

HB NO 4TW

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Mississippi	
COUNTY: Harrison	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAR 14 1973

1. NAME

COMMON:
Magnolia Hotel

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
137 Magnolia Street

CITY OR TOWN:
Biloxi

STATE: Mississippi 39530 CODE: 28 COUNTY: Harrison CODE: 047

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Comments <input checked="" type="checkbox"/> Other (Specify) <u>Future information center</u>

4. OWNER OF PROPERTY

OWNER'S NAME:
City of Biloxi

STREET AND NUMBER:
City Hall, 216 Lameuse Street

CITY OR TOWN: Biloxi STATE: Mississippi 39530 CODE: 28

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Chancery Clerk's Office - 2nd District

STREET AND NUMBER:
Harrison County 2nd District Courthouse, 101 E. Washington

CITY OR TOWN: Biloxi STATE: Mississippi 39530 CODE: 28

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
None

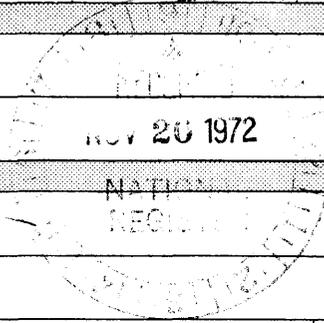
DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

SEE INSTRUCTIONS



STATE: Mississippi
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7 DESCRIPTION

CONDITION	(Check One)				
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins
	(Check One)			(Check One)	
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Moved	<input type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Magnolia Hotel, as originally designed, was a two-and-one-half story, frame building measuring fifty-four feet on each side. The plastered exterior walls were recessed seven feet on all sides to form a surrounding two-story gallery with simple railing and posts. The principal elevation, including a gable end with kicked eaves, clapboard covering, and three openings, originally faced south onto the Gulf of Mexico. Among the five floor-length openings on each floor of this elevation, the central front door was distinguished by its greater width and its flanking paneled pilasters, sidelights, and rectangular transom. The rear (north) elevation matched that of the front but also included a pair of external stairs leading up from the central bay. The central bay of the five on each side elevation was left blank, but the others contained floor-length openings. Such openings on all elevations were originally closed by double-leaf batten doors.

On the interior, a hall ran through the center on both floors from front to back. It was flanked on the first floor by paired rooms and on the second floor by six rooms on each side, all with at least one opening to the gallery. The original chimney was located between the western rooms and was equipped with two fireplaces. The walls and ceilings on the first floor and the exterior walls on the second floor were finished with mud and plaster over brick fill or laths. The partition walls and the second floor were composed of beaded, vertical boards and the ceilings there were left with the beaded joists exposed.

Alterations to the original structure have included:

1848-1890: top floor changed to accommodate guests, including replacing the central opening in each gable with two doors opening to a balcony, sealing of the interior with matched horizontal boarding, adding two dormers to each slope of the roof, and adding an external boxed-in stair on the north gallery leading to the top floor;

second chimney added with openings to the hall and the eastern rooms on the first floor;

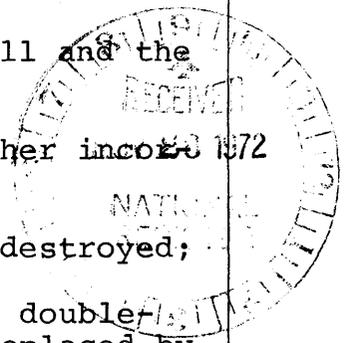
adjoining dining room and kitchen added, either incorporated or replacing the 1847 kitchen;

coffeehouse or barroom located on the beach destroyed;

1890-1940: exterior batten doors replaced by double-leaf doors with louvers over panels, louvers later replaced by panes of glass;

shed roof placed over each gable balcony; ceilings in some second-floor rooms boarded over;

SEE INSTRUCTIONS



B. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) **1847**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input checked="" type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____

STATEMENT OF SIGNIFICANCE

The Magnolia Hotel is the oldest hotel known to survive on the Mississippi Gulf Coast. Employing regional construction techniques, the structure is one of only a few remaining examples of a regional hotel type. The building and its history illustrate the close social and economic ties between the Mississippi Coast and New Orleans and document the historic importance of the tourist industry to the area.

