Up to 535 Units."
[233] "Advertisement for Bids," *Enterprise-Journal*, May 11, 1953, 6.
[234] "Total Number of Buildings by Project – McComb Development."
[235] MDAH, "Properties," Mississippi Historic Resources Inventory (HRI) Database.

Cheryl Apartments (Miss. 3-5) was constructed with 37 units in 16 buildings.[236] It was completed in 1958 for McComb's low-income white residents.[237]

Cheryl Apartments was built with one- and two-story residential buildings throughout its complex, according to the McComb Housing Authority's records.[238] It was constructed adjacent to White Acres in south McComb.[239] Photographs of the complex were published in 1960 (Figure 24). A 1960 article described the 1958 public housing projects as "…mostly duplex brick homes. The residences are all completely modern, have tile baths, tile floors, and are furnished with the essential kitchen and bathroom facilities."[240]

The Cheryl Apartments buildings are still extant.

Burglund Apartments

Burglund Apartments included 3 buildings completed in 1958, although project Miss. 3-6 also included several other project complexes.[241] Denman Courts (16 buildings, 1958), Heidenreich Homes (14 buildings, 1958), Johnson Terrace (14 buildings, 1958), and Kramer Village (22 buildings, 1958) were also created as part of Miss. 3-6.[242] There were a total of 138 units in the Miss. 3-6 projects. The Miss. 3-6 projects consist of solely one-story residential buildings.[243] Miss. 3-6 was intended for McComb's low-income Black residents.[244]

Located in five different sites in the "Burglund area," the 1958 projects are primarily one-story ranch-style ~~brick~~ brick-veneered duplexes. Burglund Apartments was constructed on land located across from the Burlgund Heights project.[245] Kramer Village was constructed near "Square 385" on Warren Street, Denman Courts near Square 505 on Warren Street, and Heidenreich Homes in blocks D, E, and K.[246] Johnson Terrace was constructed on the east side of "Old Summit Road."[247]

Photographs of Johnson Terrace, Heidenreich Homes, and Kramer Village were published in 1960 (Figures 25-27).

The Miss. 3-6 buildings are still extant.

[236] "Total Number of Buildings by Project – McComb Development."
[237] Herndon, 1 and "More Construction Data," *Enterprise-Journal*, March 19, 1957, 1.
[238] "Total Number of Buildings by Project – McComb Development."
[239] John Emmerich, "New Housing Units Bids Again Appear Too High," *Enterprise-Journal*, May 23, 1957, 1 & 8.
[240] "Story of Public Housing in McComb," *Enterprise-Journal*, November 28, 1960, 47.
[241] Herndon, 1.
[242] "Total Number of Buildings by Project – McComb Development."
[243] "Total Number of Buildings by Project – McComb Development."
[244] Emmerich, 1.
[245] "4 Housing Project Bids Under Study," *Enterprise-Journal*, March 20, 1957, 1.
[246] Ibid.
[247] "Duplex Housing Unit," *Enterprise-Journal*, August 26, 1958, 3.

Bannister Heights

Constructed in 1972, Bannister Heights included 100 units of residential housing.[248] Bannister Heights was built in southwest McComb (near 1300 14th Street). Unlike the McComb Housing Authority's earlier public housing complexes, Bannister Heights was "privately owned and leased to the Housing Authority."[249]

In 1992, a group of Bannister Heights residents reported rapidly decaying and hazardous apartments in the complex to the city board.[250] Bannister Heights is not included in a list of current properties managed by the local housing authority, though its buildings are extant.

Community Park Apartments

Constructed in about 1973, Community Park Apartments added additional public housing to the Burglund neighborhood in northeast McComb.[251] The project was built by a Mississippi corporation with the approval of the Department of Housing and Urban Development (HUD). The construction of the 120-unit apartment complex was met with local protest, as citizens felt "…the type of apartments planned would encourage an influx of low income people and lay the foundation for a low income ghetto."[252] The article noted that Nathanial Lewis, an African American resident of Burglund, led the protest. Much of the complex was destroyed after a 1975 tornado that claimed numerous lives.[253] Photographs of the destruction were published in the *Enterprise-Journal*.

The Community Park Apartments complex was not run by the local PHA. It was rebuilt after the tornado but is not included in a list of McComb Housing Authority properties.

Along with the above-described residential buildings, the McComb Housing Authority (MHA) also operated two office buildings, a recreation building, two workshops, and three meter houses.[254]

Burglund Heights as an Example of Public Housing

Burglund Heights is a good example of standardized public housing design in the late 1930s and early 1940s. Planned to alleviate a shortage of minimum standard housing in McComb during and following the Great Depression, the complex led to slum clearance and created McComb's first affordable housing option. The design of the site, including the simple, economical architectural materials and pared-down style of the buildings, conform to recommended standards for public housing design published by the federal government in the 1930s and 1940s.

[248] Herndon, 1.
[249] Jack Ryan, "Cramped Quarters Can Cause Problems," *Enterprise-Journal*, May 1, 1988, 25.
[250] Jack Ryan, "Street Repairs Readied," *Enterprise-Journal*, February 23, 1992, 1 & 8.
[251] "City Eyes Fire Station, Library," *Enterprise-Journal*, August 23, 1972, 1.
[252] Oliver Emmerich, "Highlights in the Headlines," *Enterprise-Journal*, September 27, 1972, 1.
[253] "Family Suffers," *Enterprise-Journal*, January 13, 1975, 8.
[254] "Total Number of Buildings by Project – McComb Development."

With the passage of the 1937 *United States Housing Act*, stringent cost guidelines led to greater economy and standardization of federally-supported low-rent housing projects.[255] USHA-funded public housing complexes were built in a wide range of architectural styles, and the architect of Burglund Heights adapted a minimal "modern classical" style, distinct only for its one-story columns and eyebrow vents, to fit USHA's preference for "no frills" "functional modernism."[256]

Burglund Heights possesses characteristics of eligible properties outlined in the MPDF *Public Housing in the United States*, including minimal decoration, repetitive building forms, balance between buildings and open space, and careful site planning.[257] Likewise, its interior is consistent with the MPDF's description of utilitarian spaces with simple finishes. Although windows, doors, and built-in kitchens have been updated, they still adhere to the MPDF's description of the typically minimalistic characteristics of public housing. Interior layouts are also consistent with the MPDF's survey: "of a spartan utilitarian nature, usually consisting of one to four bedrooms, a kitchen, living room, and full bathroom."[258] Although the MPDF notes that hallways were generally considered wasted space, the Burglund Heights units do include a small second floor hall.

The site appears to have been influenced by the European concept of *Zeilenbau*, in which buildings are arranged in parallel rows to allow for maximum light and ventilation.[259] At the Burglund Heights complex, most units are in parallel rows with perpendicular units mirrored across the central road dividing the complex. While Burglund Heights was not built with a community center (although one is shown on the 1939 drawings), a center was added to the nearby Utopian Homes approximately a decade later. It was utilized by the Burglund Heights residents, as it was located within easy walking distance from the complex.

The Burglund Heights housing project was successful in its first decades, although vacancies and crime increased during the later twentieth century. This trajectory is typical to public housing projects across the nation; by the 1950s and 1960s, conditions had begun to seriously deteriorate.[260] In addition, issues with segregation and racial tension became more pronounced.[261] "Urban renewal" efforts, including "slum clearance," were often code for "minority removal." From 1949 through 1966, 425,000 units of substandard housing were razed (most home to minorities) and only 125,000 units of housing constructed.[262] Those lobbying for

[255] MPDF, *Public Housing in the United States, 1933-1949* (United States Department of the Interior: National Park Service, 2004), E 48.
[256] MPDF, *Public Housing in the United States, 1933-1949,* F 71.
[257] Ibid., F 70.
[258] MPDF, *Public Housing in the United States, 1933-1949,* F 72.
[259] Ibid., F 70.
[260] Wright, 232.
[261] Ibid, 234.
[262] Ibid.

improved conditions for low-income housing for the elderly in the 1950s did not extend their support to safer or better facilities for other categories of low-income tenants.[263]

By 1988, Burglund Heights was home to over 10 percent of McComb's total population.[264] An *Enterprise-Journal* article estimated that 30-40 percent of the McComb Police Department's calls came from one of the city's 11 housing projects.[265] While the MHA director blamed "changing attitudes," the realities were far more complicated.[266] By the 1980s, public opinion about public housing units had shifted – "…when the Housing Authority tried to get permission to build 60 apartments on Brendat Street, citizens protested and the plan died. Thirty-five of the apartments would have been for elderly residents."[267]

As the first public housing complex to be planned and built in McComb, Burglund Heights has clear local importance. Like other public housing projects under USHA, it was constructed by private contractors and "designed and built to last at least sixty years."[268] Following the legal requirements for slum clearance associated with USHA's low-rent housing projects, it exemplifies the approach to community planning common to federally-funded project housing from the 1930s through the 1950s. In later years, this would be considered a drawback, as "…in large urban areas, [there] has been the tendency for public housing projects to be extremely large, and to create economic and racial ghettos."[269] In the 1960s, the federal government began experimenting with a new community planning approach that would scatter smaller public housing units in "standard residential neighborhoods," something that McComb may have been influenced by in planning for one of its later public housing projects, Miss. 3-6.

Burglund Heights has retained a high-level of integrity on the interior and exterior, as shown in the photos included in this submittal. Its form and design, including a minimal, repetitive "functional modernism" architectural style with minimal simplified classical elements and landscaping emphasizing green space and semi-private outdoor spaces, are typical to early 1940s public housing complexes.

Criterion A: SOCIAL HISTORY & (ETHNIC HERITAGE: Black)

Burglund Heights is locally significant in the area of Social History as McComb's first attempt to utilize public housing and government housing to better the lives of its low-income residents. Its intent to specifically address housing needs for African Americans gives it additional significance in the area of ETHNIC HERITAGE: Black for its impact on the area's Black residents. The 1940s approach to public housing, which featured dense residential communities

[263] Wright, 239.
[264] Ryan, "Cramped Quarters Can Cause Problems," 25.
[265] Ibid.
[266] Ibid.
[267] Ibid.
[268] Chicago Housing Authority, *Low Rent Housing in Chicago* (Chicago: Chicago Housing Authority, 1941), 12.
[269] Joel B. Hinks, "Comparison of Public Housing, FHA Rental Housing for Low-Income Families, and Rent Supplement Programs," *Legislative Reference Service, United States Congress* (September 20, 1967): 2.

centered around public green spaces, combined to make Burlgund Heights central to the African American Burglund neighborhood's social history throughout the twentieth century.

SOCIAL HISTORY

Public Housing as Social Reform

Federal government housing projects, as noted above, were intended to address the one third of United States homes considered "below any standard which could be accepted as 'decent' or 'American'…."[270] Early studies by the federal government concluded: "the bad housing areas, the social problem areas, the areas of relatively high municipal costs and relatively low returns, were all practically identical."[271] Substandard housing, then, was considered a social problem. An USHA publication noted, "…when you plant an infant in sickening surroundings you may it harder for him to grow up strong."[272] With its aim to "rehouse the lowest income third," USHA hoped to rehome families whose poverty exerted a "poisonous effect upon whole communities."[273] Studies conducted in the 1930s linked slum conditions with social ills, including "major crimes" and "social crimes."[274] It considered this "blight" to be contagious – a "respectable" neighborhood could easily be "running down" "directly due to the spreading contagion from a neighborhood slum."[275] The "healthful, protected surroundings," of USHA housing project would, USHA advertised, prevent these issues and lead to peaceful family life.[276] A 1938 USHA publication promised: "a normal American way of life is now possible for families like these, tenants in Parklawn, Milwaukee, and in Hill Creek, Philadelphia."[277] As one of the first public housing projects in the state (and the first in McComb), Burglund Heights was planned in these contexts. Like other public housing projects of the late 1930s and early 1940s, some hoped it would address perceived social issues attributed to poor housing conditions and overcrowding.

In May of 1939, just as Burglund Heights was approved at a federal level, McComb's mayor spoke about housing needs at a state-wide conference.[278] There, he and other speakers discussed zoning, city planning, and housing needs and their potential impact on local communities. When planning for Burglund Heights specifically, its potential social impact was top of mind for city officials. Its site was "selected because of its preponderance of negro population, desirable situation, schools, churches, much needed rental dwelling, decent facilities, nearness to

[270] United States Housing Authority, *What the Housing Act Can Do for Your City*, 2.
[271] Ibid., 3.
[272] Ibid.
[273] Ibid., 15.
[274] United States Housing Authority, *What the Housing Act Can Do for Your City*, 37.
[275] United States Housing Authority, *What the Housing Act Can Do for Your City*, 40.
[276] Ibid., 48.
[277] Ibid., 72.
[278] "Civic Leaders to Hear Kramer," *McComb Daily Journal*, May 8, 1939, 1.

industrial improvement…."[279] Not only was it near a public school and several churches, its proximity to local industries at which residents were expected to work was also considered.

Designed with green space and planned with play areas and a community center that were never constructed, Burlgund Heights was intended to keep its residents busy within the complex. Later additions to Burglund Heights and White Acres were built with community buildings, in order to be even better appointed to provide for the social needs of residents. In a 1952 article, the *Enterprise-Journal* stated that these community spaces were "…designed with many purposes in mind, including the provision of a place of recreation on a community scale, or for tenants meeting with representatives of the health department."[280] The White Acres Addition community center included an auditorium, restrooms, and small kitchen. At Utopian Homes (which shared its community building with Burglund Heights), "the Community Center is designed for such usage as that of visiting Health Department nurses and other specialists."[281] However, it included a "large commodious room that [would] do for parties, community meetings, parties, lectures et cetera."[282]

Coverage in local (white) newspapers painted a rosy picture of life in McComb's public housing projects during the 1930s through 1950s. A reporter profiled residents of the White Acres Addition in 1952, writing: "…to say that they seem happy over the situation is dressing a pleasant situation in drab colors indeed."[283]

The offices and community centers associated with McComb's low-rent housing appear to have been integral to the social life of those who lived in the complexes and also the surrounding neighborhood. Tickets to a 1952 dance at the Harlem Nightingale were sold at the club, the Utopian Homes office, an ice cream parlor, and the Black high school.[284] In 1953, the McComb Junior Auxiliary sponsored a Christmas party for residents of Burglund Heights and Utopian Homes. Naturally, it was held at the Utopian Homes community center.[285] Other events held at the community center included nutrition clinics, community dinners, dances, and various meetings.[286] Soon after the Utopian Homes community center was built, the Junior Auxiliary sponsored a kindergarten for young residents of the Burlgund Heights and Utopian Homes

[279] "Mayor and Commissioners Boost Low-Rent Housing Project," *Enterprise-Journal*, January 17, 1940, 5.
[280] Charles Gordon, "36 White Acres Addition Units, Placed in Management Jan 1st Completely Occupied in a Day," *Enterprise-Journal*, January 11, 1952, 1.
[281] Gordon, "64 Utopian Homes Project Units Completely Filled Opening Day – Old 'City Dump' Unrecognizable," 7.
[282] Ibid.
[283] Gordon, "36 White Acres Addition Units, Placed in Management Jan 1st Completely Occupied in a Day," 8.
[284] Advertisement, *Enterprise-Journal*, April 29, 1952, 3.
[285] "Christmas Party Sponsored by Auxiliary," *Enterprise-Journal*, January 9, 1953, 5.
[286] Untitled, *Enterprise-Journal*, February 27, 1953, 22 and "Marshall-Taylor Post of Legion Schedules Free Spaghetti Supper," *Enterprise-Journal*, May 19, 1953, 8 .

complexes.[287] There was a spring flower show at the complex throughout the 1950s and 1960s.[288]

By the 1960s, the federal government's approach to public housing began to shift. Officials began to realize that "…housing developments in which all occupants are at or near the poverty level do not make the most satisfactory environment for all low income people."[289] Later studies support this, showing that residents living in public housing next to more affluent neighbors have more socioeconomically diverse social networks.[290]

While meetings and events continued to be held at the McComb public housing sites throughout the twentieth century, local newspapers shifted to coverage of crime in addition to social events in the late 1960s and early 1970s. Frequent reports of crime continue to the present day. In 1995, McComb's housing authority requested additional police patrols at its housing projects.[291] Residents had already formed a neighborhood watch to address "fear of drug dealers and other neighborhood thugs."[292] In 1988, the Burglund Heights complex manager lamented the lack of activity for children at the complex.[293] She noted that programs were usually short-lived, and that bored children sometimes got in to trouble. A 17-year-old resident, Darius, complained that the basketball hoops had recently been removed because they attracted too many non-residents to Burglund Heights.[294]

As the first of McComb's public housing complexes, located at the center of one of the city's African American neighborhoods, Burglund Heights was one of many social centers for the local community. The concentration of so many people in one area, mentioned in several later interviews, created a dense residential community. In the first decades of the complex, there were many events held for the benefit of the residents. These were often sponsored by outside organizations. Later, the view of the link between social life and public housing shifted, and residents organized more of their own events.

