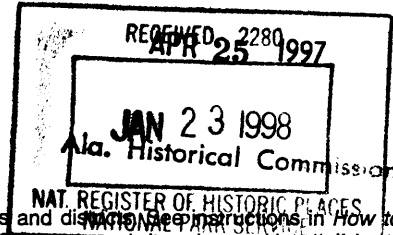


United States Department of the Interior
National Park Service

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

1. Name of Property

historic name Sunnyside Hotel

other names/site number McLennan House

2. Location

street & number 14469 Oak Street not for publication

city or town Magnolia Springs vicinity

state Al code Al county Baldwin code 003 zip code 36555

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
[Signature] 1/16/98
Signature of certifying official/Title Date
Alabama Historical Commission (State Historic Preservation Office)
State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

[Signature] Signature of the Keeper Date of Action 2/20/98

Sunnyside Hotel
Name of Property

Baldwin County, Alabama
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
2	0	
_____	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
2	0	Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/hotel
/secondary structure

Current Functions
(Enter categories from instructions)

DOMESTIC/hotel
/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

Materials
(Enter categories from instructions)

foundation Stucco
walls ^{Wood:} Weatherboard
roof Asphalt
other _____

Narrative Description

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

see continuation sheet

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.)

- 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.)

N/A

Property is:

N/A

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

Areas of Significance

(Enter categories from instructions)

Entertainment/Recreation

Period of Significance

1913-ca. 1945

Significant Dates

1913,

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance see continuation sheet

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS): N/A

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Mobile Historic Development Commission

Sunnyside Hotel
Name of Property

Baldwin County, Alabama
County and State

10. Geographical Data

Acreage of Property Less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1 16 425400 3363140
Zone Easting Northing
2

3
Zone Easting Northing
4
 See continuation sheet

Verbal Boundary Description see continuation sheet
(Describe the boundaries of the property on a continuation sheet.)

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

11. Form Prepared By

name/title John Sledge/Architectural Historian & Trina Binkley, AHC Reviewer
organization Mobile Historic Development Comm. date 22 April 1997
street & number P.O. Box 1827 telephone (334)434-7281
city or town Mobile state Al. zip code 36633

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional items

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

Property Owner

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

name John and Mary Nichols
street & number 651 Johnson Avenue telephone (334)928-2916
city or town Fairhope state Al zip code 36532

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

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

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1SUNNYSIDE HOTEL
BALDWIN COUNTY, ALABAMA**7. Narrative Description**

The Sunnyside Hotel was constructed as a residence in 1897 and converted for use as a small hotel in 1913. The building is located in Magnolia Springs, Alabama at the northwest corner of the intersection of Oak Avenue and Jessamine Street. Magnolia Springs is an unincorporated community along the banks of the Magnolia River in southwest Baldwin County. Though some of the homes in Magnolia Springs enjoy waterfront footage along the river, the Sunnyside Hotel sits several blocks off of the water. Oak Avenue borders the property on the south, and is a spectacular residential street with an overarching canopy of live oaks. Jessamine Street borders the property to the east and is an unpaved lane. The Sunnyside Hotel sits on an informally landscaped lot graced by water oaks, magnolias and azalea bushes.

Constructed in 1897, the Sunnyside Hotel retains its integrity of location, style, materials, feeling, associations, workmanship and setting. The building is a one and a half story, clapboard building resting on a stuccoed brick foundation, with a hip roof one story porch covering the facade and east elevations.

The three bay facade features a gable roof to the sides with a steep pitch. The main entrance consists of a wood door with a glass window and transom with a 2/2 window to either side. A second entrance is in the east bay and was converted from a window in ca. 1920. It consists of a wood door with a glass window and a screen. The porch roof is supported on turned posts with a balustrade. There are a pair of gable roofed wall dormers above, each with a 2/2

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSUNNYSIDE HOTEL
BALDWIN COUNTY, ALABAMASection number 7 Page 2

window. There is one interior brick chimney with a corbel cap.

