

United States Department of the Interior
National Park Service



1046

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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Magnolia Springs Historic District

other names/site number N/A

2. Location

street & number See section 2, page 3 N/A not for publication

city or town Magnolia Springs N/A vicinity

state Alabama 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 at the following level(s) of significance:

national statewide local

Elizabeth H. Brown
Signature of certifying official

8 December 2011
Date

Deputy State Historic Preservation Officer
Title

State or Federal agency/bureau or Tribal Government

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:

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:)

Elson H. Beall
Signature of the Keeper

1-27-12
Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

Category of Property (Check only one box)

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

- Ownership options: private, public - Local, public - State, public - Federal

- Category options: building(s), district, site, structure, object

Table with 3 columns: Contributing, Noncontributing, and Resource Type. Rows include buildings, district, site, structure, object, and Total.

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

Number of contributing resources previously listed in the National Register

N/A

5

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

- Historic Functions list: DOMESTIC: single dwelling, hotel, camp, SOCIAL: meeting hall, COMMERCE/TRADE: specialty store, GOVERNMENT: post office, city hall, RELIGION: religious facility, RECREATION: outdoor recreation

- Current Functions list: DOMESTIC: single dwelling, hotel, SOCIAL: meeting hall, COMMERCE/TRADE: specialty store, restaurant, GOVERNMENT: city hall, RELIGION: religious facility, RECREATION: outdoor recreation

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

foundation: BRICK; CONCRETE BLOCK; CONCRETE walls: BRICK; WOOD roof: ASPHALT; METAL other:

Street Addresses

Section 2:

The district contains the following street numbers:

Bay St.	11869 - 11913
Cedar Ave.	11428 - 14471
Cotton Stocking Ln.	14585 - 14737
Crystal Ave.	14501 - 14515
Dickinson Ln.	14401 - 14409
Dykes Dr.	14761 - 14895
Gates Ave.	14834 - 14846
Holly Ave.	11772 - 11869
Island Ave.	14413 - 14507
Jessamine St.	12074 - 12113
Linda Dr.	14460
Magnolia Springs Hwy.	11937 - 12237
Magnolia St.	11761 - 11887
Oak St.	14178 - 17775
Pine St.	11747 - 11785
Rock St.	12144 - 12162
Spring St.	1400 block [spring]
Van Wezel Ln.	15001 block [Magnolia Plantation House]

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Magnolia Springs Historic District represents the historically developed portion of the Town of Magnolia Springs and contains 124 resources of which 77 (62%) are contributing and 47 (38%) are non-contributing. Of the contributing resources, 70 are residential (91%), two are religious facilities, one is a commercial building, one is a community meeting hall, one is a boathouse, one is a bridge, one is a former fire station, and one is a spring. The Magnolia River runs along and through the southern portion of the district. All but 20 of the district's resources are located north of the river. The topography of the district is relatively flat sloping gently to the river. Much of the district is densely wooded with oak and pine trees and, in many areas, a thick understory of vegetation. Most of the residential resources front both to the land and the river and several were only accessible for evaluation from the water side. The street pattern is irregular with Oak Street running roughly parallel to the river and having a dense live oak canopy. The Magnolia Springs Highway runs perpendicular to Oak Street at the eastern end of the district and is the only street that crosses the river. Other cross streets include (from east to west) Rock Street, Jessamine Street, Holly Street, Magnolia Street, Pine Street, and Bay Street. Island Avenue and Cedar Avenue run roughly parallel to Oak Street between the projections of Bay and Jessamine Streets.

Narrative Description

The district has a small core of commercial, public, and institutional buildings centered at the intersection of Oak Street and Magnolia Springs Highway. These include the Moore Brothers Market (Inv. #114, Photos #1 and 3), a circa 1925 store building to which the former post office (Inv. #113, Photos #1 and 3) has now been joined as part of a circa 1995 restaurant addition. A building to the south of the store is thought to have been

built as a dwelling but was converted into a bank circa 1990 (Inv. #51). The Magnolia Springs Community Hall (1896, Inv. #112, Photo #4) is located across Oak Street from the Moore Brothers Market and the St. Paul's Episcopal Chapel (Inv. #109) is located immediately to its west. The former Magnolia Springs Fire Department (circa 1960, Inv. #53, now Town Hall) and the Wesleyan Chapel (circa 1960, Inv. #54) are located to the north of the community hall.

Residences along the north side of the Magnolia River between Magnolia Springs Highway and Jessamine Street, as well as those west of Bay Street, are sited on long, large lots that extend from Oak Street to the river. Parcels along the north side of Oak Street and in remaining areas of the district are typically not as deep and are narrower than those on the south side. The district also retains a former fish camp (Inv. #24-26, Photo #43).

Assessing the integrity of historic resources in Magnolia Springs must take into consideration the circumstances of its coastal climate conditions and, in the case of smaller scale resort architecture, the often evolutionary nature of their design and construction. The humid subtropical climate, typically hot sunny conditions, and prevailing ocean winds are particularly harsh on the town's mostly wood framed and clad buildings, resulting in the need to periodically replace weathered or deteriorated materials. In addition, the area has been hit by major hurricanes, notably in 1906, each of which caused significant damage to buildings and their material components.

The district includes 75 contributing buildings (of which 5 have previously been listed in the National Register), one contributing site, one contributing structure, 46 noncontributing buildings, and one noncontributing structure.

Several resources retain historic ancillary buildings, typically including sheds and boathouses. Because access was limited to a number of properties, and due to the dense foliage, a complete assessment of outbuildings could not be made. Accordingly, known outbuildings are not included in the resource count for this nomination but are recorded in the descriptions of their primary resources. For descriptive purposes, outbuildings are labeled either historic, to indicate that they were constructed within the district's period of significance and retain integrity, or modern. In addition, due to the development pattern of the district and the density of foliage, the photographs that accompany this nomination include relatively few streetscape views. Photos were selected to reflect the full range of contributing resources and a representative sample of noncontributing resources.

Inventory

- | | | | | | |
|---|-------------------|------------------|----------|-----------------|---|
| 1 | Bay St., 11869 | House, Not Named | 1972 | Noncontributing | Modern one story frame dwelling with a hipped composition shingle roof. |
| 2 | Bay St., 11901 | House, Not Named | 1960 ca. | Contributing | One story frame dwelling with a side gable composition shingle roof; faces east, 3x2 bay core with a secondary side gable wing at its north elevation; entrance bay gable porch replacement aluminum columns; central entrance with modern door and sidelights at façade flanked by double replacement windows (ca. 1985), similar single and double windows at wings and side elevations; replacement synthetic siding (ca. 1985). |
| 3 | Bay St., 11913 | House, Not Named | 1972 | Noncontributing | Modern one story brick veneer dwelling with a side gable composition shingle roof. |
| 4 | Cedar Ave., 14423 | House, Not Named | 1950 ca. | Contributing | One story frame dwelling with a cross gable composition shingle roof; faces west, 3x2 bay core with side T wings; screened porch along west elevation with modern extension; off-center entrance at west elevation flanked to the north by a sliding glass door and a double 1/1 window and to the south by a picture window, similar 1/1 windows at side elevations; asbestos shingle siding; contributing ancillary building to east. |