ETHNIC HERITAGE (Black)

McComb's 1938 survey of its city housing conditions, completed in preparation for the approval of its first federally-funded housing projects, showed a slightly greater need in the African American community. Over sixty percent of McComb's residences were considered sub-

[287] "Kindergarten at Utopian Homes is Making Progress," *Enterprise-Journal*, December 18, 1953, 6.
[288] Lillian B. Carter, "Basket Weaving Demonstrated by Negro Council," *Enterprise-Journal*, February 29, 1956, 7.
[289] Housing for Low-Income Families (Washington: U.S. Department of Housing and Urban Development, 1967), 5.
[290] Craig E. Pollack, et. Al, "The Impact of Public Housing on Social Networks: a Natural Experiment," *Am J Public Health* (September 2014), doi: 10.2105/AJPH.2014.301949.
[291] Brian Moore, "Projects Need Police Patrol, Housing Commissioner Says," *Enterprise-Journal*, March 22, 1995, 1.
[292] Ibid.
[293] Ryan, "Cramped Quarters Can Cause Problems," 25.
[294] Ryan, "Common for Relatives to Live Together," *Enterprise-Journal*, May 1, 1988, 25.

standard. Of the 1,858 homes considered "unsafe and insanitary," more than half housed the city's Black residents.[295] Burglund Heights was the first attempt by the city of McComb to address this need through government-funded housing.

The project location was planned for Burglund (sometimes Burglundtown) one of McComb's African American neighborhoods: Algiers, Baertown, Burglund, Morgan Town, Summit, and Whites Town.[296]

The 1941 letter from local pastor A.L. Rice to Jack Corbett, housing manager, "expressed… appreciation…for the fine work that has been done in helping secure better housing conditions for the colored people of McComb…."[297] He wrote: "Still there are many 'homes' in this community unworthy of the name. Many Negro families here need the lifting hand which changed housing conditions would surely give them."[298] Since the establishment of Burglund Heights, Rice had noticed increased enrollment in the local schools as well as in the Boy Scout troop open to African American boys. He advocated for adding, "additional homes to the federal housing project [which] will mean more growth in character and a higher standard of citizenship for my people."[299]

The new housing project was used as an example to the city's white high school students, who visited the complex in March of 1941.[300] Students were studying "better housing conditions" and were granted a tour by Jack Corbett as well as the chance to interview tenants about the "benefits of the project" to its Black residents.

When McComb added new public housing units in the 1950s, it constructed more units for African American tenants than for white tenants "because of respective needs."[301] As shown by McComb's property survey, Black families were more likely to live in "substandard" housing at the time of the city's application for public funds. This was common in other cities as well, with 60% of Black housing stock in Mobile, Alabama, and 96% of African-American families' homes in Tampa, Florida, considered substandard by the federal government in 1938.[302] As with other housing classifications discussed in this nomination, it is difficult to know precisely what factors contributed to these classifications. African American residents may have struggled to find enough "modern" housing for rent or sale, or housing occupied by African Americans may have been more likely to be classed "substandard" no matter the actual condition. The new, publicly-

[295] "76 Homes Will Result from Slum Clearance."
[296] Judith E. Barlow Roberts, *C.C. Bryant: a Race Man is What They Called Him* (M.A. Thesis, University of Mississippi, 2012), 30.
[297] "Negro Housing Conditions Improved."
[298] Ibid.
[299] Ibid.
[300] "Sociology Body Visits Housing," *McComb Daily Journal*, March 27, 1941, 4.
[301] "Public Housing Project Achieved," *Enterprise Journal*, November 28, 1960, 12.
[302] United States Housing Authority, *What the Housing Act Can Do for Your City*, 35.

funded units for African American residents in McComb were constructed on the site of the city's former dump, which was obviously not prime real estate.[303]

In 1952, a newspaper article hinted at inequity in housing and employment for McComb's African American residents: "It is true…that the Negro housing projects have not seen, and probably will not see, anything like the 'rate of turnover' found in the white units. This is true for economic reasons well known to any honest person and not necessary to this account."[304]

In 1957, the city acknowledged the need for a new African-American high school near Utopian Homes and Burglund Heights.[305] At about the same time, it was planning for several additional public housing sites for the city's Black residents. As it is clear that the housing authority sought to keep African American low-rent housing in historically Black communities, there was a further concentration of the city's African American population in these areas.

Summit Street, located just west of the Burglund Heights complex, was a thriving African American business district during segregation.[306] It was a center of culture, entertainment, and politics within the local community. It was home to several cafes and clubs at which live blues performances were held and is featured as part of the Mississippi Blues Trail.

In the 1960s, the city's African American public housing projects were central to the local struggle for civil rights. In 1961, Burglund High School students, some of whom lived in the nearby Burglund Heights complex, staged a walkout in protest of the expulsion of classmate Brenda Travis for her participation in a sit in.[307] The sit in was in protest of the murder of Herbert Lee.

When a local activist's home was bombed in 1964, residents from locations including Burglund Heights took to the streets in protest.[308] Dozens of Black-owned businesses, properties, and churches had been targeted during the summer of 1964. Nearly two months after the September bombing of Aylene Quin's home (and subsequent protest), 650 white citizens of McComb signed and published a statement calling for the arrest of those responsible for the Ku Klux Klan bombings of Pike County's Black community.[309] Still, the city has been called the "bombing capital of the world" due to the frequent terrorism by anti-civil rights activists during this time.[310] One of the bombings had damaged the Burglund Supermarket at the intersection of Warren and

[303] "'City Dump' May Be Housing Site," *Enterprise-Journal*, April 4, 1950, 1.
[304] Gordon, 64 Utopian Homes Project Units Completely Filled Opening Day – Old 'City Dump' Unrecognizable," 7.
[305] Untitled, *Enterprise-Journal*, March 21, 1957, 1.
[306] "Summit Street," *Mississippi Blues Trail*, Accessed August 3, 2023, https://msbluestrail.org/blues-trail-markers/summit-street.
[307] Amy Schmidt, "McComb Civil Rights Movement," *Mississippi Encyclopedia*, May 2, 2018, http://mississippiencyclopedia.org/entries/mccomb-civil-rights-movement/.
[308] Liana Bayne, "Aylene Quin," *Enterprise-Journal*, February 13, 2014, A013.
[309] Mac Gordon, "James Brooks & Warner Alford," *Enterprise-Journal*, October 2, 2020, A5.
[310] Morgan Lawrence, "Local Sites in the Fight for Civil Rights," *Enterprise-Journal*, February 18, 2020, A12.

Denwiddie, one block from the Burglund Heights complex.[311] Many of the summer's violent acts were concentrated near public housing projects, as several were located in the city's Black neighborhoods.
The bombings were part of a series of violent hate crimes in response to a push for additional voter registrations of McComb's African American citizens. Of 15,000 Black residents in Pike County, only 200 had been permitted to register to vote by 1964.[312] Staff of the Mississippi Freedom Project reported that local African American residents feared violence and arrest for any association with civil rights activity.[313] While the FBI and local white residents thought Black activism would end after the extreme violence of 1964, local civil rights activists such as C.C. Bryant continued to work in the county long after the SNCC moved out.[314]

Even after the Civil Rights Act of 1968 (sometimes also referred to as the Fair Housing Act), which prohibited discrimination in housing based on race among other factors, McComb's public housing projects were slow to integrate. McComb's public housing projects were not integrated until 1975 despite these federal guidelines.[315] It was only due to damage to several of McComb Housing Authority's African American residences that Black residents were moved to a white project.[316] White Acres, initially named for Governor Hugh White, was renamed "after some tenants attributed racial connotations to the name…."[317] This occurred when African-American tenants were relocated to White Acres after a 1975 tornado.[318] Residents were extremely uncomfortable with the name of the complex they were housed in and lobbied for change. The project was then referred to as "Brock Homes."

In 1988, the MHA executive director stated: "Whereas the proportion of blacks to whites using MHA projects was about 60-40 before integration, it soon became 90-10."[319] Specifically, after the project integrated due to tornado damage "…went from 100 percent white to about 90 percent black."[320] MHA executive director Melton Moore stated that "Attitudes against integration still remain strong in areas" as of 1988.[321] In 1985, McComb's citizens rejected plans to build 60 additional public housing units.[322] Moore was quoted as saying, "any housing you build is going to be mostly black units and so they don't want to upset the

[311] Student Nonviolent Coordinating Committee, "Significant Events of 1964 in McComb Mississippi and Area," From the *Civil Rights Movement Archive*, Accessed August 2, 2023, https://www.crmvet.org/docs/641109_sncc_mccomb-rpt.pdf.
[312] Mac Gordon, "Echoes from 1964," *Enterprise-Journal*, November 30, 2004, 4.
[313] "Federal Action Asked in County," *Enterprise-Journal*, September 28, 1964, 7.
[314] Schmidt.
[315] Herndon, 1.
[316] Ibid., 8.
[317] Herndon, 1.
[318] Sandra Nettles, "Public Housing's Come a Long Way," *Enterprise-Journal*, August 4, 1989, 35.
[319] Herndon, 1.
[320] Ibid.
[321] Ibid.
[322] Ryan, "Cramped Quarters Can Cause Problems," 25.

neighborhoods…there's no available land in black populated areas."[323] In other words, the continued racial segregation of McComb was one factor that prevented the construction of additional units of low-income housing.

A 1988 article noted that while Brock Homes (formerly White Acres) and Burglund Heights were planned at the same time, they have "remarkably different layouts."[324] Brock Homes was more spread out, with "space between homes and space for kids to play baseball."[325] Burglund Heights had "little greenery," with "much of the space intended for grass long ago…victim to the thundering steps of kids."[326] Was this a result of differing approaches to housing the city's low income white and Black residents, or was it a result of choices made by different complex architects?

Today, the complex still houses primarily Black residents, having remained a central part of McComb's African American Burglund neighborhood since construction.

As the first of the city's attempts to offer government-funded housing options to low-income African Americans in McComb, Burglund Heights is locally significant in the areas of social history as well as to Black ethnic heritage. Its history highlights the city's approach to providing social assistance to its African American residents, as well as the reaction of residents and local officials when African Americans began to protest their poor treatment in large numbers during the Civil Rights Movement. The history of the complex exemplifies changing approaches to social and financial assistance throughout the last sixty years of the twentieth century.

Additional historic context information (if appropriate)

J. Howard Ryan, Architect

John Howard Ryan (1902-1969) served as the project architect for the Burglund Heights housing project. Several of his other projects are included in the MDAH Historic Resources Inventory, including: McComb's "Number One" fire station, Eleanore Roosevelt Homesteads, the Marion County Jail, a Pike County Masonic hall, and the "Old" McComb hospital.

Ryan was based in Summit, Pike County, Mississippi, where he resided for his entire life.[327] His obituary notes that he was a designer of "the best known schools, churches and industrial buildings in this area."[328]

McComb, Mississippi

[323] Ryan, "Cramped Quarters Can Cause Problems," 25.
[324] Jack Ryan, "Common for Relatives to Live Together," *Enterprise-Journal*, May 1, 1988, 25.
[325] Ibid.
[326] Ibid.
[327] "John Howard Ryan," *U.S.,* in *World War II Draft Cards Young Men, 1940-1947*, Accessed August 2, 2023, via Ancestry.com.
[328] "John Ryan Dies Monday," *Clarion-Ledger*, February 11, 1969, 4.

Located in southwest Mississippi, McComb is the largest city in Pike County.[329] McComb was founded in 1872 as a railroad town and named for The New Orleans, Jackson and Great Northern Railroad president Colonel Henry Simpson McComb.[330] Railroads, which remained the town's largest employer through the twentieth century, played a role in physically segregating the town by race, with tracks dividing white from African American residents.[331] Although McComb itself was founded by the railroad, three communities were consolidated to form the new town: Elizabethtown, Burglund, and Harveytown.[332]

McComb was chartered by the state in 1872, and the following year, the Mississippi Valley Company took over the land in order to promote a town site.[333] A sawmill and cotton mill were established in the town's early years, employing many of its residents. In 1880, the U.S. Census showed 1,982 residents in McComb, which grew steadily until its population was counted at 10,057 in 1930. It was the 12th largest of the 13 "principal" cities of Mississippi according to census data.[334] McComb was home to 14 more residents than the smallest principal city, Clarksdale.[335] The largest, Jackson, had a population of 48,282.

A portion of McComb had to be rebuilt in the early 1900s, as a June 1904 fire destroyed two-thirds of the city's businesses.[336] Rebuilding was extremely expensive, as "the business section of the north side of Main Street, including everything on both sides of North Front Street, the south side of State Street and the square bordered by North Boulevard, Main and North Front lay in waste."[337]

Deeply segregated throughout the nineteenth and twentieth centuries, McComb was a center of the Civil Rights Movement in the 1960s. It was known especially for a summer of extreme violence against African Americans and civil rights activists in 1964.[338]

In January of 1975, a tornado caused widespread destruction in McComb, leading to $50 million dollars in property damage.[339] It "wiped out the Community Park Apartments, part of the

[329] Barlow Roberts, 28.
[330] Ibid., 28-29.
[331] Barlow Roberts, 29.
[332] Josh Troy, "Black History Gallery's Burglund Exhibit Runs Through April 30," *Enterprise-Journal*, April 9, 2022, https://www.enterprise-journal.com/black-history-gallerys-burglund-exhibit-runs-through-april-30.
[333] "History of the City of McComb," *City of McComb*, Accessed August 2, 2023, https://www.mccomb-ms.gov/visitors/history_of_the_city_of_mccomb.php.
[334] *1930 Census: Volume I. Population, Number, and Distribution of Inhabitants* (Washington: United States Census Bureau, 1931), 582.
[335] Ibid.
[336] "McComb, MS (MCB)," *The Great American Stations*, Accessed August 3, 2023, https://www.greatamericanstations.com/stations/mccomb-ms-mcb/.
[337] "Much of Downtown Burned in 1904," *Enterprise-Journal*, August 4, 1989, 56.
[338] "Civil Rights Incidents in McComb," 1964, from the *Civil Rights Movement Archive*, Accessed August 2, 2023, https://www.crmvet.org/info/mccomb1964.pdf.
[339] June Honea, "Jan. 10 Tornado Remembered on 5th Anniversary," *Enterprise-Journal*, January 10, 1980, 1.

housing project in Burglund and 30 businesses."[340] Most of the areas in the tornado's path were later rebuilt.

According to the 2020 U.S. Census enumeration, McComb had 12,413 residents and was just over 70 percent African American.

[340] Ernest Herndon, "1975 Left Eight-Mile Stretch of Death, Destruction," *Enterprise-Journal*, August 4, 1989, 20.

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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Burglund Heights Public Housing Project	Pike, Mississippi
Name of Property	County and State

Historic Resources Survey Number (if assigned): _____

_____

10. Geographical Data

Acreage of Property 3.8

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 31.257279 Longitude: -90.453150
2. Latitude: 31.257556 Longitude: -90.451727
3. Latitude: 31.256330 Longitude: -90.451366
4. Latitude: 31.256054 Longitude: -90.452826

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:
2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting : Northing:

Burglund Heights Public Housing Project | Pike, Mississippi
Name of Property | County and State

Verbal Boundary Description (Describe the boundaries of the property.)
Burglund Heights is bounded to the north by Maddock Avenue, to the east by East Alley, to the south by St. Augustine, and to the west by West Alley. The complex is bisected by Warren Street (also known as Dyson Avenue).