The east elevation consists of three bays of the main block of the house with an attached gable ell of two bays extending to the north. The porch wraps around the east elevation, abutting the slightly offset ell. There is an entrance in the middle bay under the porch. A pair of 2/2 windows are in the gable above and there are exposed rafters around the eaves with a fascia board attached. The gable roof ell dates from ca. 1920 and is a two story, frame addition with aluminum windows (ca. 1960).

The north elevation, or rear of the Sunnyside Hotel, is distinguished by the ell off the east elevation, a shed roof rear entrance and another, smaller ell off the west rear elevation. The east ell features a pair of aluminum windows at the first and second stories. To the west is the rear entrance, featuring clapboards, triple glass doors and curved stained glass side lights and transom. Above this rear entrance in the main block of the house is a gable wall dormer with a 2/2 window. Adjacent west of this is a one story frame gable ell with an eight foot shed roof extension off its western elevation (1980) which includes a stained glass window.

The west elevation features three windows at the first story and two in the gable above the main block of the house. This elevation is not accessible due to bushes and trees right against the house.

The exterior integrity of the Sunnyside Hotel is remarkably good. Alterations have been limited to the replacement of one window at the facade with an aluminum window and the

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

SUNNYSIDE HOTEL
BALDWIN COUNTY, ALABAMA

Section number 7 Page 3

windows in the 1920s ell with aluminum windows. The rear entrance dates from ca. 1980 as does the addition to the west elevation of the west rear ell, and both additions were executed in materials sympathetic with the original house.

The interior of the Sunnyside Hotel features many Late Victorian elements typically found in Gulf Coast residences of the period. The entrance hall is extremely wide, and features all beaded board walls with baseboards and picture rail. Interior doors are horizontal wood panel with transoms (to allow for breezes), all of which retain their original hardware. To the west of the hall are a bedroom, bath and rear bedroom, all clad in beaded board. To the east, the double parlors have been sheetrocked (ca. 1960), carpeted and the dividing wall removed. An original mantel piece remains. To the rear of the main block are the rear entrance and two ells.

The interior of the first floor of the east ell serves as a kitchen, having been converted ca. 1960. The upstairs serves as bedrooms, all sheetrocked and carpeted (ca. 1960).

The interior of the west ell serves as a family room and features beaded board painted white, carpet and the stained glass window (ca. 1980).

The upstairs consists of four bedrooms and three baths. All walls are beaded board, doors are four panel with original hardware and somewhat unusually, there is an interior window behind the central bedroom to provide light in the stairwell below.

Interior alterations to the Sunnyside Hotel are limited to the remodeling of the east parlors on the first floor (ca.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

SUNNYSIDE HOTEL
BALDWIN COUNTY, ALABAMA

1960), the remodeling of the rear east ell (ca. 1960), the eight foot addition to the west ell (ca. 1980) and the addition of two bathrooms upstairs (1997).

At the rear of the lot sits a one story, clapboard, gable roof outbuilding, two by one bay. There is a 9/9 window in each gable end and a pair of wood doors with glass windows at the facade. The interior features a modern concrete floor with exposed stud walls. This structure was built ca. 1920 as a storage building.

At present, the Sunnyside Hotel is being converted into a bed and breakfast inn. The degree of interior and exterior integrity is good.

Although no formal archaeological survey has been made of this property, the potential for subsurface remains is high. Buried portions may contain significant information that may be useful in interpreting the entire property.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 5SUNNYSIDE HOTEL
BALDWIN COUNTY, ALABAMA

8. Statement of Significance

The Sunnyside Hotel is significant under Criterion A - Entertainment/Recreation-as an intact and rare Baldwin County example of a small resort hotel. Though south Baldwin County has been a popular resort area since the turn of the century, there are few surviving historic hotels. During the 1920s, a peak decade for the resort and vacation industry in the area, there were only five hotels in all of Baldwin County. (Hager, p. 300) Of these five hotels, two survive in the neighboring town of Fairhope in addition to the Sunnyside in Magnolia Springs. With its spacious wrap-around porch enhanced by turned posts and balusters, wall dormers, steeply pitched roof, exterior and interior door transoms, and magnificent curly pine beaded board interior, the Sunnyside hotel stands as an important survivor of Baldwin County's early 20th-century resort years.