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|----|---|----------|-----------------|---|
| 5 | Cedar Ave., 14428 House, Not Named | 1940 ca. | Contributing | One story stucco dwelling with a front-facing gable industrial metal roof; faces north, rectangular 2x6 bay core; hipped entrance hood, modern replacement porch at west elevation (ca. 1995); entrance at west bay of facade flanked by a double and grouped 6/6 replacement window (ca. 1995), similar single and grouped windows at side elevations; painted stucco exterior walls; modern frame garage. |
| 6 | Cedar Ave., 14450 House, Not Named | 1960 ca. | Noncontributing | Two story frame dwelling with a side gable roof; replacement windows, synthetic siding; noncontributing due to the extent of alterations. |
| 7 | Cedar Ave., 14471 House, Not Named | 1973 | Noncontributing | Modern one story frame dwelling with a side gable composition shingle roof. |
| 8 | Cotton Stocking Ln., 14585 House, Not Named | 1989 | Noncontributing | Modern one story frame dwelling with a hipped industrial metal roof. |
| 9 | Cotton Stocking Ln., 14618 House, Not Named | 1950 | Contributing | One story brick veneer dwelling with a gable on hipped composition shingle roof; faces west (water) and east (land), rectangular core with a side addition to the south; casement windows; painted brick exterior walls at core, board & batten siding at addition. |
| 10 | Cotton Stocking Ln., 14621 House, Not Named | 2000 ca. | Noncontributing | Modern one and one half story frame dwelling with a cross gable industrial metal roof. |
| 11 | Cotton Stocking Ln., 14640 House, Not Named | 1991 ca. | Noncontributing | Modern two story frame dwelling with a hipped composition shingle roof. |
| 12 | Cotton Stocking Ln., 14645 House, Not Named | 1955 | Noncontributing | One story frame dwelling with a side gable composition shingle roof; extensively altered. |
| 13 | Cotton Stocking Ln., 14675 House, Not Named | 1938 | Contributing | One story frame dwelling with a side gable industrial metal roof with exposed rafter ends; faces south (land) and north (water), rectangular core with a rear one story gable extension to the east; less than full façade gable porch at land side, full façade shed porch at water side; central entrance at land side flanked by single Craftsman geometric windows, similar windows at side elevations; wood novelty siding (ca. 1990). |
| 14 | Cotton Stocking Ln., 14680 House, Not Named | 1935 ca. | Contributing | One story frame dwelling with a hipped composition shingle roof with a decorative hipped dormer, shed dormer at side slope; faces west (water), rectangular core; full façade porch now glassed in (ca. 1985); single & double 2/2 windows at side elevations, double 8/8 window at dormer; replacement synthetic siding (ca. 1985); contributing frame shed to rear; noncontributing frame garage attached at southeast side of house; contributing boathouse; contributing ancillary dwelling. Photo #40. |
| 15 | Cotton Stocking Ln., 14689 House, Not Named | 1960 | Noncontributing | Access restricted, viewed from water side: Two story frame dwelling with a side gable composition shingle roof; faces south (land) and north (water), rectangular core with rear one story extensions; no porch; central entrance at north elevation flanked by single and double replacement windows, similar windows at upper level and side elevations (ca. 1990); replacement synthetic siding (ca. 1990). |
| 16 | Cotton Stocking Ln., 14705 House, Not Named | 1955 ca. | Noncontributing | Access restricted, viewed from water side: One story frame dwelling with a cross gable composition shingle roof; faces south (land) and north (water), rectangular core with a side gable extension to the |

east and a shed extension to the west; less than full façade shed porch at north elevation now enclosed; off-center entrances flanked by single and double replacement windows, similar single windows at side elevations (ca. 1990); replacement synthetic siding (ca. 1990); historic frame garage to rear.

- 17 Cotton Stocking Ln., 14737 House, Not Named 1956 Contributing
One story frame and brick veneer dwelling with a hipped composition shingle roof; faces south (land) and north (water), rectangular core with a side extension to the west; recessed porch at southwest corner; off-center entrances flanked by single 8/8 windows, similar single windows at side elevations; board & batten siding. Photo #41.
- 18 Crystal Ave., 14501 House, Not Named 1910 ca. Contributing
One story frame dwelling with a side gable composition shingle roof with boxed cornice with returns; faces south, rectangular core with rear shed extension; less than full facade shed porch now glassed in; single 2/2 windows at façade and side elevations; plain weatherboard siding; modern frame shed to west. The tax assessor's office uses the address 11919 Jessamine Street for this resource but its physical location is along Crystal Avenue. For descriptive purposes the Crystal Street address is used here.
- 19 Crystal Ave., 14501 House, Not Named 1900 ca. Contributing
One and one-half story frame dwelling with a gable on hipped composition shingle roof; rectangular core with a 1-story hipped extension to the west and a 2-story gable wing to the north; modern aluminum canopy at south elevation, 1-story porch with insect screening at northern bays of east elevation wraps to north wing; entrances at south and east elevations, modern replacement windows; plain weatherboard siding; historic frame boathouse.
- 20 Dickinson Ln., 14401 House, Not Named 1965 Noncontributing
Modern one story brick veneer dwelling with a side gable composition shingle roof.
- 21 Dickinson Ln., 14409 House, Not Named 1998 Noncontributing
Modern one story frame dwelling with a hipped composition shingle roof.
- 22 Dykes Dr., 14761 House, Not Named 2006 Noncontributing
Modern one story frame dwelling with a gable on hipped industrial metal roof.
- 23 Dykes Dr., 14815 House, Not Named 1973 Noncontributing
Modern one story brick veneer dwelling with a hipped industrial metal roof.
- 24 Dykes Dr., 14851 Fish Camp, Not Named 1950 ca. Contributing
Rectangular 3x5 bay dwelling faces north and has a front-facing gable roof; recessed porch at eastern bays of its façade with wood posts; central entrance flanked by metal casement windows, similar single and double windows at side elevations; painted concrete block exterior walls; one of three buildings in a complex of three concrete block buildings that includes a dwelling, a camp building, and an ancillary building. Photo #43.
- 25 Dykes Dr., 14851 Fish Camp, Not Named 1950 ca. Contributing
Rectangular 14x2 bay camp building that is similar in design to resource #24 but has a hipped roof; one of three buildings in a complex of three concrete block buildings that includes a dwelling, a camp building, and an ancillary building. Photo #43.
- 26 Dykes Dr., 14851 Fish Camp, Not Named 1950 ca. Contributing
Rectangular 2x1 bay building that is similar in design to resource #24; one of three buildings in a complex of three concrete block buildings that includes a dwelling, a camp building, and an ancillary building. Photo #43.