Boundary Justification (Explain why the boundaries were selected.)
The boundary encompasses the entirety of the 1941 development using the legal boundaries.

11. Form Prepared By

name/title: Emily Rebmann, Historian; Kaylyn Millen, Historic Preservation Specialist and Interior Designer; Michael Sanbury, Historic Preservation Manager
organization: LDA architects, Inc.
street & number: 5000 Euclid Avenue, Suite 104
city or town: Cleveland state: Ohio zip code: 44103
e-mail emilyr@ldaarchitecture.com
telephone: 216.539.5323
date: August 3, 2023

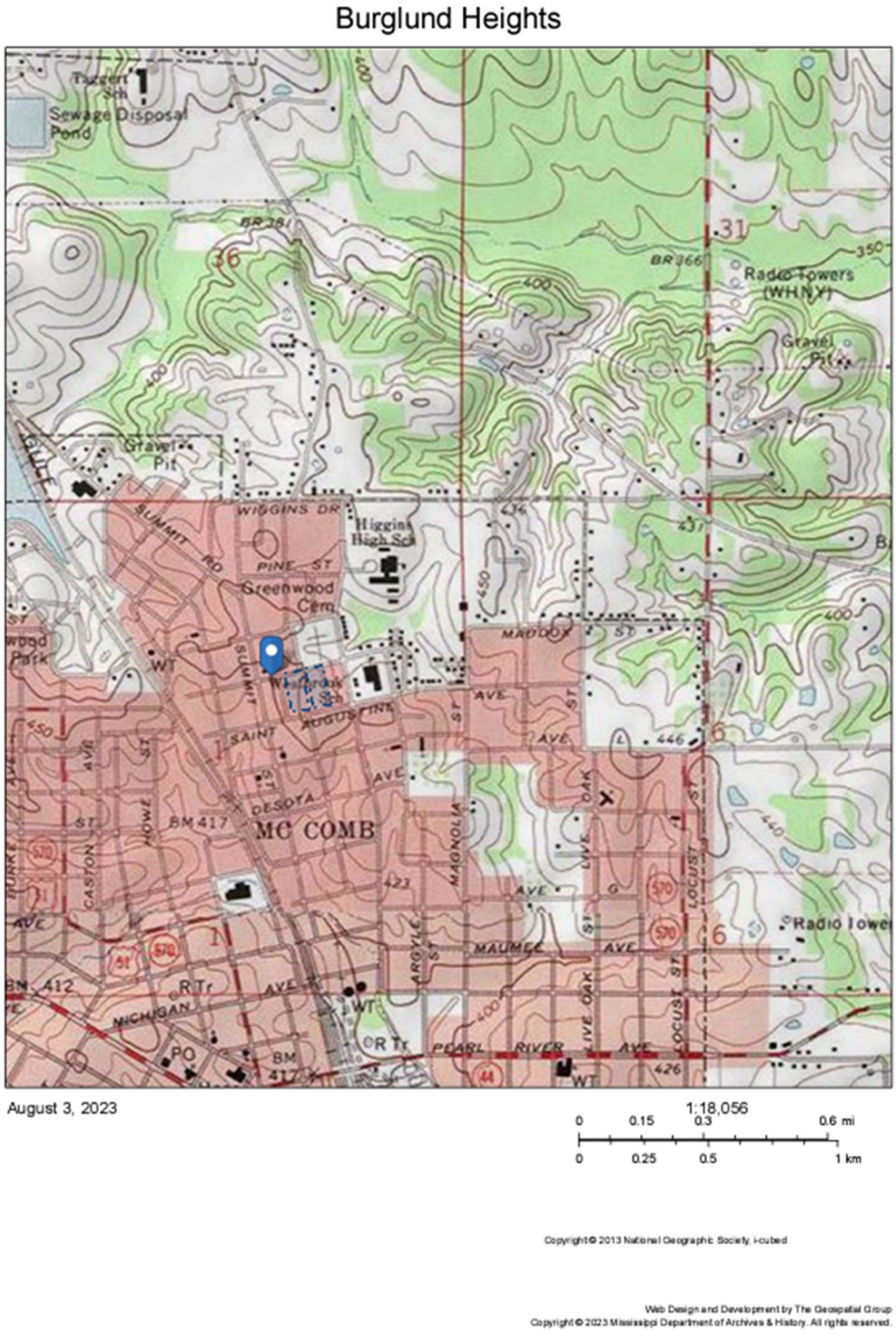
Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Burglund Heights Public Housing Project
Name of Property

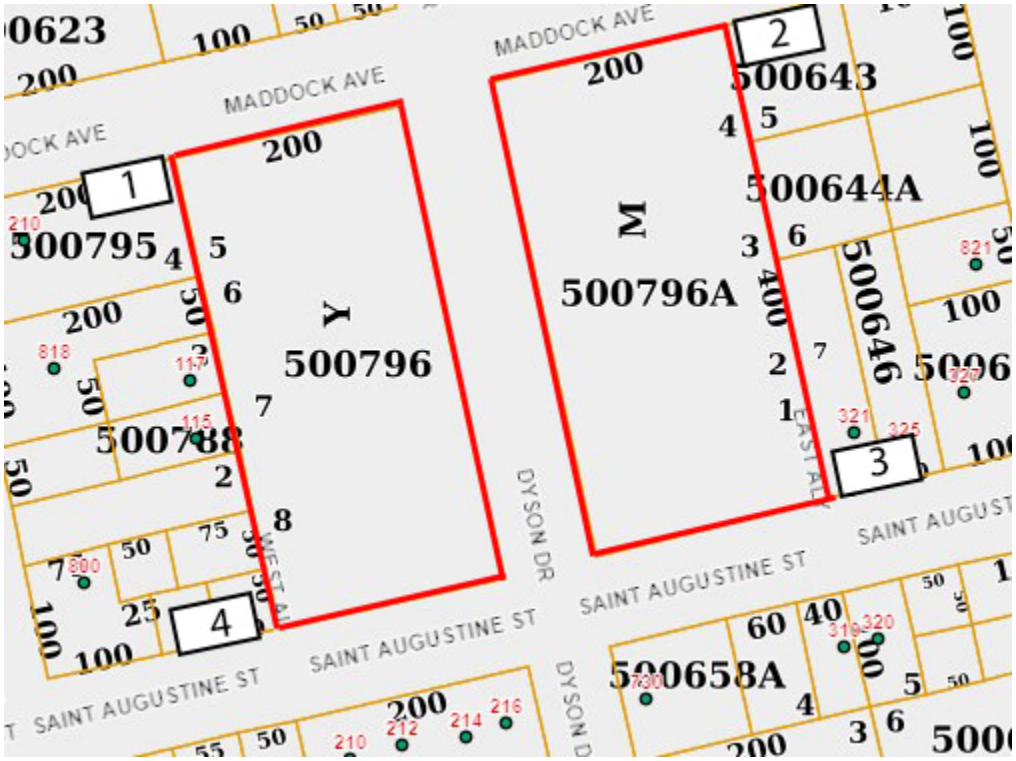
Pike, Mississippi
County and State



Map with location of Burglund Heights outlined in blue. Via MDAH.

Burglund Heights Public Housing Project
Name of Property

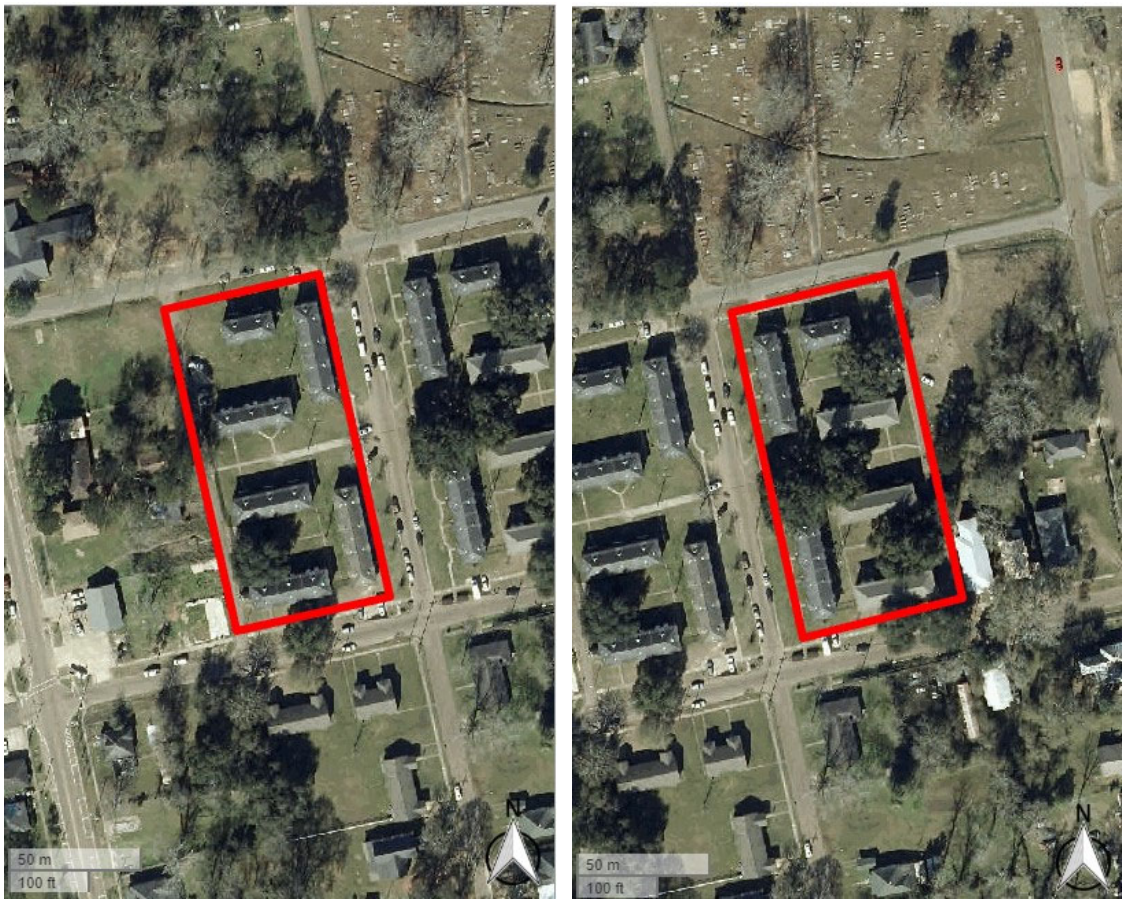
Pike, Mississippi
County and State



Local location maps via the Pike County, MS, Parcel Viewer (https://webapp.agdmaps.com/ms/pike/). Red line indicates boundaries. Numbers 1-4 correspond with above latitude/longitude coordinates.

Burglund Heights Public Housing Project
Name of Property

Pike, Mississippi
County and State



Local location maps via the Pike County, MS, Parcel Viewer (https://webapp.agdmaps.com/ms/pike/). Red line indicates boundaries.

Burglund Heights Public Housing Project
Name of Property

Pike, Mississippi
County and State

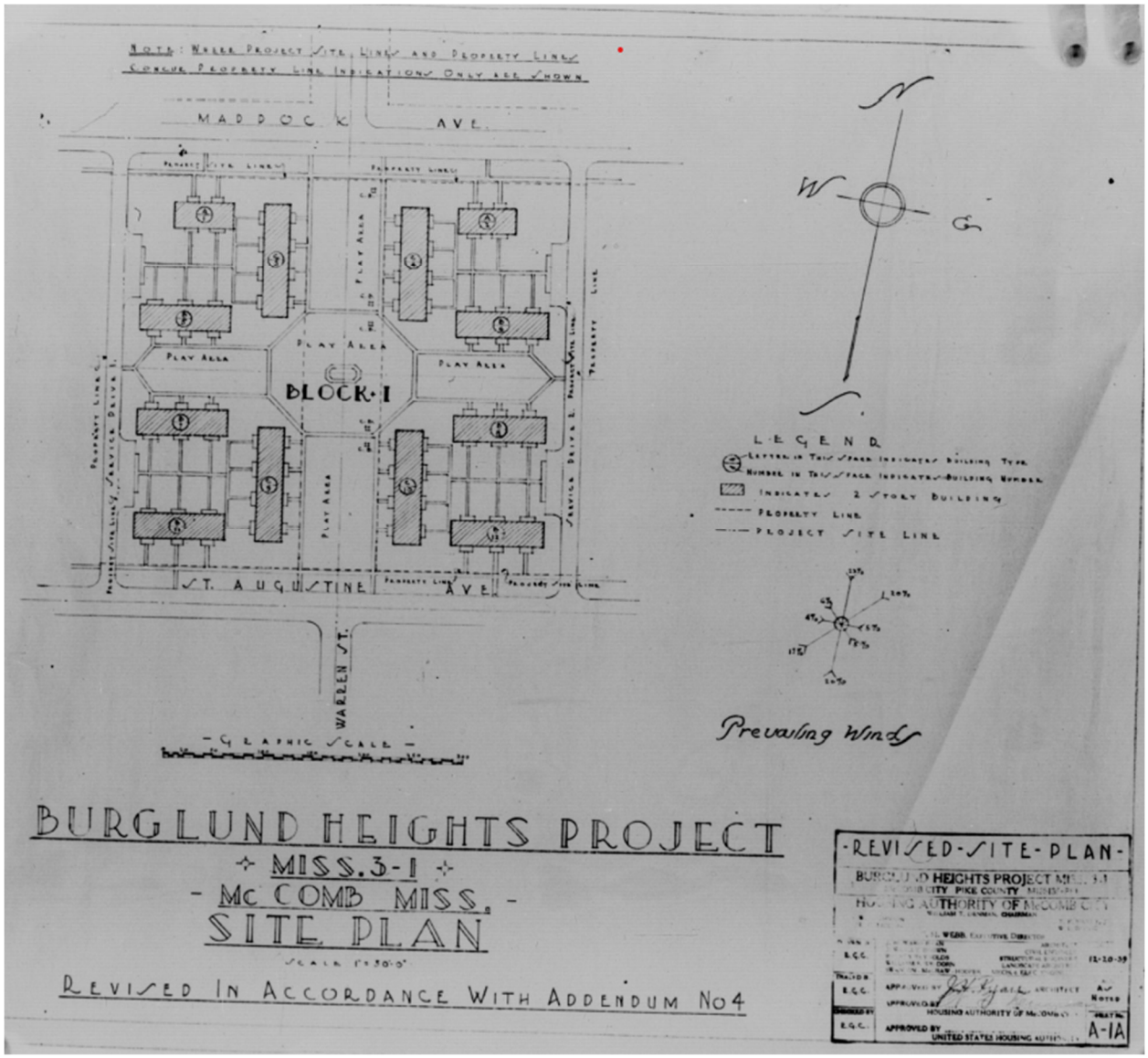


Figure 1: Burglund Heights Project Revised Site Plan A-1A, December 20, 1939, from Burglund Heights Projects, McComb City, Mississippi, MISS 3-1. Reel: USHA #56, Series: Records Relating to Housing Projects 1937-1941, National Archives Record Group 196: Records of the Public Housing Administration 1895-1967. NAID: 23490574. https://catalog.archives.gov/id/234905074. Image provided by the National Archives and Records Administration.