Historical Summary

Magnolia Springs is located at the headwaters of the Magnolia River in the southwest quadrant of Baldwin County, Alabama. The Magnolia River flows into Weeks Bay, which itself empties into Mobile Bay. From earliest times, the community has been accessible by small sailing craft and steam packets. Because of its natural springs and abundant fish and wildlife, the area attracted settlers early on.

In 1800 the Spanish granted the tract of land including what would become Magnolia Springs to Joseph Collins. Collins operated several turpentine stills in the area and a small

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 6SUNNYSIDE HOTEL
BALDWIN COUNTY, ALABAMA

settlement surrounded them. In 1855 Collins transferred his lands to Kennedy, Moore and Company which continued the turpentine operation on a larger scale. Much of the work was conducted by slave labor. During the Civil War Union troops destroyed the turpentine stills and the local economy was ruined. (Bemis, "Brunell House")

Prospects began to improve during the 1890s, when Magnolia Springs began to attract the attention of winter-weary northerners. The warm climate, good fishing and peaceful setting became important assets. Brochures extolled the good life, "always cool in the shade, no matter how hot the sun shines. The influence of the saline breezes from the Gulf will bring you a good sharp appetite." (Rasumssen, "Rambling Notes") By 1892 there was a post office, and in 1894 a large parcel of land along and back from the River was subdivided into the Lyman's Addition to Magnolia Springs creating 52 lots and several streets. (Bemis, "Brunell House")

On July 31, 1897 Christopher McLennan purchased lot 5 in the Lyman's Addition and began construction of a frame house. Concurrent with McLennan's construction, other lots in the vicinity were sold, and several large hotels built to help attract people to the community. These hotels included the "Woodbound" which could accommodate 300 people and the "Babcock" which could accommodate 30. Regular packet boats ferried guests up the river. (Rasumssen, "Rambling Notes")

McLennan sold his house in 1900 and it changed hands several times until 1913 when it was purchased by Mrs. William Harding. Mrs. Harding operated the house as a small hotel, which by the 1920s was known as the "Sunnyside." It was Mrs. Harding who added the rear ell at the east rear of the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 7SUNNYSIDE HOTEL
BALDWIN COUNTY, ALABAMA

building. Her additions responded to increased tourism during the 1920s as more and more northerners sought out the mild climate and excellent fishing to be found at Magnolia Springs. Because of improved methods of transportation and roads, more people were able to travel as the decade progressed. As with the other hotels, the "Sunnyside" sheltered prospective purchasers of Baldwin County land. After Mrs. Harding's death in the 1940s, the "Sunnyside" was inherited by her sister and brother in law and they ceased to operate it as a hotel. During the 1980s the building was sensitively restored by new owners, and it sold in 1996 to the present owner, David Worthington, who is converting it into a bed and breakfast. (Interview, David Worthington)

Magnolia Springs remains a quiet community tucked away off the main road. The mail is delivered by boat to those lucky enough to live along the River, and northerners continue to be attracted to the area. During the mid-1980s Magnolia Springs was declared a historic preservation area by the Baldwin County Commission, a largely ceremonial designation. The loss and alteration of the turn of the century architecture of Magnolia Springs has made National Register designation of the settlement. Therefore, the Sunnyside Hotel is an important survival of Magnolia Spring's heyday.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 & 10 Page 8

SUNNYSIDE HOTEL
BALDWIN COUNTY, ALABAMA

9. Bibliographical References

Bemis, Devereaux. "Brunell House, Magnolia Springs," National Register Nomination, 1994.

Hager, John. Commercial Survey of the Southeast. Washington: US Department of Commerce, 1927.