- | 27 | Dykes Dr., 14895 | House, Not Named | 1960 | Contributing |
|----|--|-----------------------------|----------|-----------------|
| | Rectangular one story frame dwelling with a gable on hipped composition shingle roof. | | | |
| 28 | Dykes Dr., 14895 | House, Not Named | 1975 | Noncontributing |
| | Modern one story frame dwelling with a gable industrial metal roof. Photo #42. | | | |
| 29 | Gates Ave., 14834 | Kerr, Milton, House | 1928 | Contributing |
| | One story frame dwelling with a cross gable industrial metal roof; faces south, rectangular 4x3 bay core with a rear extension; less than full façade recessed porch now enclosed; exposed eastern bay of façade with a double Craftsman geometric window, similar double and triple windows at side elevations; replacement synthetic siding; modern garage to north. Photo #9. | | | |
| 30 | Gates Ave., 14846 | Howe, Dr. William L., House | 1910 ca. | Contributing |
| | One and one-half story frame dwelling with a side gable industrial metal roof with angle bracketed eaves and a shed deck centered at its south slope; faces south, rectangular 3x3 bay core with a rear extension; full façade recessed porch with insect screening; central entrance at facade flanked by paired replacement windows (ca. 1990), similar windows at side elevations; replacement synthetic siding; modern garage to north. | | | |
| 31 | Holly Ave., 11772 | Feldt-Russell House | 1936 ca. | Contributing |
| | One and one-half story log dwelling with a cross gable composition shingle roof with exposed rafter ends; faces east (water side), irregular shape; recessed porch at center bays of facade; central entrance with French doors flanked to the south by a single and a double 6/6 window and to the north by a single and a triple 6/6 window, similar windows at side elevations; exposed log exterior walls; historic log well house to rear. Photo #36 | | | |
| 32 | Holly Ave., 11804 | House, Not Named | 1930 ca. | Contributing |
| | Property was only accessible by water side; Two story brick dwelling with a cross gable composition shingle roof with exposed rafter ends; faces east (water side), two-tier porch at southern bays of east facade now enclosed; historic metal casement windows and modern bay and grouped windows, similar windows at side elevations; painted brick exterior walls; historic brick ancillary building to west; modern boat shed. | | | |
| 33 | Holly Ave., 11826 | House, Not Named | 1935 ca. | Contributing |
| | One story stucco dwelling with a cross gable composition shingle roof; faces east (water side), 2x3 bay core with a 1x1 bay rear extension and a 1x1 bay secondary side wing at the center bay of its south elevation; full facade shed porch with paired posts and apron wall extends to the north as a side gable porte cochere, insect screening; entrance at north bay of facade flanked by a double Craftsman geometric window, similar single and grouped windows at side elevations; painted stucco exterior walls; modern boat shed. | | | |
| 34 | Holly Ave., 11848 | House, Not Named | 1943 | Noncontributing |
| | Extensively altered one story frame dwelling with a hipped industrial metal roof; noncontributing due to the extent of alterations. | | | |
| 35 | Holly Ave., 11869 | House, Not Named | 1970 | Noncontributing |
| | Modern two story frame dwelling with a hipped composition shingle roof. | | | |
| 36 | Island Ave., 14413 | House, Not Named | 2006 ca. | Noncontributing |
| | Modern one story frame dwelling with a gable and hipped roof. | | | |
| 37 | Island Ave., 14413 | House, Not Named | 1969 ca. | Noncontributing |
| | Modern one-story frame dwelling with a hipped composition shingle roof. | | | |

- | 38 | Island Ave., 14418 House, Not Named
Modern one story frame dwelling with a hipped composition shingle roof. | 1966 | Noncontributing |
|----|---|----------|-----------------|
| 39 | Island Ave., 14447 House, Not Named
One story frame dwelling with a side gable composition shingle roof with boxed cornice with returns; faces south, 3x2 bay core; less than full façade shed porch with insect screening; off-center entrance flanked by single & double 2/2 windows, similar windows at side elevations; replacement synthetic siding (ca. 1985). | 1910 ca. | Contributing |
| 40 | Island Ave., 14470 House, Not Named
Modern one story frame dwelling with a side gable composition shingle roof with 2 gable dormers. | 1986 | Noncontributing |
| 41 | Island Ave., 14473 House, Not Named
One story frame ancillary building with a gable on hipped corrugated metal roof; 1x1 bay core with rear extension; porch wraps around west and south elevations, enclosed to west; entrance at porch enclosure, 4-light windows; wood novelty siding with wood shingles at rear extension. | 1904 | Contributing |
| 42 | Island Ave., 14498 House, Not Named
One story brick dwelling with a cross gable and hipped composition shingle roof; faces east, 4x5 bay core; former recessed porch at south bay of façade now enclosed; entrance at north bay of facade flanked to the south by 2 double replacement windows, similar windows at side elevations; exposed brick exterior walls; historic brick garage to W. | 1948 | Contributing |
| 43 | Island Ave., 14507 House, Not Named
Modern two story frame dwelling with a hipped industrial metal roof. Photo #32. | 2003 | Noncontributing |
| 44 | Jessamine St., 12074 House, Not Named
One story frame dwelling with a side gable composition shingle roof; faces west, rectangular core; less than full façade shed porch; entrances at north and 5th bays of facade flanked by 6/6 windows, similar windows at side elevations; asbestos shingle siding. | 1945 ca. | Contributing |
| 45 | Jessamine St., 12110 House, Not Named
Modern one story frame dwelling with a hipped composition shingle roof. | 1965 | Noncontributing |
| 46 | Jessamine St., 12113 Brunell House
One story frame dwelling with a hipped composition shingle roof with exposed rafter ends; faces south, rectangular core; full façade hipped porch; off-center entrance at facade flanked by 1/1 windows, similar windows at side elevations; plain weatherboard siding. Individually listed in the National Register. | 1923 ca. | Contributing |
| 47 | Linda Dr., 14460/11668 Magnolia St./180 River Route House, Not Named
One story brick veneer dwelling with a hipped composition shingle roof; faces northwest (water) and southeast (land), rectangular core with projecting outer bays at its land and water elevations; screened porch between bays at southeast façade; central entrances within porch with French doors flanked by metal casement windows, similar windows at side elevations; painted brick exterior walls. Photo #37. | 1948 | Contributing |
| 48 | Magnolia River, N side, W of Bridge Boathouse, Not Named
One-story frame boathouse with a front-facing gable composition shingle roof; rectangular core; one tall and one short boat entrance at water side; wood novelty siding; water front faces S. Photo #11. | 1945 ca. | Contributing |
| 49 | Magnolia Springs Hwy., 11937 House, Not Named
Rectangular one story frame dwelling with a gable on hipped industrial metal roof. | 1960 | Contributing |
| 50 | Magnolia Springs Hwy., 11949 House, Not Named
Rectangular one story frame dwelling with a hipped industrial metal roof. Photo #44. | 1960 ca. | Contributing |

- | 51 | Magnolia Springs Hwy., 11961 | House, Not Named | 1950 | Noncontributing |
|----|--|---------------------------------------|----------|-----------------|
| | Altered one and one-half story frame dwelling with a cross gable industrial metal roof; faces west; less than full facade cross gable replacement porch with insect screening; single, double, and grouped replacement windows (ca. 2000); replacement synthetic siding (ca. 2000); noncontributing due to the extent of alterations; modern concrete block garage to west. | | | |
| 52 | Magnolia Springs Hwy., 12000 block | Bridge, Not Named | 1985 ca. | Noncontributing |
| | Modern concrete highway bridge. | | | |
| 53 | Magnolia Springs Hwy., 12100 | House, Not Named | 1940 ca. | Contributing |
| | One and one-half story log dwelling with a cross gable composition shingle roof with exposed rafter ends; faces west; full facade hipped porch with wood posts wraps to side elevations, rear portion of north porch enclosed, south portion screened in; entrance at south bay of façade flanked by a double Craftsman geometric window; similar single & double windows at side elevations; exposed log exterior walls; historic log garage to rear. Photo #10. | | | |
| 54 | Magnolia Springs Hwy., 12100 | House, Not Named | 1960 ca. | Contributing |
| | Rectangular one story concrete block dwelling with a side gable industrial metal roof. | | | |
| 55 | Magnolia Springs Hwy., 12100 | House, Not Named | 1960 ca. | Contributing |
| | Rectangular one story concrete block dwelling with a side gable industrial metal roof. | | | |
| 56 | Magnolia Springs Hwy., 12143 | Commercial Building, Not Named | 1935 ca. | Contributing |
| | One and one-half story rectangular stucco building with a front-facing gable industrial metal roof; faces north, 4x1 bay core; one story porch with chamfered posts surrounds building, south portion enclosed (ca. 1990); off-center entrance at façade flanked to the east by French doors and to the west by a small window and a full sized Craftsman geometric window, small single light windows at upper level, similar Craftsman geometric windows at side elevations; painted rough texture stucco exterior walls. | | | |
| 57 | Magnolia Springs Hwy., 12191 | Magnolia Springs Volunteer Fire Dept. | 1960 | Contributing |
| | One story concrete block building with a side gable composition shingle roof; faces north, 3x3 bay core; central entrance at façade flanked by single 2/2 replacement windows, similar windows at side elevations; painted concrete block exterior walls. Photo #6. | | | |
| 58 | Magnolia Springs Hwy., 12233 | Wesleyan Chapel | 1960 | Contributing |
| | Rectangular one-story brick veneer church building with a front-facing gable composition shingle roof; faces northeast, 3x5 bay core with secondary 1x2 bay wide side wings at the rear bays of its side elevations; less than full façade entrance pavilion with double-leaf aluminum doors at its side elevation, central arch at façade infilled with stucco flanked to either side by arched aluminum windows, rectangular aluminum windows at side elevation; exposed brick veneer exterior walls; modern ancillary building to rear. Photo #7. | | | |
| 59 | Magnolia Springs Hwy., 12233 | Wesleyan Chapel | 1988 | Noncontributing |
| | Modern rectangular one-story brick veneer and metal church building. | | | |
| 60 | Magnolia Springs Hwy., 12237 | House, Not Named | 1960 | Contributing |
| | Rectangular one-story brick veneer Ranch style dwelling with a hipped composition shingle roof; faces northeast, 5x2 bay core; no porch; off-center entrance at façade flanked to the east by a double window and a picture window and to the west by a triple window and an infilled garage with a single window, similar windows at side elevations, all windows are aluminum framed; exposed brick veneer exterior walls. Photo #8. | | | |
| 61 | Magnolia St., 11761 | Holk-Magruder-Davis House | 1949 ca. | Contributing |
| | One story frame dwelling with a hipped composition shingle roof with a hipped ventilator cupola; faces south, 3x3 bay core; recessed porch at 2 western bays of facade with insect screening; central | | | |