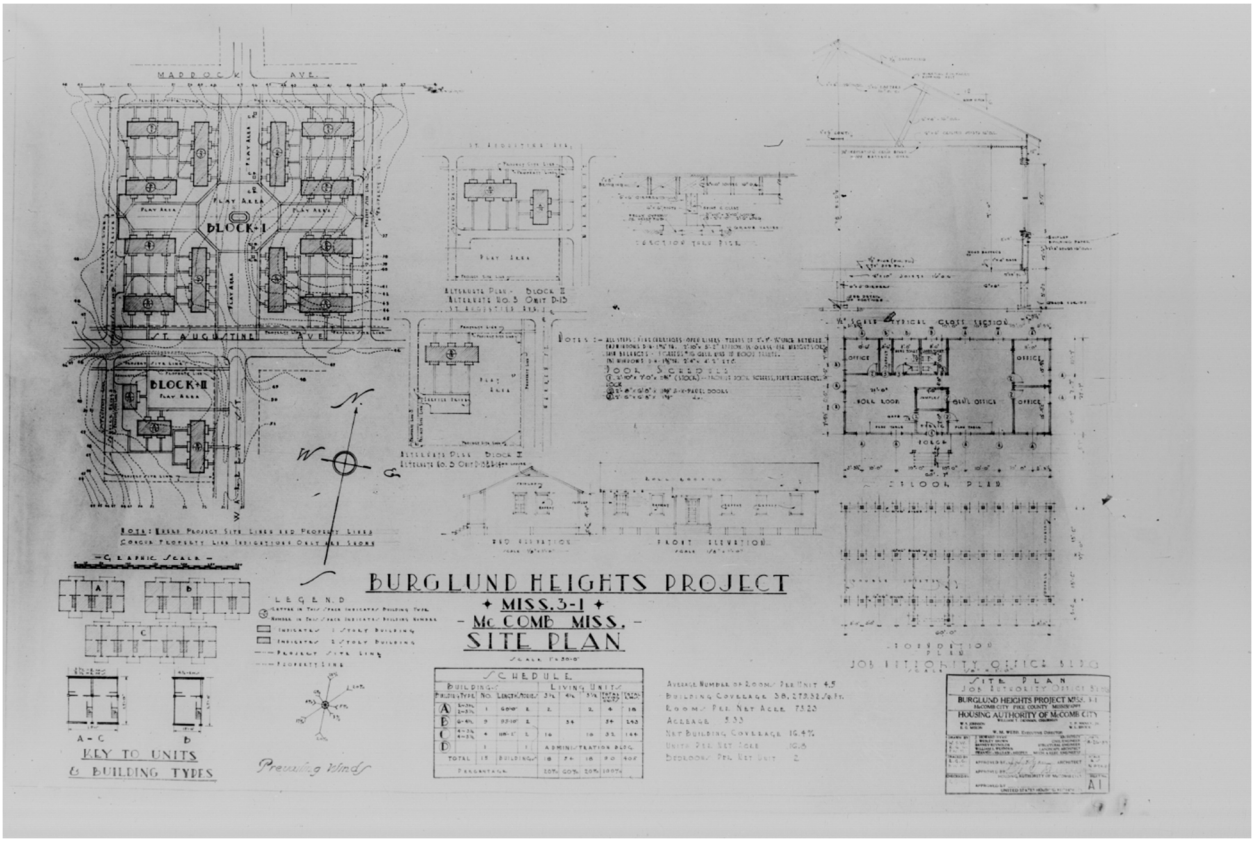


Figure 2: Burglund Heights Project Site Plan A-1, August 26, 1939, from Burglund Heights Projects, McComb City, Mississippi, MISS 3-1. Reel: USHA #56, Series: Records Relating to Housing Projects 1937-1941, National Archives Record Group 196: Records of the Public Housing Administration 1895-1967. NAID: 23490574. https://catalog.archives.gov/id/234905074. Image provided by the National Archives and Records Administration.



Figure 3: Burglund Heights Groundbreaking Ceremony, January 17, 1940, Photograph Courtesy of the Mississippi Regional Housing Authority No. VII.

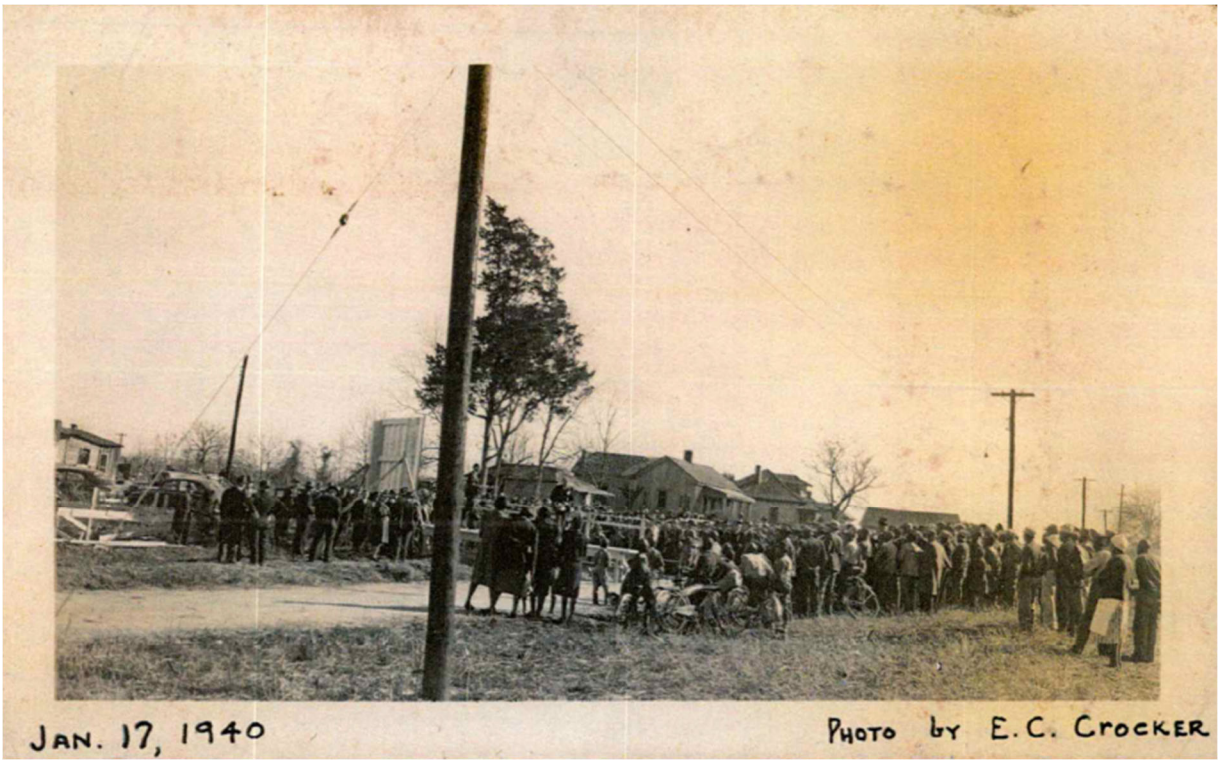


Figure 4: E.C. Crocker, Burglund Heights Groundbreaking Ceremony, January 17, 1940, Photograph Courtesy of the Mississippi Regional Housing Authority No. VII.

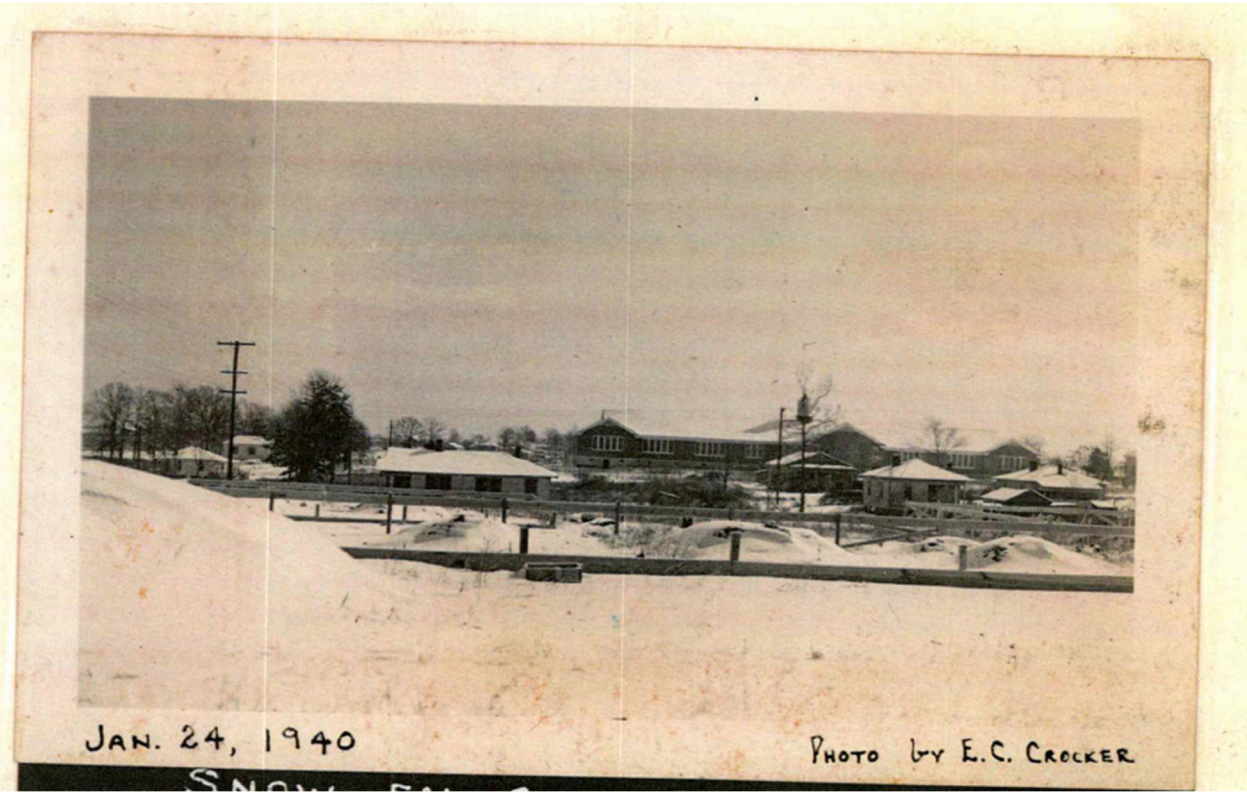


Figure 5: E.C. Crocker, "Snow Falls on the site of Miss. 3-1," January 24, 1940, Photograph Courtesy of the Mississippi Regional Housing Authority No. VII.

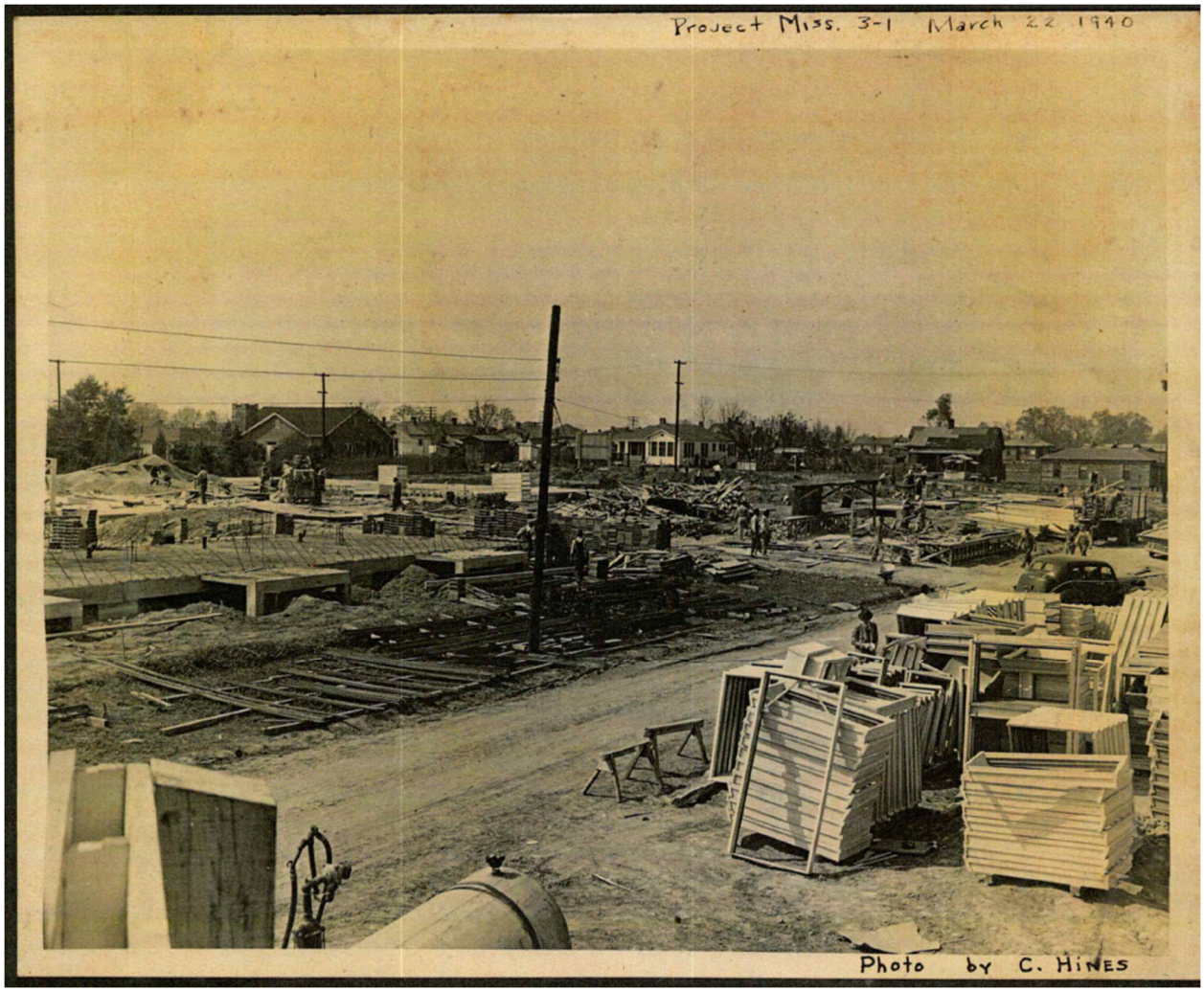


Figure 6: C. Hines, "In this corner will be located A1, C3, B5," March 22, 1940, Photograph Courtesy of the Mississippi Regional Housing Authority No. VII.

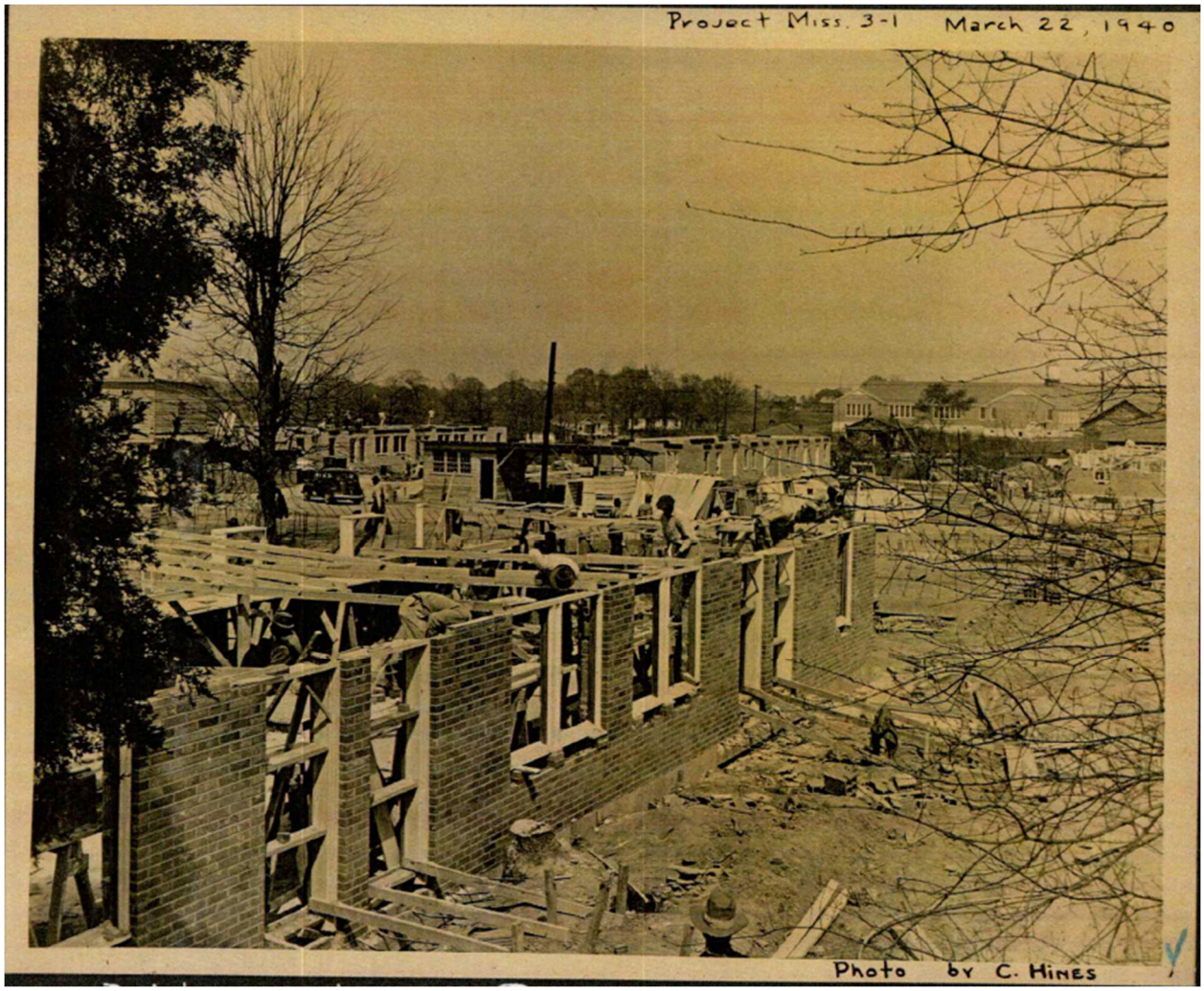


Figure 7: C. Hines, "Brick work on B11. In the distance can be seen, reading from left to right, B6, B8 and B12," March 22, 1940, Photograph Courtesy of the Mississippi Regional Housing Authority No. VII.