Rasumssen, Colonel E. L. "Rambling Notes: Magnolia Springs." Unpublished manuscript, 1963.

Worthington, David. Interview by John Sledge. Magnolia Springs, 19 January 1997.

10. Verbal Boundary Description

The Sunnyside Hotel is located at 14469 Oak Street in Magnolia Springs, Baldwin County, Alabama as represented as lot 5, Lymans Addition to Magnolia Springs in Deed Book U, page 135 Baldwin County Probate Records.

Boundary Justification

The nominated boundaries contain all the extant historic property associated with the Sunnyside Hotel.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

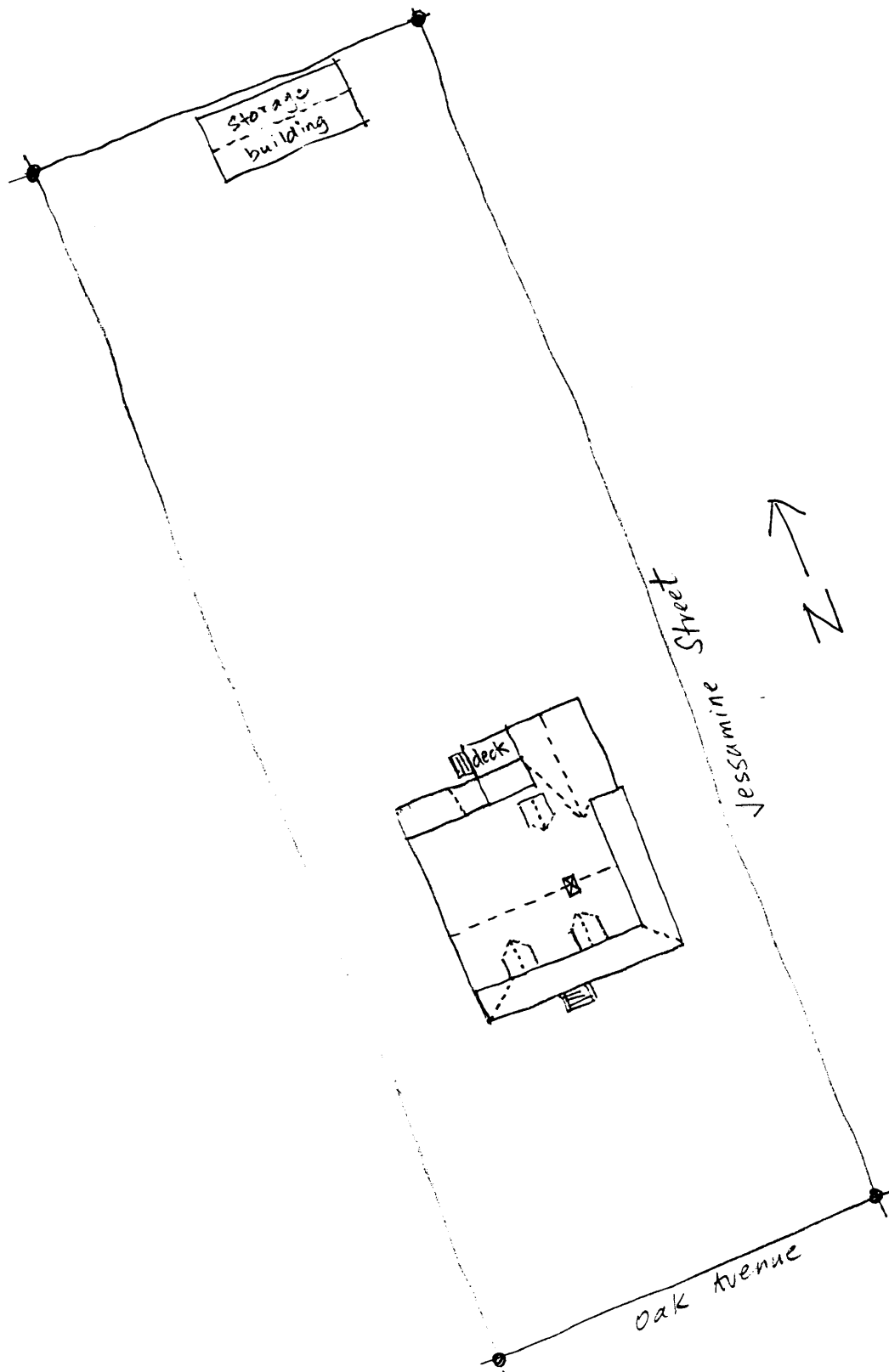
Section number Photos Page 9