- entrance at facade flanked to the west by a picture window and to the east by a 1/1 window with an angled louvered shutter, similar windows at side elevations; asbestos shingle siding; historic tile silo to NE; modern frame garage to NW. Photo #35.
- 62 Magnolia St., 11833 House, Not Named 1950 ca. Contributing
One story frame dwelling with a gable on hipped composition shingle roof; faces north, 5x3 bay core; partially recessed and shed porch at center bays of facade with insect screening; central entrance at facade flanked by metal casement windows, similar windows at side elevations; replacement synthetic siding (ca. 1985); historic frame garage to SE. Photo #33.
- 63 Magnolia St., 11866 Brunell House/Governor's Club 1900 ca. Contributing
One story frame dwelling with a gable on hipped composition shingle roof, central decorative gable dormer; faces south, 5x2 bay core with side T wings with rear and side additions; full-façade porch with turned posts wraps to side elevations, west portion now enclosed; central entrance with double leaf doors and sidelights flanked to either side by 2 sets of French doors, single and grouped 2/2 windows at side elevations; plain weatherboard siding; modern ancillary building to SE; modern boat house. Photo #34. Individually listed in the National Register.
- 64 Magnolia St., 11866 House, Not Named 1910 ca. Noncontributing
Extensively altered 2-story frame dwelling with a cross gable industrial metal roof.
- 65 Magnolia St., 11866 House, Not Named 1964 Noncontributing
Modern one story brick veneer dwelling with a hipped composition shingle roof.
- 66 Magnolia St., 11887 House, Not Named 1976 Noncontributing
Modern one story frame dwelling with a hipped composition shingle roof.
- 67 Oak St., 14178 House, Not Named 1953 ca. Contributing
Not accessible, evaluated from water side: Irregular shaped brick veneer dwelling with a cross gable composition shingle roof; faces south (water) and north (land); less than full facade gable porch with insect screening & apron wall; aluminum awning windows; exposed brick veneer exterior walls.
- 68 Oak St., 14258 Maltin, Harry, House 1936 Contributing
One story brick dwelling with a cross gable composition shingle roof with angle bracket eaves; faces south (water) and north (land), 3x2 bay core with front and rear facing gable projections at the east bay of its water façade, gable projection at rear bay of west elevation; less than full facade shed porch with a tapered brick pillar, with insect screening; central entrance at water side flanked by single and double metal casement windows, similar windows at side elevations; exposed brick exterior walls; historic brick garage to NW, historic pump house to NW, and historic frame boathouse. Photo #31.
- 69 Oak St., 14300 House, Not Named 1915 ca. Contributing
One story frame dwelling with a gable on hipped composition shingle roof; faces south (water) and north (land), 2x3 bay core with a rear shed extension (land side); less than full facade hipped porch now enclosed (ca. 1945); off-center entrance at water side flanked single and grouped Craftsman geometric windows, replacement windows at side elevations (ca. 1955); replacement synthetic siding (ca. 1985). Historic frame shed and garage to rear (land side), contributing frame boathouse.
- 70 Oak St., 14324 McKay, J.M., House/"Garden Plot House" 1911 ca. Contributing
One story frame dwelling with a hipped composition shingle roof; faces south (water) and north (land), 3x3 bay core with successive rear extensions (land side); less than full facade recessed porch with chamfered posts now glassed in (ca. 1985); off-center entrance at water side flanked to the east by a triple 1/1 window at façade, similar single, double, and grouped windows at side elevations; replacement synthetic siding (ca. 1985); altered but historic frame boathouse.

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|----|----------------|------------------------|----------|-----------------|---|
| 71 | Oak St., 14315 | House, Not Named | 1935 ca. | Contributing | One story frame dwelling with a side gable V-crimped metal roof; faces south, 4x2 bay core with flanking secondary side gable wings, front-facing hipped projection at west bay of core; less than full façade shed porch with insect screening; off-center entrance at façade; replacement synthetic siding (ca. 1985). Modern secondary detached garage. |
| 72 | Oak St., 14346 | House, Not Named | 2000 | Noncontributing | Modern one story frame dwelling with a side gable industrial metal roof. Modern frame boathouse with a front-gable roof with deck, 2 boat entrances (ca. 1965). |
| 73 | Oak St., 14347 | Fuller, F.H., Bungalow | 1925 ca. | Contributing | One story frame dwelling with a hipped composition shingle roof with a central decorative hipped dormer; faces south, 3x4 bay core; full façade porch with paired wood posts, insect screening at western bays; central entrance with side double Craftsman geometric windows flanked by similar windows, similar windows at side elevations; plain weatherboard siding; modern garage and shed. Photo #30. |
| 74 | Oak St., 14358 | House, Not Named | 1948 | Contributing | One story frame dwelling with a side gable composition shingle roof; faces north, 4x3 bay core with a side gable carport addition to the west; full façade recessed porch with chamfered posts; entrances at 2 center bays of the facade flanked by single 6/6 windows, similar windows at side elevations; board & batten siding. |
| 75 | Oak St. 14375 | House, Not Named | 1965 | Noncontributing | Modern one story brick veneer dwelling with a side gable composition shingle roof. Photo #29. |
| 76 | Oak St. 14380 | House, Not Named | 1948 | Contributing | One story frame dwelling with a front-facing gable on hip composition shingle roof; faces north, 2x3 bay core with front-facing gable projection at the east bay of its façade and a secondary side gable wing at the rear bay of its east elevation; full façade gable on hipped porch with pillars wraps to west elevation; entrance at front gable projection with sidelights flanked by single 6/6 windows, similar single and double windows at wings and side elevations; replacement synthetic siding (ca. 1985). Photo #28. |
| 77 | Oak St. 14401 | House, Not Named | 1945 ca. | Contributing | One story frame dwelling with a side gable composition shingle roof; faces south, 3x2 bay core with flanking secondary side gable wings, secondary 4x1 bay wing at rear bay of west elevation; entrance bay recessed porch with tapered wood support on frame pedestal; entrance at east bay of core flanked to the west by three single Craftsman geometric windows, similar windows at wings and side elevations; asbestos shingle siding. |
| 78 | Oak St. 14410 | House, Not Named | 1948 | Noncontributing | One story frame dwelling with a side gable composition shingle roof; faces north, 3x2 bay core with flanking secondary side gable wings at side elevations, unequal length rear U wings; less than full façade shed porch with posts; central entrance at façade flanked by double replacement windows, similar single and double windows at wings and side elevations; plain weatherboard siding; noncontributing due to extent of alterations; historic frame garage. |
| 79 | Oak St. 14413 | House, Not Named | 1988 | Noncontributing | Modern one and one-half story frame dwelling with a side gable composition shingle roof. |
| 80 | Oak St. 14422 | House, Not Named | 1906 | Contributing | One story frame dwelling with a side gable composition shingle roof with boxed cornice with returns; faces north, 4x2 bay core with flanking secondary side gable wings at rear bays of side elevations; less than full façade shed porch with turned posts with sawn brackets; off-center entrance flanked by 2/2 windows, similar windows at side elevations; plain weatherboard siding; historic frame garage to rear. |