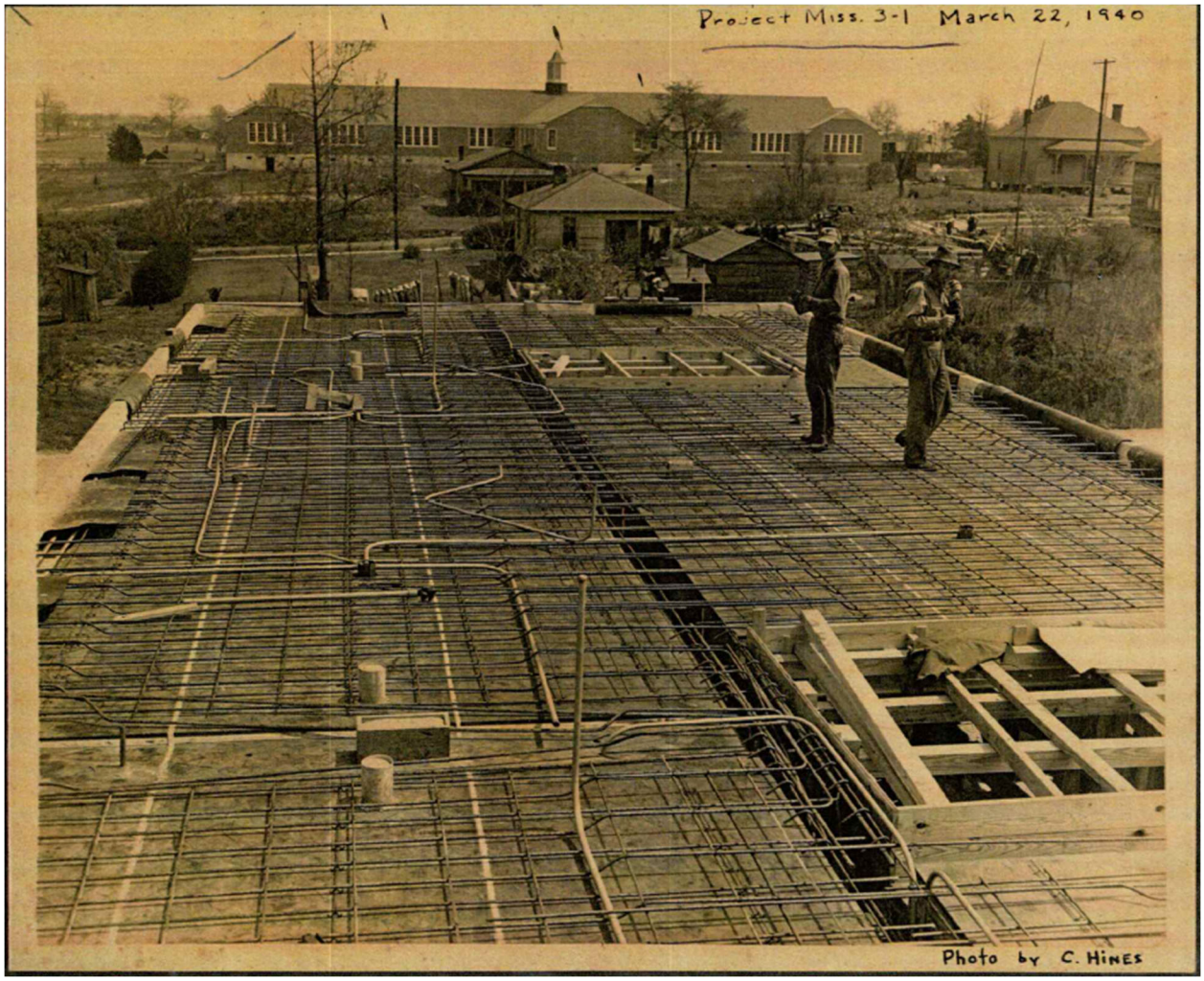


Figure 8: C. Hines, "Reinforcing steel work on the second floor of a B6," March 22, 1940, Photograph Courtesy of the Mississippi Regional Housing Authority No. VII.

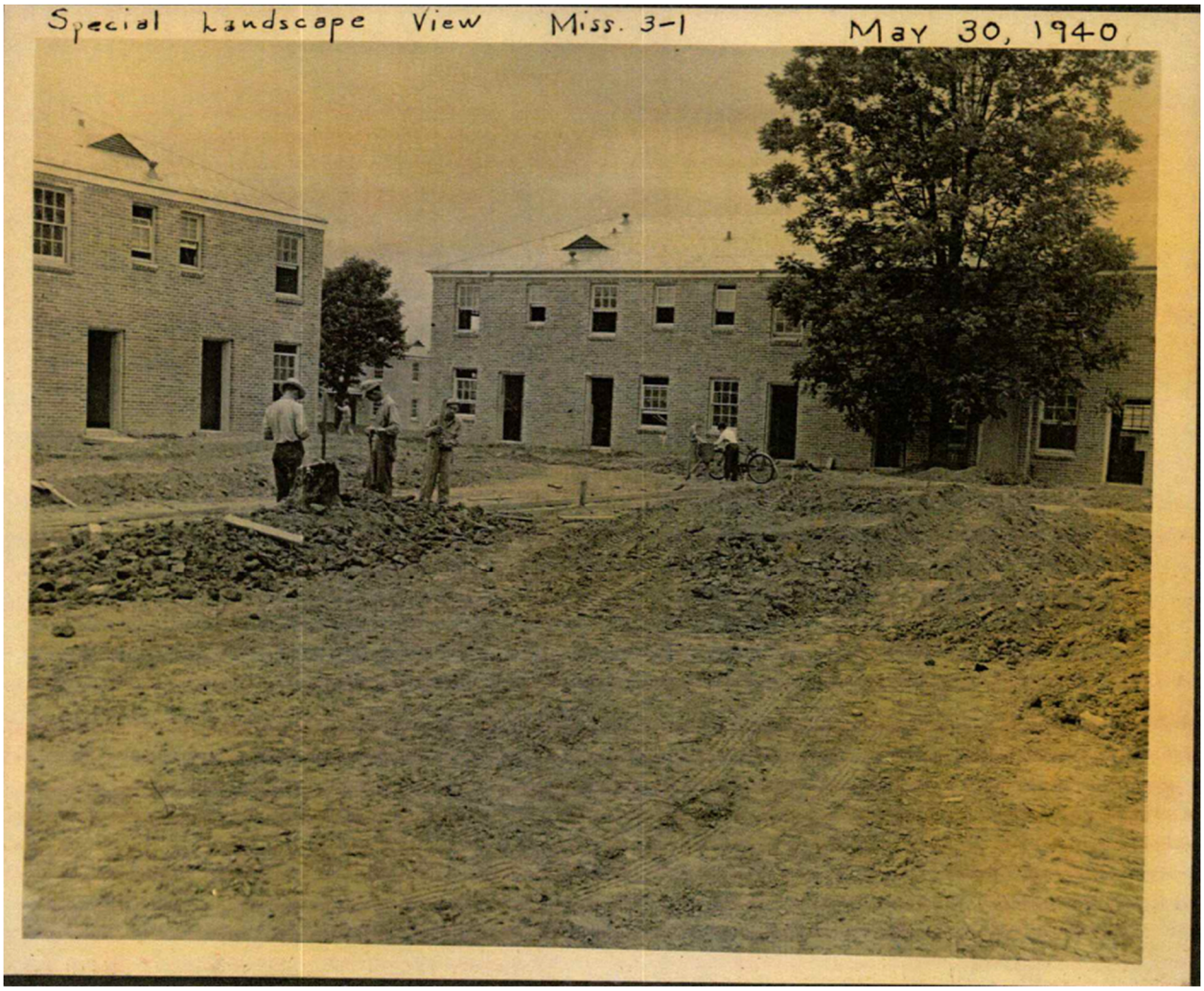


Figure 9: "Special view to show stump of tree cut between buildings in SW corner of Project Miss. 3-1," May 30, 1940, Photograph Courtesy of the Mississippi Regional Housing Authority No. VII.

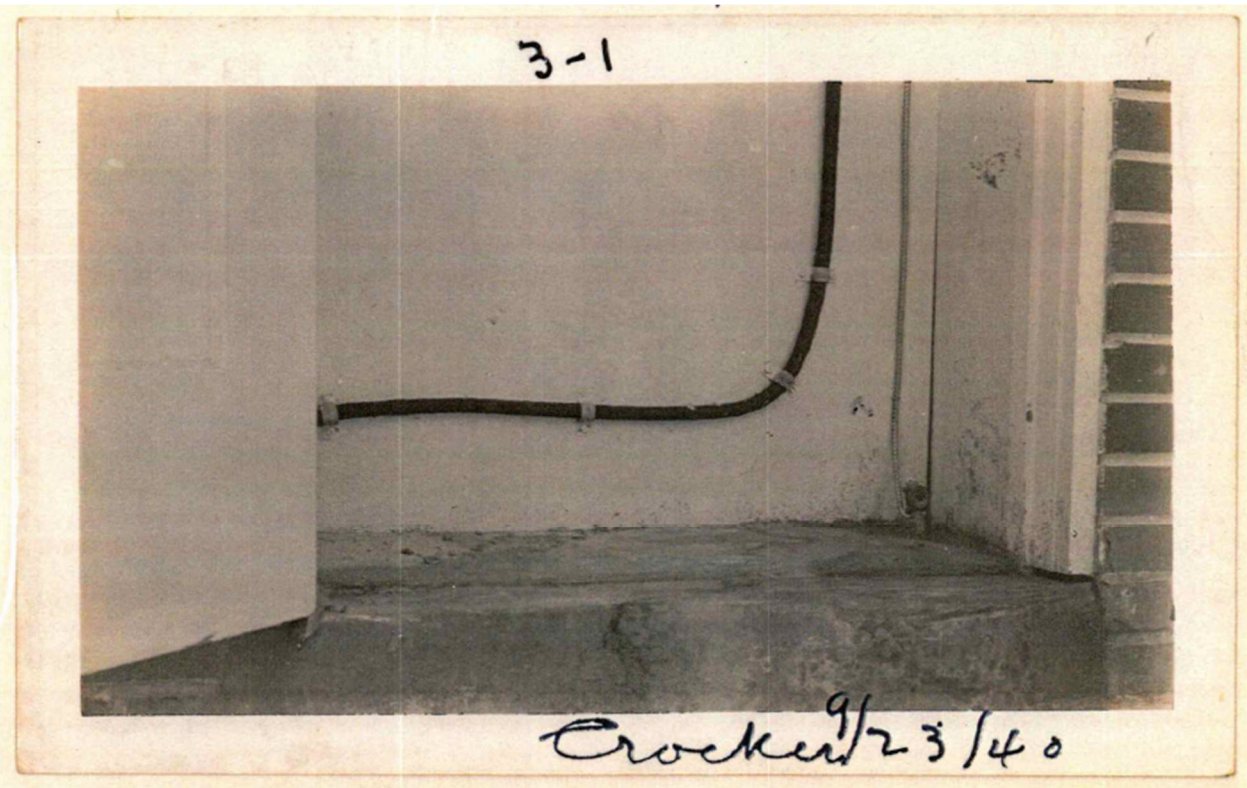


Figure 10: E.C. Crocker, Burglund Heights, September 23, 1940, Photograph Courtesy of the Mississippi Regional Housing Authority No. VII.

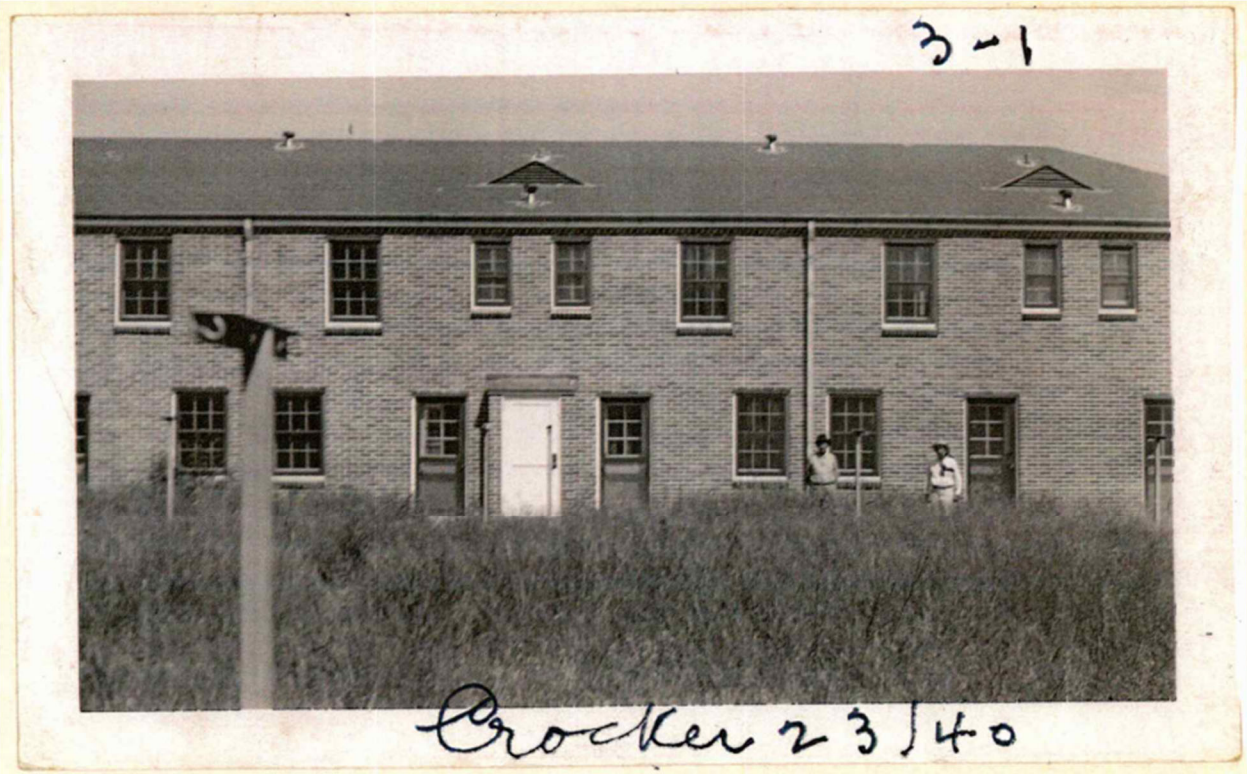


Figure 11: E.C. Crocker, Burglund Heights, September 23, 1940, Photograph Courtesy of the Mississippi Regional Housing Authority No. VII.