SUNNYSIDE HOTEL
BALDWIN COUNTY, ALABAMA

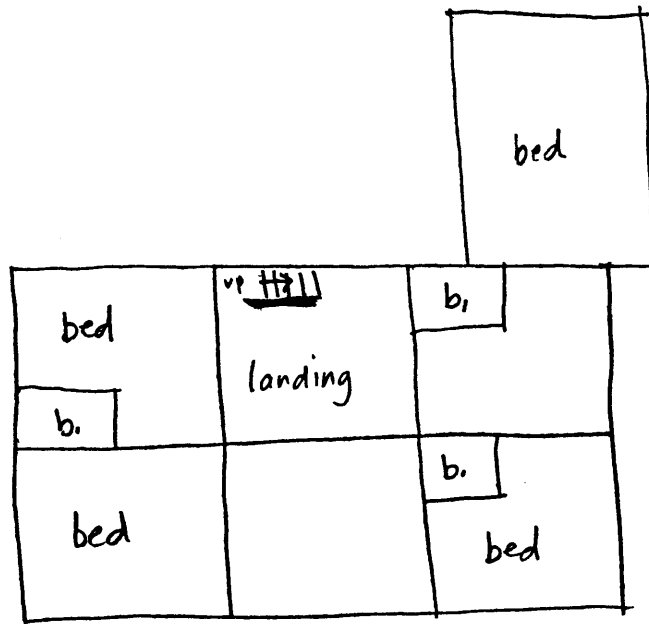
PHOTOGRAPHIC LOG

Sunnyside Hotel
14469 Oak Avenue
Magnolia Springs, Baldwin County, Alabama
John Sledge, photographer
January 19, 1997
MHDC Negative File MB #228

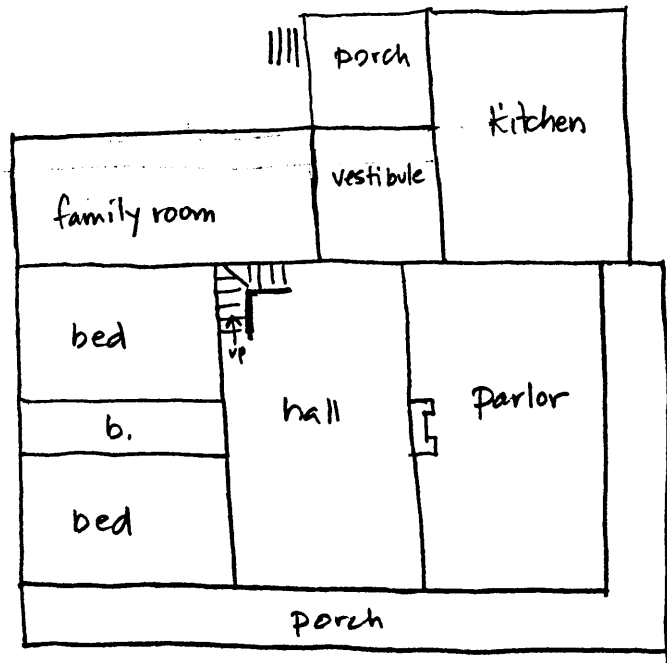
- 1) Facade, camera facing N.
- 2) East elevation, camera facing W.
- 3) Rear, camera facing S.
- 4) Outbuilding, camera facing NE.
- 5) Interior, hallway, camera facing S.
- 6) Interior, hallway, camera facing N.
- 7) Interior, rear ell, west side, camera facing N.
- 8) Interior, first floor, east rooms, camera facing S.
- 9) Interior, second floor, central room facing landing,
camera facing N.



