



Mississippi ABC Eagle Award—Historical Restoration, \$10-99M *Standard Life Tower Renovation*

The Eagle Award for ‘Excellence in Construction’ is an annual chapter award by the Mississippi Associated Builders and Contractors. The conversion of the 1929 art deco landmark Standard Life Building—a design-build project—located in the West Capitol Street Historic District in downtown Jackson, Miss. included 76 upscale apartments operating as a component of the King Edward Mixed-Use Project. The entire façade of the building was restored, including: cleaning and tuck pointing the masonry skin; replacing 25 windows to match existing ones; recaulking the exterior masonry and windows; restoring the existing Standard Life sign; and, cleaning and restoring the existing limestone. The \$945,000 worth of restoration work was conducted in accordance with National Park Service requirements. The 18-story renovated building includes 2,670 square-feet of retail space on the ground floor. Of the 76 apartment units, 50 are one-bedroom units (772 square-feet) and 26 are two-bedroom units (1,050 square-feet). Individual apartment amenities include: granite counter tops, wood floors in living areas and ceramic floors in bathrooms, stainless steel kitchen appliances, ceiling fans, full-size washer and dryer and high-speed Internet access throughout the building. Residents enjoy spectacular views, with some apartments featuring private terraces.

Location
Jackson, MS

Renovation / Modernization
Renovation of 21-story historic office building into 76 luxury apartments

Schedule
16 months

Owner
King Edward Revitalization Company, LLC

Architect
HCI Architecture, Inc.