Figure 12: E.C. Crocker, Burglund Heights, September 23, 1940, Photograph Courtesy of the Mississippi Regional Housing Authority No. VII.

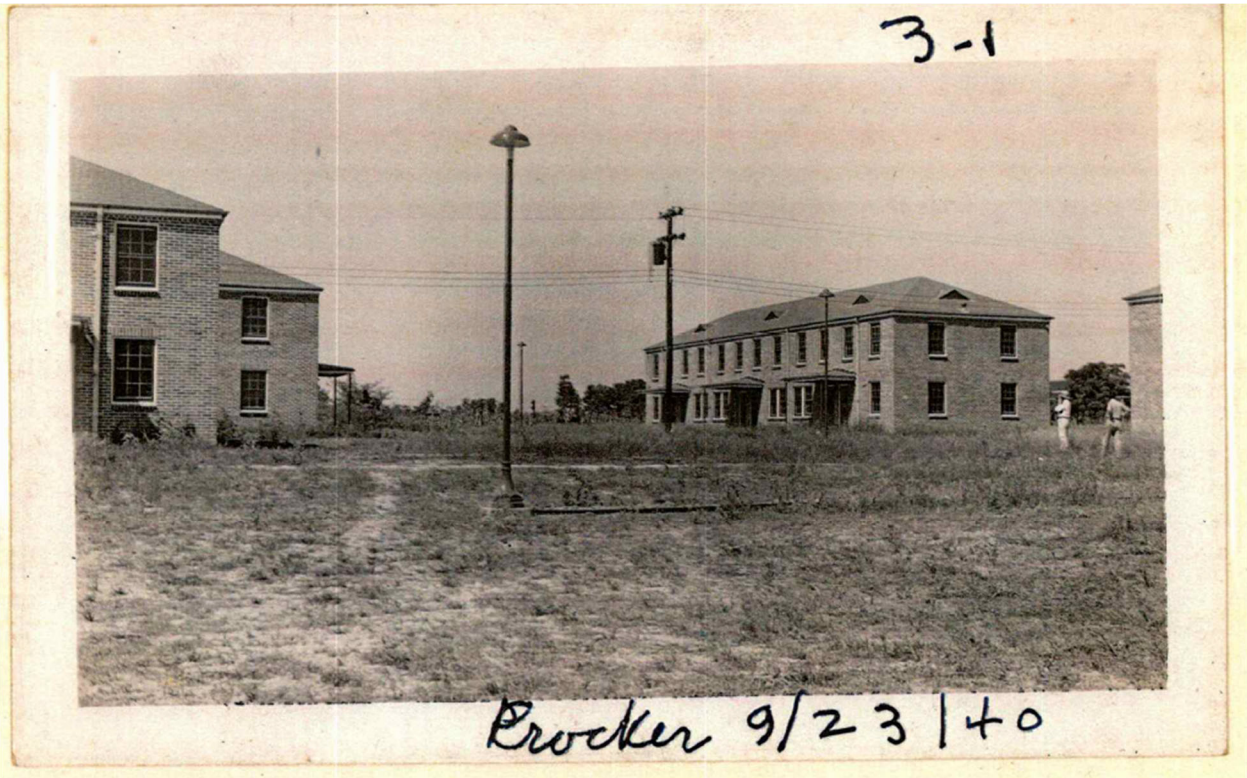


Figure 13: E.C. Crocker, Burglund Heights, September 23, 1940, Photograph Courtesy of the Mississippi Regional Housing Authority No. VII.

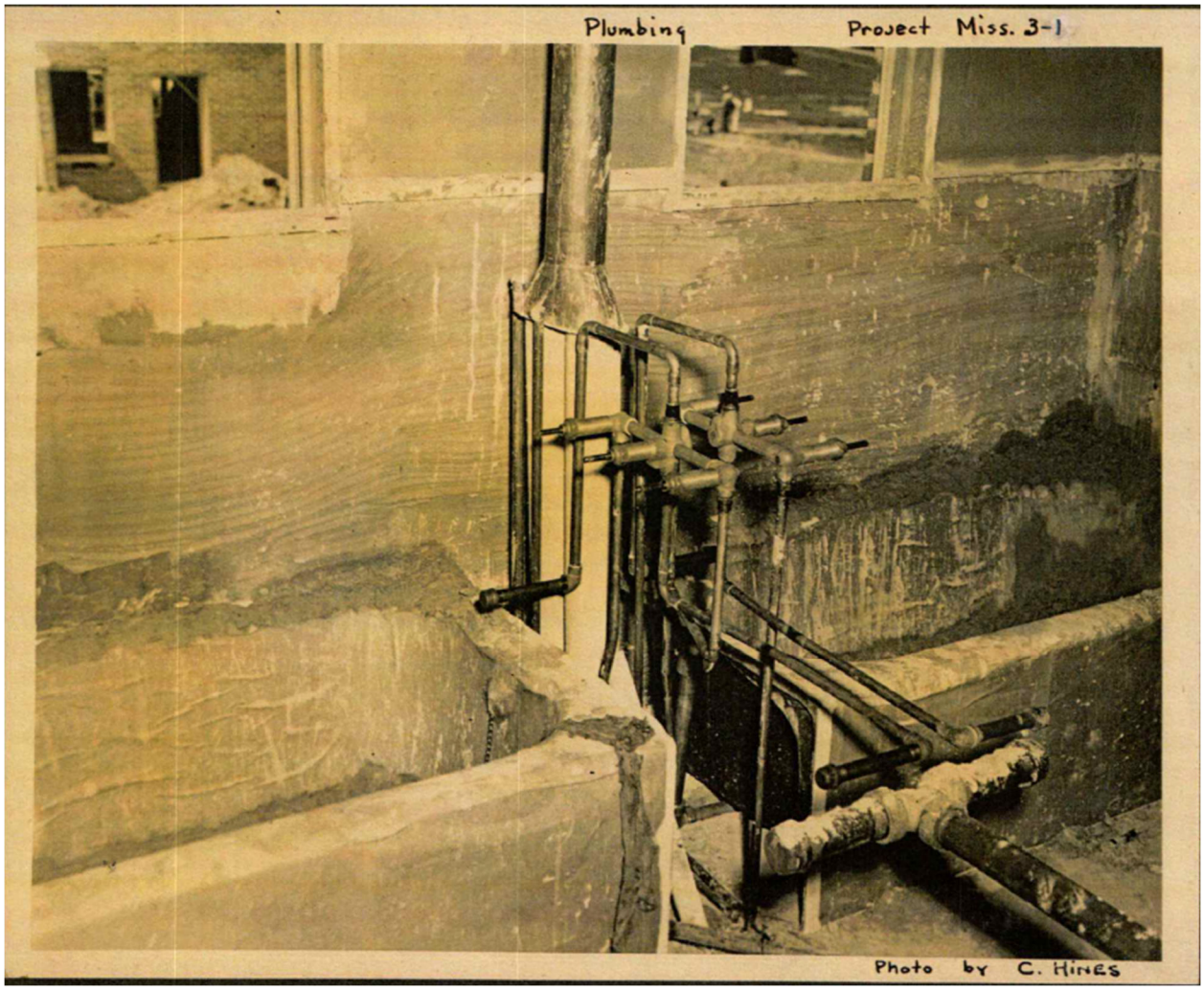


Figure 14: C. Hines, "Copper plumbing arrangements between the units," ca 1940-1941, Photograph Courtesy of the Mississippi Regional Housing Authority No. VII.

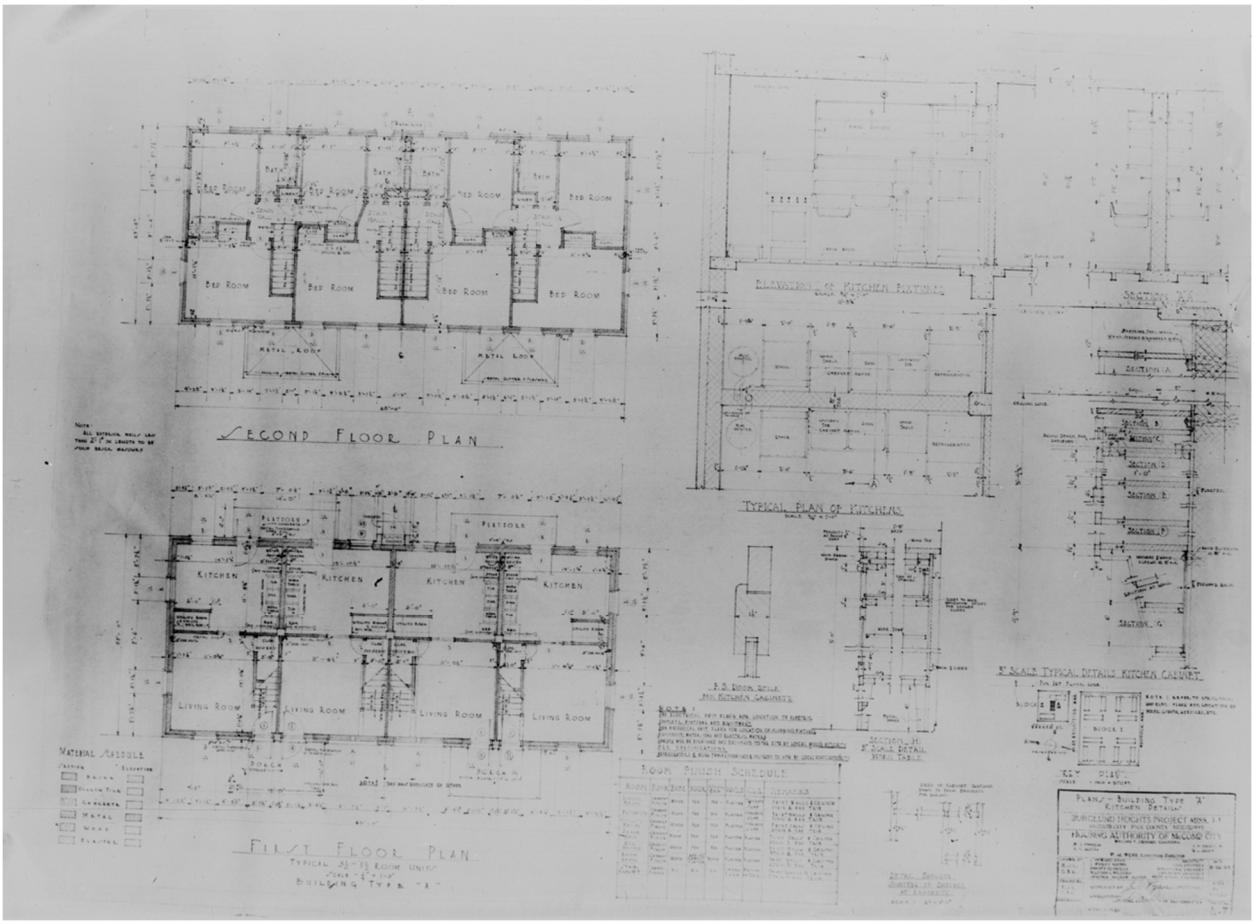


Figure 15: "Plans ~ Building Type 'A' [&] Kitchen Details," 1939, from Burglund Heights Projects, McComb City, Mississippi, MISS 3-1. Reel: USHA #56, Series: Records Relating to Housing Projects 1937-1941, National Archives Record Group 196: Records of the Public Housing Administration 1895-1967. NAID: 23490574. https://catalog.archives.gov/id/234905074. Image provided by the National Archives and Records Administration.

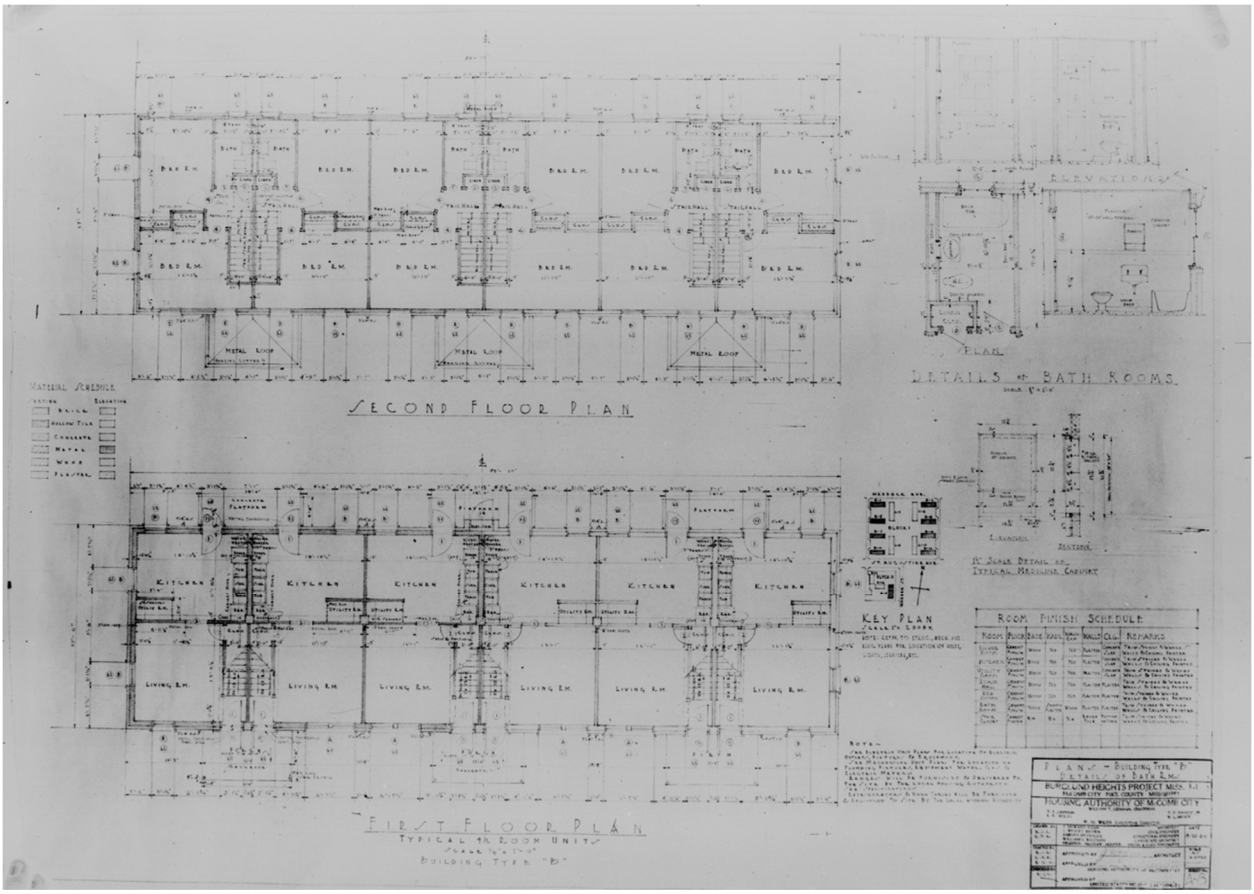


Figure 16: "Plans ~ Building Type 'B' [&] Details of Bath RMS," 1939, from Burglund Heights Projects, McComb City, Mississippi, MISS 3-1. Reel: USHA #56, Series: Records Relating to Housing Projects 1937-1941, National Archives Record Group 196: Records of the Public Housing Administration 1895-1967. NAID: 23490574. https://catalog.archives.gov/id/234905074. Image provided by the National Archives and Records Administration.