Sunnyside Hotel
Magnolia Springs, Baldwin Co., Alabama
Site Plan
not to scale



upper floor



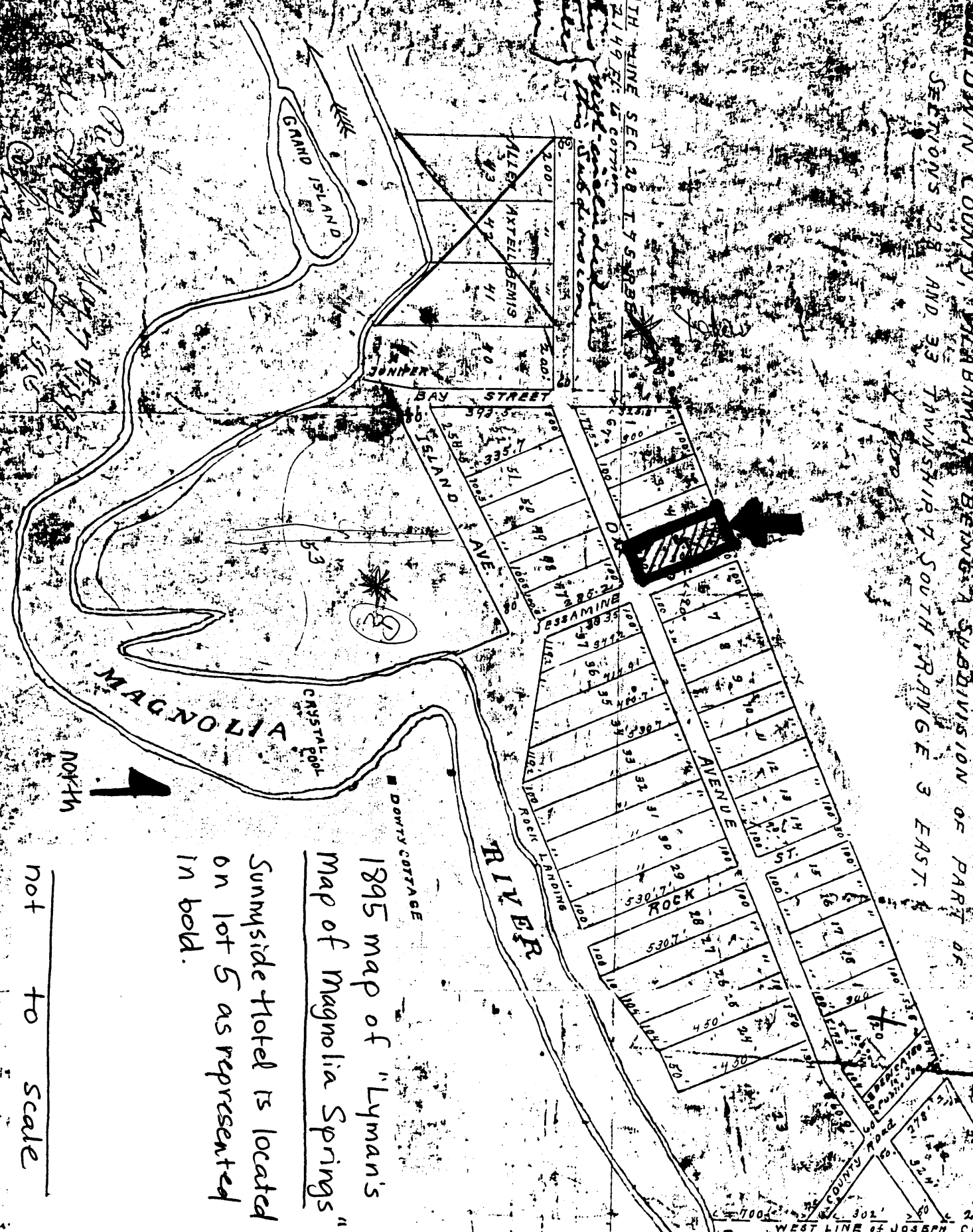
first floor



Sunnyside Hotel
 Magnolia Springs, Baldwin Co., Alabama
 Floor Plan
 not to scale