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| 81 | Oak St., 14435 | House, Not Named | 1965 ca. | Noncontributing | Modern one story frame dwelling with a hipped industrial metal roof; modern garage to rear. |
| 82 | Oak St., 14446 | House, Not Named | 1910 c. | Contributing | One story frame dwelling with a side gable composition shingle roof with boxed cornice with returns; faces north, 4x2 bay core with secondary side gable wing at rear bay of west elevation; less than full façade shed porch with turned posts with sawn brackets; off-center entrance flanked by 2/2 windows, similar windows at side elevations; plain weatherboard siding. |
| 83 | Oak St., 14447 | House, Not Named | 1985 | Noncontributing | Modern one story frame dwelling with a hipped composition shingle roof; modern garage to rear. |
| 84 | Oak St., 14462 | House, Not Named | 1904 | Contributing | One and one-half story frame dwelling with a hipped composition shingle roof with hipped dormers at each slope; faces north, 3x4 bay core; less than full façade hipped porch with columns wraps to west elevation as a porte cochere; double entrance at west bay of facade flanked by single and paired 2/2 windows, similar windows at side elevations; replacement synthetic siding (ca. 1980). Former ancillary building to rear now on separate parcel recorded as resource #41. Photo #26. |
| 85 | Oak St., 14469 | Sunnyside Hotel | 1897 | Contributing | One and one-half story frame dwelling with a side gable composition shingle roof with two gable dormers; faces south, 3x3 bay core with a historic secondary rear-facing wing to the east and a modern rear facing wing to the west with an intermediate entrance bay; full façade hipped porch with turned posts wraps to east elevation; central entrance at façade with transom & sidelights flanked to the west by a replacement horizontal 2/2 window and to the east by a secondary entrance, wood 2/2 windows at dormers, similar windows at side elevations; plain weatherboard siding at facade, wood novelty siding at side elevations; historic frame garage to rear. Photo #24. Individually listed in the National Register. |
| 86 | Oak St., 14476 | House, Not Named | 1910 ca. | Contributing | One story frame dwelling with a side gable composition shingle roof with boxed cornice with returns; faces north, 4x2 bay core with secondary gable wing to the west; less than full façade shed porch with paired wood supports with lattice; off-center entrance flanked by single 2/2 windows, similar windows at side elevations; plain weatherboard siding. |
| 87 | Oak St., 14496 | House, Not Named | 1910 ca. | Contributing | One story frame dwelling with a side gable composition shingle roof with boxed cornice with returns; faces north, 4x2 bay core with secondary side gable wing at rear bay of west elevation; less than full façade shed porch with paired posts; off-center entrance flanked by single and double 2/2 windows, similar windows at side elevations; plain weatherboard siding. Photo #25 |
| 88 | Oak St., 14504 | Holly Gardens | 1935 ca. | Contributing | Rectangular one story brick veneer dwelling with a cross gable composition shingle roof with exposed rafter ends; faces north (land) and south (water), 4x2 bay core with flanking cross gable pavilions at either end that extend to the rear of the core; less than full façade recessed porch at south elevation with brick pillars; off-center entrance flanked by single and triple Craftsman geometric windows, similar windows at side elevations; exposed brick exterior walls; historic brick ancillary building to southwest; historic frame boat house with a front-facing gable roof with angle bracketed eaves and exposed rafter ends with a central full-height boat opening flanked by low-height openings, wood novelty siding. |
| 89 | Oak St., 14505 | House, Not Named | 1932 ca. | Contributing | One story stucco dwelling with a cross gable composition shingle roof; faces south, 4x2 bay core with projecting gable wing at the west bays of its facade; no porch; off-center entrance at façade flanked by replacement casement windows (ca. 1985), similar windows at side elevations; exposed stucco exterior walls. |

- 90 Oak St., 14533 House, Not Named 1968 Noncontributing
One story brick veneer Ranch style dwelling with a hipped composition shingle roof; faces south, 7x2 bay core; no porch; off-center entrance at façade flanked by single 9/6 windows, similar windows at side elevations; exposed brick veneer exterior walls.
- 91 Oak St., 14549 House, Not Named 1940 ca. Noncontributing
Altered one and one-half story frame dwelling with a side gable composition shingle roof with a modern oversized front-facing gable dormer (2000 ca.); faces south, 2x2 bay core with flanking one-story side gable wings; full façade shed porch with wood posts; replacement synthetic siding (2000 ca.).
- 92 Oak St., 14557 House, Not Named 1925 ca. Contributing
One story frame dwelling with a hipped composition shingle roof with hipped dormers at side slopes; faces south, 4x2 bay core with hipped wing to west, rear extensions; entrance bay hipped porch with insect screening flanked to the east by a single and a double window with upper geometric sash and to the east by a 4-unit grouped window of similar design, similar single and double windows at side elevations; replacement asbestos shingle siding (1960 ca.); one historic and one modern frame garage to rear. Photo #20.
- 93 Oak St., 14562 House, Not Named 1910 ca. Contributing
Rectangular one and one-half-story frame dwelling with a side gable composition shingle roof with oversized gable dormers at either slope; faces north (land) and south (water), 3x2 bay core with a secondary 2-story wing to the east and a 1-story wing to the west; less than full façade hipped porch with wood posts; central entrance with double leaf doors at façade flanked to either side by single windows with geometric upper sash, similar double window at upper level, similar windows at side elevations; replacement asbestos shingle siding (ca. 1960); historic garage to west; modern garage to east with a historic ancillary building to its south. Photo #21
- 94 Oak St., 14574 Cleverdon 1915 Contributing
Rectangular one-story Craftsman style dwelling with a cross gable composition shingle roof with angle bracketed eaves and exposed rafter ends; faces north (land) and south (water), 5x2 bay core with rear U wings; recessed porch at west bays of façade with frame pillars clad with weatherboard siding, west end enclosed; off-center French door entrance at façade flanked to either side by French doors, and to the east by a single 9/9 window and to the west by a triple 6/6-12/12-6/6 window, similar single 9/9 windows at side elevations; plain weatherboard siding; historic garage to west; modern boat shed. Photo #17.
- 95 Oak St., 14577 Old Post Office 1896 ca. Contributing
One story frame dwelling with a cross pedimented gable composition shingle roof; faces south, 2x1 bay core with a 3 bay wide rear L wing to the east; entrance with transom at the east bay of the core flanked to the west by a single 2/2 window, off-center entrance at the wing with sidelights flanked to the east by a single 2/2 window, similar windows at side elevations; plain weatherboard siding; modern ancillary building to rear. Photo #19.
- 96 Oak St., 14599 House, Not Named 1940 ca. Contributing
One story frame dwelling with a cross gable composition shingle roof; faces south, 2x3 bay core with a 1x2 bay cross gable wing to the east; less than full façade shed porch with chamfered posts wraps to east elevation; off-center entrance with sidelights flanked to the west by a double replacement window, similar single & double windows at side elevations; replacement synthetic siding (ca. 1990).
- 97 Oak St., 14606 House, Not Named 1900 Contributing
Rectangular 1.5 story frame dwelling with a side gable composition shingle roof with a central gable dormer; faces south, 3x1 bay core with 2-story rear gable addition; full facade recessed porch with chamfered wood posts; central entrance with double doors flanked by French doors; wood novelty siding; modern secondary garage and small modern ancillary dwelling to rear.