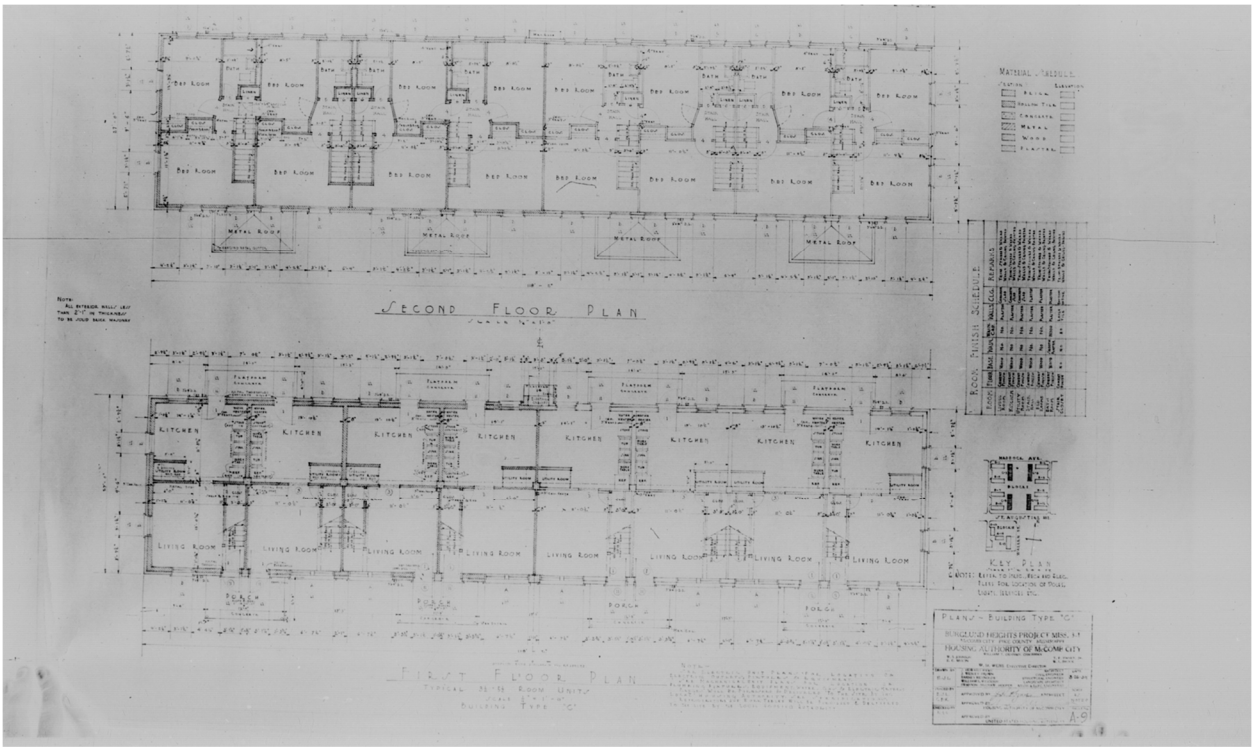


Figure 17: "Plans ~ Building Type 'C,' 1939, from Burglund Heights Projects, McComb City, Mississippi, MISS 3-1. Reel: USHA #56, Series: Records Relating to Housing Projects 1937-1941, National Archives Record Group 196: Records of the Public Housing Administration 1895-1967. NAID: 23490574. https://catalog.archives.gov/id/234905074. Image provided by the National Archives and Records Administration.

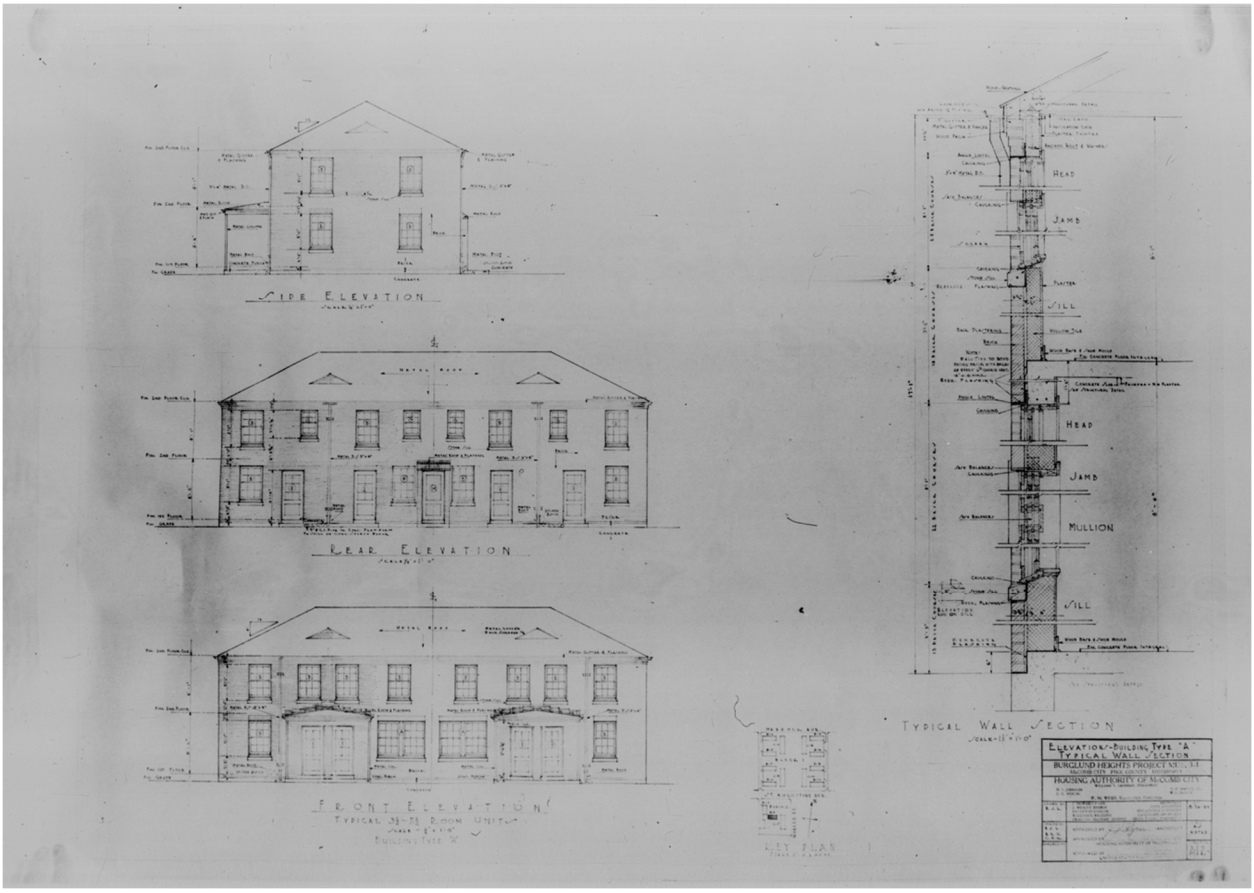


Figure 18: "Elevations ~ Building Type 'A' [&] Typical Wall Section," 1939, from Burglund Heights Projects, McComb City, Mississippi, MISS 3-1. Reel: USHA #56, Series: Records Relating to Housing Projects 1937-1941, National Archives Record Group 196: Records of the Public Housing Administration 1895-1967. NAID: 23490574. https://catalog.archives.gov/id/234905074. Image provided by the National Archives and Records Administration.

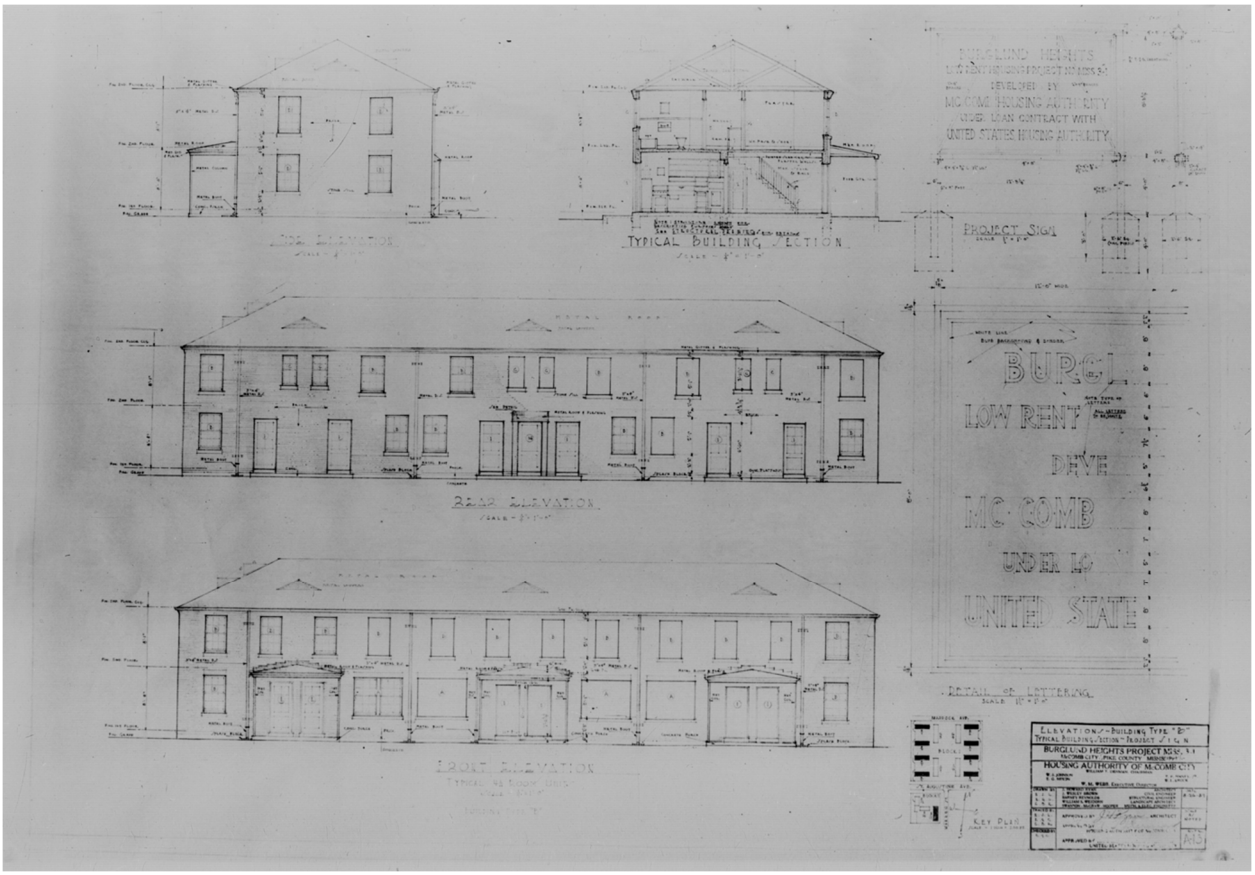


Figure 19: "Elevations ~ Building Type 'B' [&] Typical Building Section ~ Project Sign," 1939, from Burglund Heights Projects, McComb City, Mississippi, MISS 3-1. Reel: USHA #56, Series: Records Relating to Housing Projects 1937-1941, National Archives Record Group 196: Records of the Public Housing Administration 1895-1967. NAID: 23490574. https://catalog.archives.gov/id/234905074. Image provided by the National Archives and Records Administration.

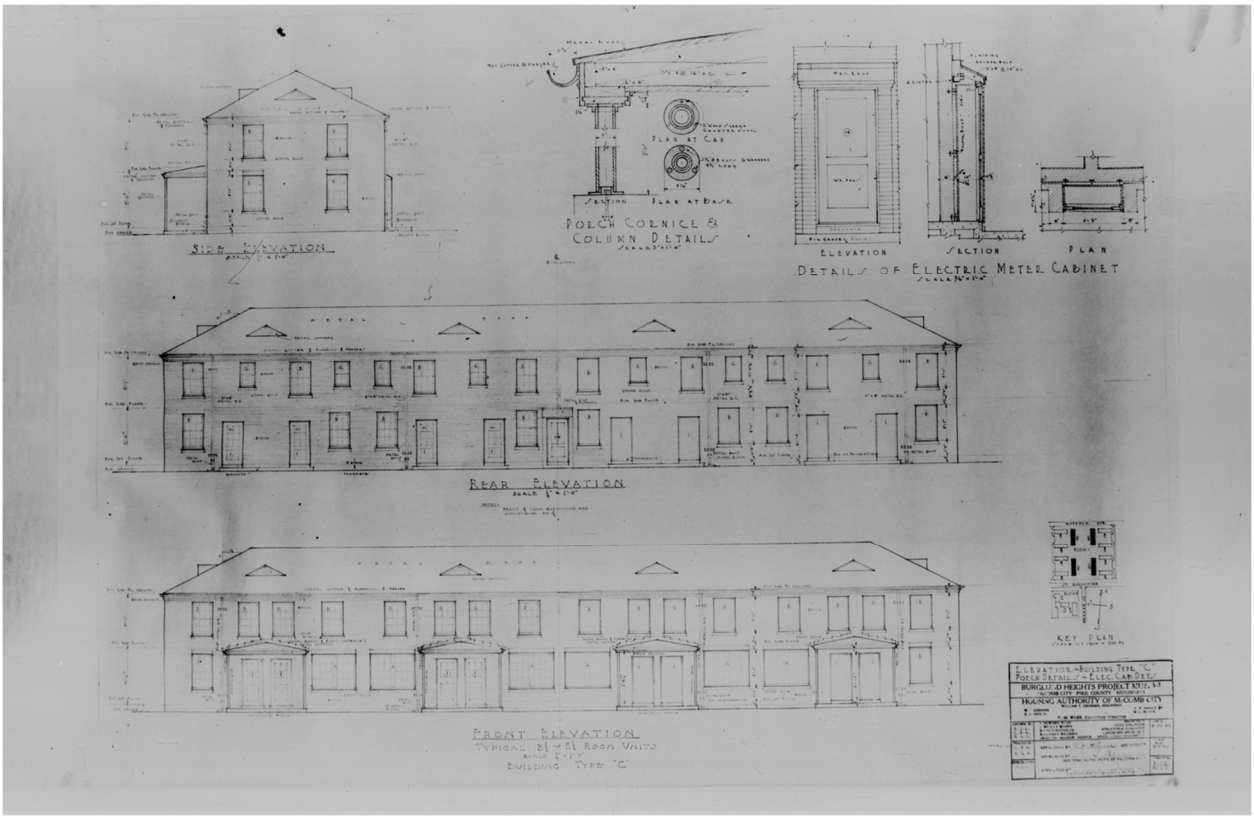


Figure 20: "Elevations ~ Building Type 'C' [&] Porch Details ~ Elec. Cabinets," 1939, from Burglund Heights Projects, McComb City, Mississippi, MISS 3-1. Reel: USHA #56, Series: Records Relating to Housing Projects 1937-1941, National Archives Record Group 196: Records of the Public Housing Administration 1895-1967. NAID: 23490574. https://catalog.archives.gov/id/234905074. Image provided by the National Archives and Records Administration.



Figure 21: From John Fenn, "Public Housing Worth Over $3 Million," *Enterprise-Journal*, June 28, 1965, 7.

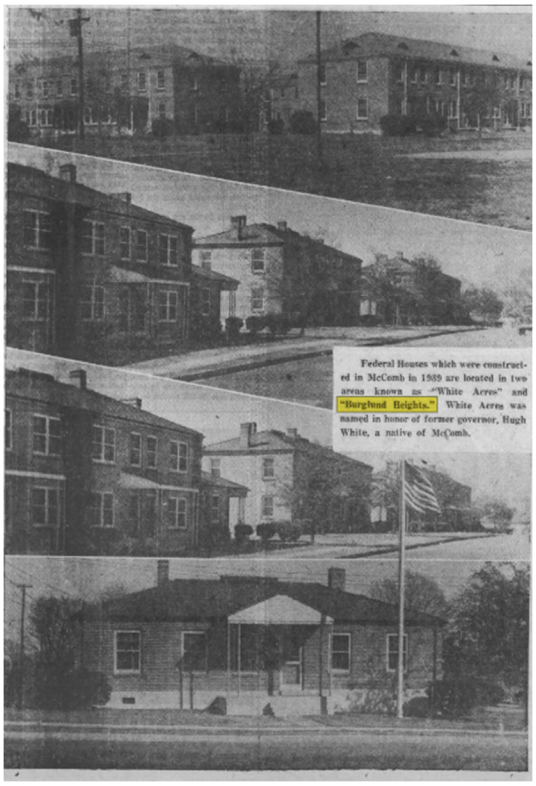


Figure 22: White Acres, from "$1,650,000 To Be Used Expanding Public Housing in McComb City," *Enterprise-Journal*, October 31, 1949, 70.