SECTION 28 AND 33 TOWNSHIP 7 SOUTH RANGE 3 EAST.

MAGNOLIA SPRINGS



50 TH LINE SEC 28 T 7 S R 3 E
 2149 FT. 16 CORNER
 BEING THE RIGHT ANGLE OF THE
 SECTION

MAGNOLIA

CRYSTAL POOL

DOWRY COTTAGE

RIVER

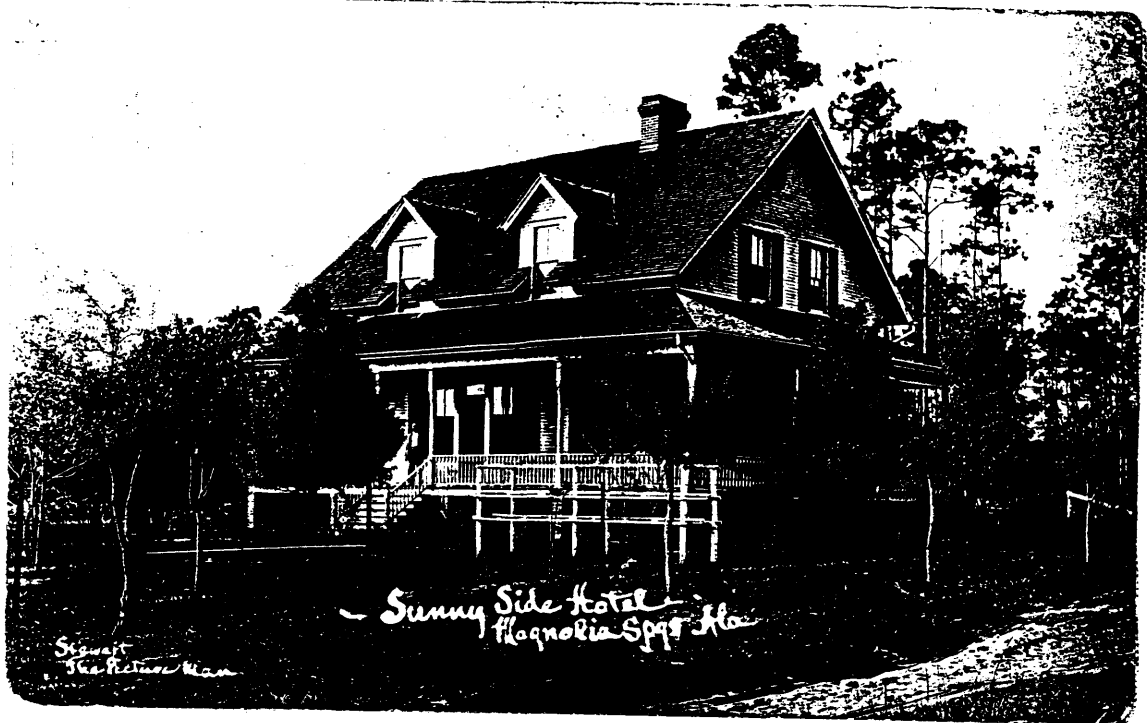
1895 map of "Lyman's
 Map of Magnolia Springs"

Sunnyside Hotel is located
 on lot 5 as represented
 in bold.

not to scale

NORTH

WEST LINE of JOSEPH COLLIN



Sunnyside Hotel, Magnolia Springs, Baldwin County, Al.
ca. 1915 postcard views