- 98 Oak St., 14611 House, Not Named 1935 ca. Contributing
One story frame dwelling with a front-facing gable composition shingle roof; faces south, 2x2 bay core with a 1-bay wide shed extension to the east; entrance bay gable porch with posts; off-center entrance with sidelights flanked to the west by a 2/2 window and to the east by a similar single window, similar single & double windows at side elevations; replacement synthetic siding (ca. 1990).
- 99 Oak St., 14620 House, Not Named 1974 ca. Noncontributing
Modern L-shaped one story brick veneer dwelling with a cross gable composition shingle roof; modern ancillary garage/apartment building to rear.
- 100 Oak St., 14623 Holk-Godwin House 1960 ca. Noncontributing
One story frame dwelling with a front-facing gable industrial metal roof; faces south, 3x3 bay core with a 3x1 bay front gable extension and a secondary side gable wing at the rear bay of its west elevation; full façade gable porch with turned posts; off-center entrance flanked by 2/2 windows, similar single & double windows at side elevations; replacement composition siding (ca. 1990); noncontributing due to the extent of alterations. Photo #18.
- 101 Oak St., 14635 House, Not Named 1940 Contributing
One story frame dwelling with a cross gable composition shingle roof with exposed rafter ends; faces south, 3x3 bay core with a 1x3 bay hipped extension at its west elevation, rear carport addition; less than full façade hipped porch with columns; off-center entrance flanked by single & double Craftsman geometric windows, similar windows at side elevations; replacement asbestos shingle siding (ca. 1960).
- 102 Oak St., 14642 House, Not Named 1986 ca. Noncontributing
Modern rectangular one and one-half story frame dwelling with a side gable industrial metal roof with 2 gable dormers.
- 103 Oak St., 14642 House, Not Named 2001 ca. Noncontributing
Modern rectangular one and one-half story frame dwelling with a cross gable industrial metal roof.
- 104 Oak St., 14653 House, Not Named 1915 ca. Contributing
One and one-half story frame dwelling with a hipped V-crimped metal roof with a front hipped dormer and exposed rafter ends; faces south, 3x3 bay core; full façade gable porch with turned posts wraps to west elevation; central entrance flanked to the west by an oversized 1/1 window and to the east by a single 1/1 window, similar single and double windows at upper level and side elevations; plain weatherboard siding. Photo #14.
- 105 Oak St., 14662 House, Not Named 1961 ca. Contributing
Rectangular split level brick veneer Ranch style dwelling with a hipped composition shingle roof; faces north (land) and south (water), 6x2 bay core; recessed porch at entrance bay; off-center entrance at façade flanked to either side by double windows, single windows at side elevations; riverfront elevation is 2-stories with a full-façade two-tier porch with decorative metal supports and railings; exposed brick veneer exterior walls; historic rectangular frame boat-house at river with front-facing gable V-crimped metal roof with exposed rafter ends, shed extension to east, replacement vinyl siding (ca. 1990), 1 full-height and 2 low boat entrances. Photo #16.
- 106 Oak St., 14671 House, Not Named 1960 ca. Contributing
One story brick veneer dwelling with a side gable industrial metal roof; faces south, 3x2 bay core with a 2-bay wide wing to the west and a rear extension; entrance bay gable porch with columns; off-center entrance at core flanked to the west by a triple replacement 6/6 window and to the east by a single replacement 6/6 window, similar windows at side elevations; painted brick exterior walls.

- 107 Oak St., 14688 House, Not Named 1992 ca. Noncontributing
Modern rectangular one and one-half story frame dwelling with a hipped composition shingle roof with 2 gable dormers; historic rectangular frame boat-house at river with front-facing gable V-crimped metal roof with exposed rafter ends, vertical board siding, 2 low boat entrances.
- 108 Oak St., 14693 House, Not Named 1930 ca. Contributing
One story stucco dwelling with a cross gable composition shingle roof; faces south, 3x2 bay core with a rear extension; less than full facade gable porch with tapered wood supports on brick pedestals; central entrance at facade flanked to the west by a double window with a geometric upper sash and to the east by a similar single window, similar windows at side elevations; rough texture stucco exterior walls. Photo #13.
- 109 Oak St., 14704 House, Not Named 1967 ca. Noncontributing
Irregular-shaped one-story brick veneer Ranch style dwelling with a hipped composition shingle roof; faces north (land) and south (water), 6x2 bay core; recessed porch at entrance bay with decorative metal support; off-center entrance at façade flanked to either side by double and triple 6/6 windows, similar windows at side elevations; similar riverfront elevation; exposed brick veneer exterior walls; historic rectangular frame boat-house at river with front-facing gable corrugated metal roof, corrugated metal siding, 2 large boat entrances.
- 110 Oak St., 14715 House, Not Named 1978 ca. Noncontributing
Modern one and one-half story brick veneer dwelling with a side gable composition shingle roof with 2 gable dormers.
- 111 Oak St., 14700 block Bridge, Not Named 1930 ca. Contributing
Concrete culvert type highway bridge with simple concrete railing, concrete wing walls. Photo #12.
- 112 Oak St., 14700 block Gulf Telephone Service Shop 1968 ca. Noncontributing
Modern one-story brick veneer and concrete block communications shed. The site retains a system of stone and concrete landscaping walls that pre-date the current building.
- 113 Oak St., 14755 St. Paul's Episcopal Chapel 1902 Contributing
One story frame church building with tall front-facing gable composition shingle roof with a bell tower at its southwest corner; rectangular core with a large imitative addition to east elevation, recessed from south façade of historic church (ca. 1985); triple Gothic arched window centered at the façade, entrance recessed within 1st floor of the tower; wood weatherboard siding. Photos #2 and #5. Individually listed in the National Register.
- 114 Oak St., 14770 Moore Brothers Market 1925 ca. Contributing
One story concrete block commercial building with a monopitch roof concealed at its façade by a flat parapet and to the side by stepped parapets; faces north, storefront at west side of façade with central entrance with double leaf doors flanked to either side by display window with multi-light transoms and low brick bulkheads, brick pilasters separate the entrance from the windows, double entrance at east bay of façade, continuous flat metal canopy across façade; cargo and pedestrian entrances at two southern bays of west elevation, seven unequally spaced windows in remaining bays, east elevation obscured by adjacent building; painted concrete block exterior walls. Photos #1 and #3. Individually listed in the National Register.
- 115 Oak St., 14770 U.S. Post Office (2nd) 1925 ca. Contributing
One story frame building with a cross gable V-crimped metal roof with exposed rafter ends; faces north, 4x1 bay T shaped core with extensive modern rear additions (1995 ca.); entrance bay gable hood supported by angle brackets; off-center entrance at façade flanked by double Craftsman geometric windows, similar windows at side elevations; plain weatherboard siding.