Figure 23: Burglund Heights Sewing Room of Mrs. Leatrice Sterns, from Untitled, *Enterprise Journal*, February 27, 1953, 22.

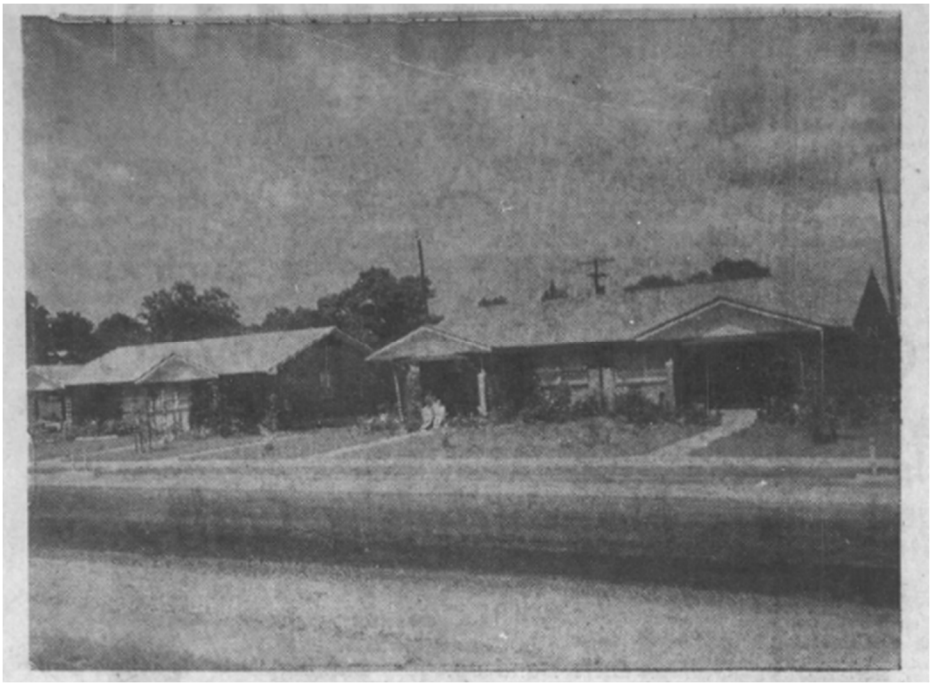


Figure 24: "View of homes in Cheryl Apartments, located in the south end of McComb. These homes were a part of the 1958 development," from "Story of Public Housing in McComb," *Enterprise-Journal*, November 28, 1960, 47.

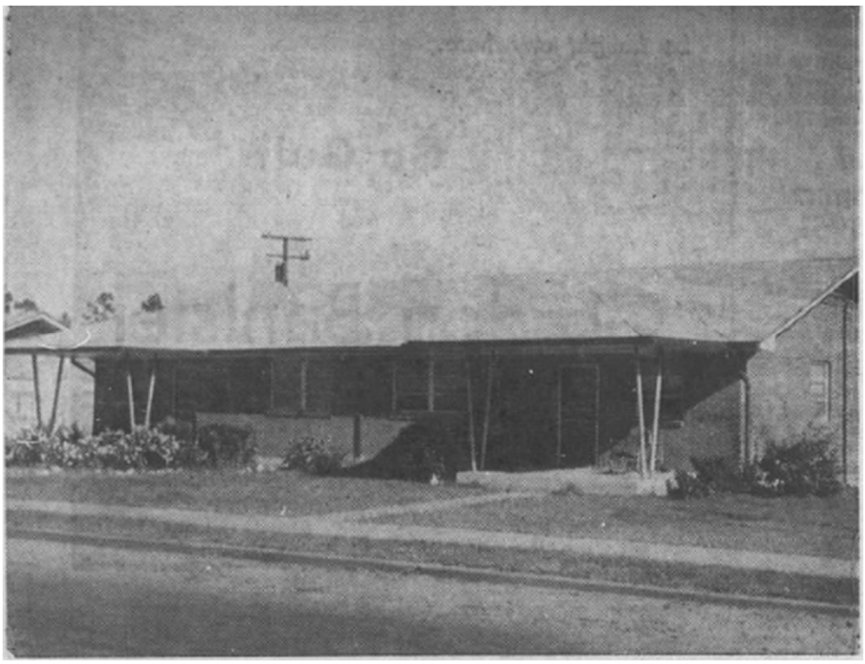


Figure 25: "Typical brick duplex home in Heidenreich Homes area. Each residential unit has a private entrance and is separated from others," from "Story of Public Housing in McComb," *Enterprise-Journal*, November 28, 1960, 47.

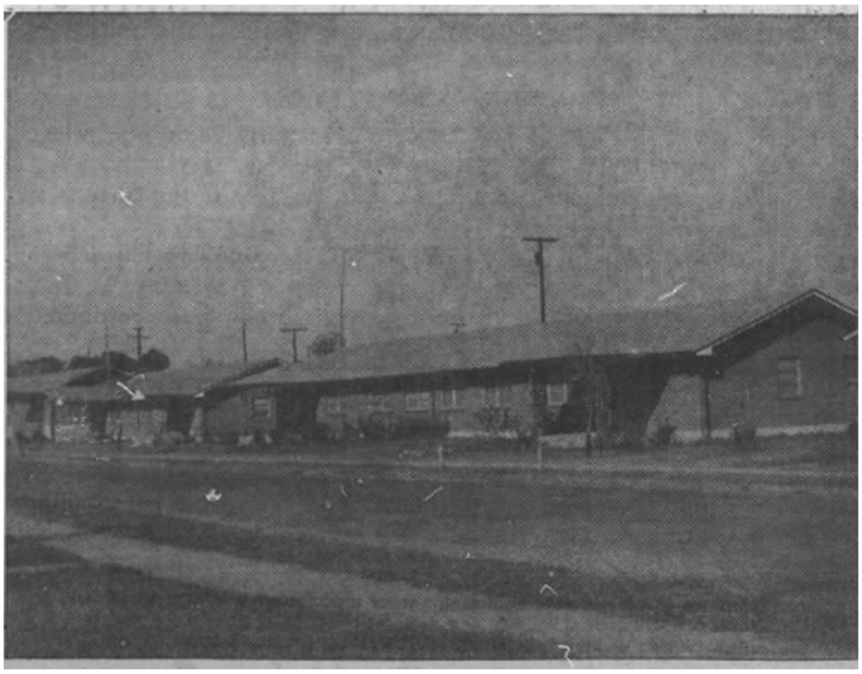


Figure 26: "View of homes in new Johnson Terrace, developed for Negro people of area," from "Story of Public Housing in McComb," *Enterprise-Journal*, November 28, 1960, 47.

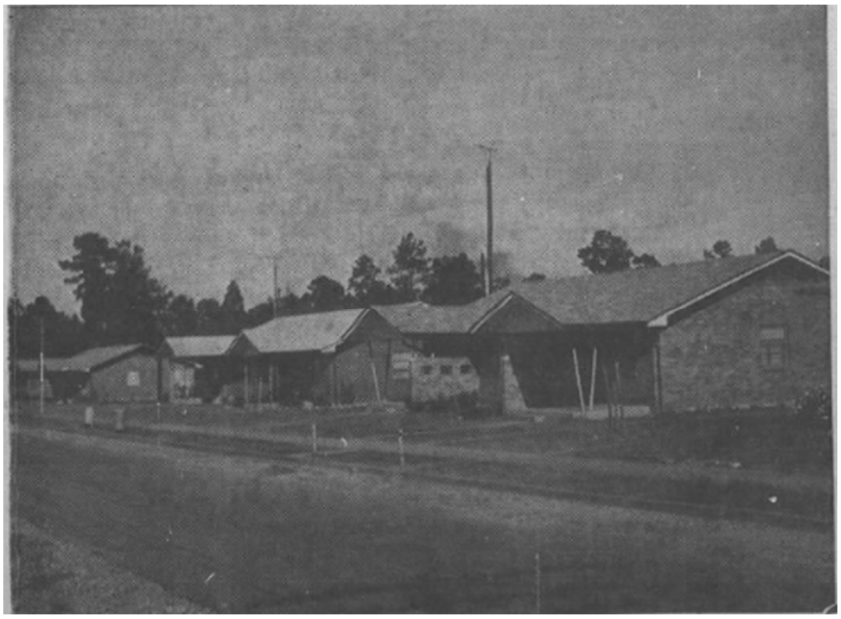


Figure 27: "View of homes built in 1948 in Kramer Village in north end of McComb," from "Story of Public Housing in McComb," *Enterprise-Journal*, November 28, 1960, 47.

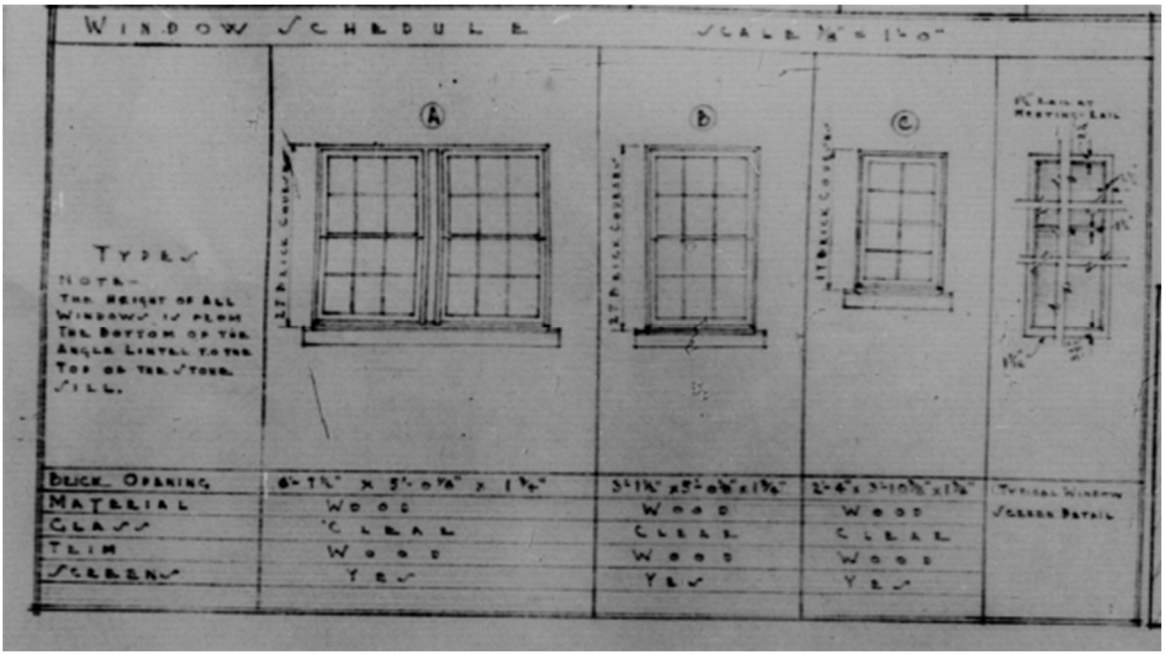


Figure 28: Detail, "Window Schedule," 1939, from Burglund Heights Projects, McComb City, Mississippi, MISS 3-1. Reel: USHA #56, Series: Records Relating to Housing Projects 1937-1941, National Archives Record Group 196: Records of the Public Housing Administration 1895-1967. NAID: 23490574. https://catalog.archives.gov/id/234905074. Image provided by the National Archives and Records Administration.

Burglund Heights Public Housing Project
Name of Property

Pike, Mississippi
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Burglund Heights

City or Vicinity: McComb

County: Pike State: Mississippi

Photographer: Jesse Sweigart

Date Photographed: November 11, 2021; July 20, 2023



Burglund Heights Public Housing Project | Pike, Mississippi
Name of Property | County and State

Description of Photograph(s) and number, include description of view indicating direction of camera:

01 of 27: Exterior view of the north (primary) façade of building A1. Camera facing south.
02 of 27: Exterior view of the west elevation of building A1. Rear (west) façade of building C3 is also visible in background. Camera facing east.
03 of 27: Exterior view of the south (rear) façade of building A1. Camera facing north.
04 of 27: Exterior view of the east elevation of building A1. Camera facing west.
05 of 27: Exterior view of the west façade of building B5. Camera facing east.
06 of 27: Exterior view of the east elevation of building B5. Camera facing west.
07 of 27: Exterior view of the south (primary) façade of building B5. Camera facing north.
08 of 27: Exterior view of the east (primary) façade of building C3. Camera facing west.
09 of 27: Camera facing east looking towards buildings A1, C3, and B5. West (rear) façade of building C3.
10 of 27: Exterior view of the south façade of building C3. Camera facing north.
11 of 27: Exterior view of the north façade of building B5. Camera facing south.
12 of 27: Representative unit interior: kitchen work surfaces.
13 of 27: Representative unit interior: bedroom.
14 of 27: Representative unit interior: primary entrance.
15 of 27: Representative unit interior: second floor corridor.
16 of 27: Representative unit interior: bathroom.
17 of 27: Representative unit interior: bedroom closet.
18 of 27: Representative unit interior: bedroom.
19 of 27: Representative unit interior: kitchen work surfaces.
20 of 27: Representative unit interior: first floor living space.
21 of 27: Representative unit interior: second floor stair hall.
22 of 27: Representative unit interior: bathroom.
23 of 27: Representative unit interior: bedroom.
24 of 27: Representative unit interior: stairs and entrance door.
25 of 27: Representative unit interior: second floor corridor from bedroom.
26 of 27: Representative unit interior: bathroom.
27 of 27: Representative unit interior: clay structural tile in stair closet.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.
Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

Burglund Heights Public Housing Project	Pike, Mississippi
Name of Property	County and State

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.


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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:	Nomination
Property Name:	Burglund Heights
Multiple Name:	
State & County:	MISSISSIPPI, Pike

Date Received:	Date of Pending List:	Date of 16th Day:	Date of 45th Day:	Date of Weekly List:
1/3/2024	1/18/2024	2/2/2024	2/20/2024	

Reference number:	SG100009940
Nominator:	SHPO
Reason For Review:	

X Accept _____ Return _____ Reject **2/9/2024** Date

Abstract/Summary Comments:	AOS: Community Planning and Development, Social History, Ethnic Heritage: Black; POS: 1940-1975, LOS: Local. Burglund Heights was the first federally funded housing project in McComb. The complex was intended for African American residents with construction beginning in 1940 and opening in 1941. It was followed by White Acres for white residents later that year. It served as an important residential complex until it was desegregated in 1975.
Recommendation/ Criteria	Accept/Criterion A

Reviewer Michelle Diedriech Discipline NR Historian

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

MDAH
MISSISSIPPI DEPARTMENT OF
ARCHIVES & HISTORY

P.O. Box 571
Jackson, MS 39205-0571
601-576-6850
mdah.ms.gov

November 28, 2023

Joy Beasley
Keeper of the National Register
National Park Service
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Dear Keeper Beasley:

We are pleased to enclose the nomination form and supporting documents to nominate the following property to the National Register of Historic Places:

Burglund Heights Historic District, McComb, Pike County

The property was approved for nomination by the Mississippi National Register Review Board at its meeting on November 14, 2023.

We trust you will find the enclosed materials in order and will let us hear from you at your convenience.

Sincerely,



Katie Blount
State Historic Preservation Officer

By: James Bridgforth
National Register Coordinator

Board of Trustees: Spence Flatgard, president | Hilda Cope Povall, vice president | Kimberly L. Campbell | Nancy Carpenter | Betsey Hamilton | Web Heidelberg | Edmond E. Hughes Jr. | Mark E. Keenum | Helen Moss Smith