The hotel was constructed in 1847 for a German immigrant, John Hohn, who had operated a coffee house or barroom in New Orleans. The contractor, Charles H. Kaufman of Biloxi, and Hohn were part of a large German population in Biloxi which, along with the French and other nationalities, has contributed to the international flavor still present in the area. Kaufman followed the "brick-between-posts" construction employed by the French on the Gulf Coast since the early eighteenth century. His design included the recessed two-story gallery to which all rooms opened, a design which was standard for contemporary hotels on the Gulf Coast.

After Hohn's death on April 4, 1848, his wife Elizabeth operated the hotel, accommodating the annual summer influx of guests who came primarily from New Orleans to more than double the population of Biloxi. By 1854, Biloxi was the most popular resort on the coast with an estimated 6,000 annual visitors. Increasing sectional pride before the Civil War was partly responsible for the growing patronage of Southern resorts. In the 1880s, the hotel began to receive winter guests from the North as the Mississippi Coast acquired its present status as a year-around resort. The hotel continued to operate in both seasons under the management of descendants of John Hohn until shortly after the Second World War when it closed. The structure was acquired as part of urban renewal following the 1969 Hurricane Camille. The City of Biloxi purchased the hotel on March 16, 1972.

SEE INSTRUCTIONS

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Wilson, Samuel, Jr. "Gulf Coast Architecture." In Spain and her Rivals on the Gulf Coast, edited by Ernest F. Dibble and Earle W. Newton, pp. 27-126. Pensacola, Florida: Historic Pensacola Preservation Board, 1971.

Jones, Ruth Irene. "Ante-Bellum Watering Places of the Mississippi Gulf Coast." Journal of Mississippi History 18 (1956): 268-301.

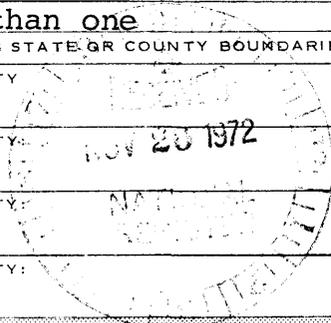
10 GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		30° 23' 40"	88° 53' 21"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: less than one

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



11 FORM PREPARED BY

NAME AND TITLE:
Ronald W. Miller, Architectural Historian

ORGANIZATION: **Mississippi Department of Archives and History** DATE: **Nov. 10, 1972**

STREET AND NUMBER:
Post Office Box 571

CITY OR TOWN: **Jackson** STATE: **Mississippi 39205** CODE: **28**

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: *R. A. McLemore*
R. A. McLemore

Title: Director, Miss. Department of Archives and History

Date: November 10, 1972

I hereby certify that this property is included in the National Register.

Robert Van Utley
 Chief, Office of Archeology and Historic Preservation

Date: 3/14/73

ATTEST: *W.D. Muntz*
 Keeper of The National Register

Date: 3.8.73

SEE INSTRUCTIONS

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INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE		Mississippi	
COUNTY		Harrison	
FOR NPS USE ONLY			
ENTRY NUMBER		DATE	
		MAR 14 1973	

(Number all entries)

7.

1890-1900: boxed in stair replaced by interior stair leading from second-floor north gallery to top floor;

1920-1940: east stair on north gallery moved to the west gallery;

bathroom, lavatories, partition, and kitchen added on second floor;

1969: destruction by Hurricane Camille of adjoining dining room and kitchen and of parts of the hotel including all mantel-pieces, back doorway, most of front doorway, some of the gallery posts and joists, and most of the first-floor flooring;

1972: hotel moved to higher ground on its original lot about 100 yards back from its original position and reoriented to face east, rather than south toward the beach.

The building is presently undergoing repair for use as a visitor information center. The repairs include replacement of missing beaded gallery joists with new unbeaded joists composed of two members each, replacement of the missing rear doorway with a somewhat similar, though later, doorway and replacement of the exterior first-floor plaster with wire-mesh-bonded concrete stucco which, to prevent cracking, has been applied thicker than the original, resulting, in the stucco surface being flush with the exterior wood trim, obscuring the molding on the top of the baseboards.