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| 116 | Oak St., 17775 | Magnolia Springs Community Hall | 1894 | Contributing |
| | One story frame building with a cross gable composition shingle roof with a central bell tower with a hipped roof; faces south, 3x2 bay core with a 3-bay deep rear extension; central entrance at façade flanked by single wood 6/6 windows, similar windows at side elevations; plain weatherboard siding. Photos #2 and #4. | | | |
| 117 | Pine St., 11747 | House, Not Named | 1960 | Contributing |
| | One story frame dwelling with a gable on hipped composition shingle roof; faces west (water) and east (land); recessed screened porch at southern bays of water side flanked by a single aluminum window, similar windows at side elevations; asbestos shingle siding; historic greenhouse to NE; modern carport to N. | | | |
| 118 | Pine St., 11761 | House, Not Named | 1955 ca. | Noncontributing |
| | Altered one story frame dwelling with a hipped roof; modern 2-story garage to east. | | | |
| 119 | Pine St., 11785 | House, Not Named | 1960 | Noncontributing |
| | Altered one story frame dwelling with a side gable composition shingle roof. | | | |
| 120 | Rock St., 12144 | House, Not Named | 1930 ca. | Contributing |
| | One story frame dwelling with a side gable V-crimped metal roof; faces west, rectangular core; entrance bay gable porch with wood posts; central entrance at facade flanked by double 2/2 windows, similar single windows at side elevations; replacement plywood siding (ca. 1975). The tax assessor's office uses the address 14563 Oak Street for this resource but its physical location is along Rock Street. For descriptive purposes the Rock Street address is used here. Photo #15. | | | |
| 121 | Rock St., 12154 | Riverside Cottage | 1930 ca. | Contributing |
| | One and one half story frame dwelling with a side gable V-crimped metal roof; faces W, 3x2 bay core with a small hipped addition to the S; less than full facade shed porch with chamfered posts; central entrance at facade flanked by double horizontal 2/2 replacement windows, similar single and double windows at side elevations, some jalousie windows; replacement asbestos shingle siding; foundation not observed; modern frame shed to rear. | | | |
| 122 | Rock St., 12162 | House, Not Named | 1940 ca. | Contributing |
| | One story stucco dwelling with a front-facing gable composition shingle roof; faces west, rectangular core; entrance bay gable porch with wood posts, modern shed porch along south elevation; central entrance at facade flanked by single 6/6 windows, similar windows at side elevations; painted stucco exterior walls. | | | |
| 123 | Spring St., 1400 block | Spring | | Contributing |
| | Open pond with flowing spring now located within municipal park. | | | |
| 124 | Van Wezel Ln. | Magnolia Plantation House | 1855 ca. | Contributing |
| | One story frame dwelling with a side gable composition shingle roof with 2 exterior end brick chimneys; faces south, rectangular 3x2 bay core with a rear extension; full façade shed porch wraps to west elevation; central enclosed dogtrot with entrance at facade flanked by single 6/6 windows, similar windows at side elevations; plain weatherboard siding; modern garage to north; site was not accessible for detailed survey. | | | |

Archaeology

An archaeological assessment of the study area was not completed as part of this project. However, given the nature of the area's history, there is potential that subsurface remains could provide additional information about the historical development of the site.

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.

Areas of Significance

(Enter categories from instructions)

Entertainment/Recreation

Period of Significance

Circa 1871-1962

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- 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.

Period of Significance (justification)

The period of significance for the Magnolia Springs Historic District extends from circa 1871 to 1962. Mrs. Lizzie Breed, a widow from Vermont, acquired Magnolia Plantation and its house (circa 1855) in 1871 and began the area's transition into a resort for predominantly affluent Northerners. The town's role as a resort gradually diminished in the mid-20th century as it increasingly became a bedroom community to other nearby towns and attracted an increasing number of retirees. As this transition continues, the ending date reflects the National Register program's fifty-year cutoff.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Magnolia Springs Historic District is locally significant under Criterion A in the area of Entertainment/Recreation for its role as a resort community that, in the late 19th and early to mid 20th centuries, served both transient visitors as well as part-time and permanent residents who were predominantly affluent Northerners.

Narrative Statement of Significance (provide at least one paragraph for each area of significance)

Entertainment/Recreation: The presence of natural springs coupled with the area's semi-tropical climate attracted people seeking rest and recuperation. The community's location along the Magnolia River and its rural setting also provided recreational activities in the form of fishing and hunting. The transition of Magnolia Springs from primarily a resort community to a town of year-round residents in the mid to late 20th is also an element of its significance.

Developmental history/additional historic context information (if appropriate)

Historical Narrative

In 1800, Joseph Collins received a Spanish land grant that encompassed the entire area around present-day Magnolia Springs. Peter J. Hamilton, in Colonial Mobile published in 1897 noted: "Up on the east fork of Fish Creek, besides Weeks on the left bank, was on the right the mile-square place of Collins. He could drill his dragoons all on his own heath, near modern Magnolia Springs."ⁱ An 1837 map shows the settlement of Cap. N. Weeks just below Weeks Bay at the mouth of the east branch of the Fish River, now known as the Magnolia River.ⁱⁱ

Joshua Kennedy purchased a 6,373-acre tract of Collins' land about 1834 and it came to be known as Magnolia Plantation. In 1855, Kennedy and his partners established a sawmill and a successful turpentine business under the name of Kennedy, Moore, and Ellison. The production of turpentine and pine resin was a labor-intensive process in the 19th century and the plantation made extensive use of slave labor. The 1855 Alabama State Census lists Kennedy, Ellison & Co. with three white males over 21 and 56 slaves. The 1860 census slave schedules record that Kennedy & Ellison, Agents, owned 73 slaves, all but four of which were males aged 18 to 60. The remaining slaves included two 35-year old females, an 8-year old boy, and a 3-year old girl.ⁱⁱⁱ Joshua Kennedy is recorded in the 1860 census as a merchant living in Mobile with his wife Mary and a daughter and listing assets of \$20,000 in real estate and \$30,000 in personal property.

Pine sap was gathered from the pine forests that covered the area at the time and processed in a large still to produce turpentine and to render the pine resin. Toward the end of the Civil War, 20,000 Union troops marching from Fort Morgan to Spanish Fort camped near the plantation. Fearing that the still and inventory

ⁱ Peter J. Hamilton, Colonial Mobile (Boston & New York: Houghton, Mifflin, and Company, 1897), p. 323.

ⁱⁱ John LaTourrette, An Accurate Map of the State of Alabama and West Florida (New York: Colton & Co., 1837), Sheet 21. Map source: Alabama Historical Map Archive, Cartographic Research Lab, Department of Geography, University of Alabama Map Library, <http://alabamamaps.ua.edu/index.html>.

ⁱⁱⁱ 1860 U.S. Federal Census, Slave Schedules, Slave Inhabitants of Baldwin County, pp. 12-13.

would fall into enemy hands, the owners burned their turpentine and the still to prevent their capture and dumped their inventory of resin into the river. The plantation house that was built on the site still remains (Inv. 124).

Mrs. Lizzie Breed, a widow from Vermont, purchased Magnolia Plantation in 1871 for \$12,747.04.^{iv} Breed used the plantation as a winter retreat for several years before relocating there and establishing an inn with her son and her husband Otis Lyman. According to local historian Doris Rich, quoted in 1992, "And soon after that friends and relatives followed and pretty soon there was a whole colony of Northerners."^v

The town hall (Inv. #116, Photos #2 and #4) was constructed in 1894 and was built through the donations of residents in the community, including the families of Otis Lyman, Fred Babcock, F.N. Allen, William Howe, Frank Brunnell, Horace Dunbar, Daisy Thompson, Will Dowty, Gertrude Smith, and Mrs. Ida Gates. The building is still used for community activities and historically served as a school, a location for the Red Cross, a meeting hall for local clubs, and other functions, as well as serving as the Episcopal church until it built its own building in 1902 (Inv. #113, Photos #2 and #5). A bell in the belfry served as the town's fire alarm. In 1927, The Magnolia Springs Community Association was established to manage the building and it was renamed the community hall.

Magnolia Springs became a popular resort by the later 1800s and was known both for the curative properties of its springs and as a destination for fishing and hunting. The 1905 Chicago Clinic and Pure Water Journal contains the following passage:

The waters at Magnolia Springs (Alabama).— A point which seems to have escaped the attention of many students of American mineral waters, is the presence in some parts of Alabama of waters most remarkable for their low mineralization. We have already called attention to the small amount of mineral matter in a water found at Citronelle. One of the most remarkable waters, however in the way of absolute purity is that at Magnolia Springs, in Baldwin County. This water contains but 1.401 grains of mineral salts to the gallon—to all practical purposes a natural distilled water, possessing every element solvent and eliminating property of distilled water without the objectionable features which scientific investigations have found it. It is upon this low mineralization that the Poland Springs of Maine, and the Chippewa Springs, of Wisconsin have based their creative claims. While it is erroneous to assume that these pure, lightly mineralized waters represent the only valuable mineral or medicinal waters, they certainly possess solvent qualities which make them ideal in the conditions of faulty elimination common to over-fed and sedentary workers. The facilities at Magnolia Springs for the care of patients and guests are excellent while the amusements and diversions are such as to assure a pleasant and beneficial winter holiday under ideal conditions.^{vi}

In the History of Alabama and Dictionary of Alabama Biography, Thomas McAdory Owen, wrote:

Magnolia Springs. Baldwin County.—This place is coming into note as a place for winter tourists. The climate excellent and hotel accommodations excellent. The waters are exceptionally pure,

^{iv} Magnolia Springs Community Association, Magnolia Springs Cookbook (Foley, AL: Magnolia Springs Community Association, 1992), p. 4; other sources alternately indicate the date as 1872 and 1881 and the deed was not located in the county's deed records; no references could be found to either Lizzie Breed or Otis Lyman living either in Alabama or Vermont in the 1870 through 1920 censuses, although the Lymans are credited in history of the local Episcopal Church as having donated the land on which the community hall was built in 1894.

^v "Magnolia Springs, People most important to rich community past," Baldwin Today, March 10-11, 1993, p. 3C.

^{vi} "American Springs," The Chicago Clinic and Pure Water Journal, Volume 18, No. 2, February 1905 (Springfield and Chicago, IL: The Geo. Thos. Palmer Company, Publishers, 1905), p. 58.

in both Old Spring and the Allen Spring. The prevailing elements are sodium (NA) chlorines (Cl) and bicarbonic acid (HCO).^{vii}

Waters from the Magnolia Springs were also sold commercially. Statistics of the Mineral Production of Alabama for 1910 states that "the mineral-water trade of Alabama continued to prosper during 1910" and that "about three-fourths of the total sale of mineral water in Alabama is used medicinally."^{viii}

In addition to the springs, Magnolia also became known as a fishing resort, both for fresh water and saltwater fishing. Fred J. Wells published an article relating "An Adventure with a Tarpon" in the Fish River near Magnolia Springs in the 1895 edition of Outing: An Illustrated Monthly Magazine of Sport, Travel and Recreation.^{ix} The Angler's Guide of 1909 contains the following entry under its listing of salt-water fishing resorts: Magnolia Springs (102)—On Magnolia River, four miles from Mobile Bay. When the water of this river is salt, fishing for redfish, speckled trout and sheepshead is exceptionally good. After the spring rains when the water is fresh, large mouth black bass can be found in abundance.^x The 1911 edition also notes that "Parties can find good accommodations at Magnolia Springs, or can make day trips from Mobile" and that train service to the area is provided by the L&N Railroad.^{xi}

The WPA guide to Alabama, Alabama: A Guide to the Deep South State, published in 1941, included Magnolia Springs on its tour 15 and remarked: "At 28.3 m., the route passes through the outskirts of MAGNOLIA SPRINGS, a resort with excellent fishing." An article entitled "America's Best Kept Secret" in the August 1960 edition of Popular Mechanics discusses "a unique brand of fishing which may someday revolutionize our favorite outdoor pastime...It is the fresh water fishing for salt-water striped bass, the most sought after sport fish on both coasts."^{xii} The article describes this type of fishing and where it can be performed and notes that "there are other little-known striper fishing spots in Weeks Bay and Magnolia Springs, also in Alabama."^{xiii}

In addition to the Lyman's hotel, a large three-story hostelry with 300 rooms known as the Woodbound Hotel was built circa 1900 and became one of the community's main attractions. The complex had a primary 54-room hotel with a separate building referred to as the barracks. A 1909 brochure for the hotel boasted "This near presence of the gulf furnishes an atmosphere charged with ozone, chlorine, and other life-giving constituents. The cloudy gloomy day is an exception, the azure sky and wealth of sunlight the rule. Truly it is as the Spaniards named it, 'The Charmed Belt of Enchanted Land.'^{xiv} The hotel's owner, John Walker, stated in a advertising brochure that "many a consumptive, rheumatic nervous, worn out and overworked person whose case was thought hopeless by physicians found health and a new lease on life by spending a few months at Magnolia Springs."^{xv} The hotel was struck by lightning and burned down in 1911.

Another popular hotel was the Sunnyside Hotel (Inv. #85, Photo #24) operated by Mrs. William Henry Whittington Harding from 1913 until her death circa 1935.

An article in the September 27, 1906 edition of the Baldwin Times noted that: C. H. Talbot is painting and decorating the Brunell cottages. All the cottages and hotels here have been thoroughly renovated, painted and decorated for the reception of northern tourists, who will begin to arrive in large numbers next month."

^{vii} Thomas McAdory Owen, History of Alabama and Dictionary of Alabama Biography, Volumes 2 (Chicago: The S.J. Clarke Publishing Company, 1921), p. 997.

^{viii} Charles Arthur Abele, Statistics of the Mineral Production of Alabama for 1910 (Montgomery, AL: Geological Survey of Alabama, 1912) p. 41.

^{ix} Fred J. Wells, "An Adventure with a Tarpon," Outing: An Illustrated Monthly Magazine of Sport, Travel and Recreation, Volume 25, October, 1894 to March 1895, p. 389.

^x Wainwright Randall, ed., Angler's Guide: A Manual for Campers and Anglers (New York: The Field and Stream Publishing Co., 1909), p. 231.

^{xi} Angler's Guide: A Manual for Campers and Anglers (New York: The Field and Stream Publishing Co., 1911), p. 231.

^{xii} Russell Tinsley, "America's Best Kept Secret," Popular Mechanics, August 1960, p. 124.

^{xiii} *Ibid.*

^{xiv} Carolynne Blackwell Scott, Country Roads: A Journey Through Rustic Alabama. (Tuscaloosa, AL: Portals Press, 1979), p. 66.

^{xv} Doris Rich, "The Woodbound Hotel," manuscript, vertical files, Bay Minette Public Library, Bay Minette, AL, p. 2.

Unfortunately, the tourist season that year was interrupted by a hurricane that hit the area that day. An article in the October 18th edition of the Baldwin Times indicates that damage to Magnolia Springs proper was not extensive and that repairs were already underway and that roads had been cleared. The Woodbound Hotel suffered damage to its roof and porches but was already being repaired and was receiving guests.

In the late 1800s, Magnolia Spring was primarily accessible by water from Mobile.

Travel from Chicago to Mobile and thence to Magnolia Springs in the early 1900s was an adventure. A 30 hour trip on the L&N Railroad with one night in a Pullman berth to Mobile, round trip cost \$35.00. From Mobile to Magnolia Springs the trip was made by steamer, Mary Salina, available three days a week for \$1.00, the trip taking five to six hours depending on the tides. If the boat went aground on a sand bar there was nothing to do but wait for the tide to rise. The boat line was accommodating and would wait to leave Mobile if the train was late. Sometimes Charlie Babcock would meet the Mary Salina at Weeks Bay to bring Magnolia Springs passengers up river in his motor launch Vella. The boat travelled on to Bon Secour.^{xvi}

The L&N extended a line to nearby Foley in 1904 and from there passengers transferred to a coach to bring them the six miles to Magnolia Springs. An account by E.Y. Horder of his trip to Magnolia Springs in 1908 describes the last leg of the journey:

Arriving at last at Foley, we transferred to a small covered van drawn by two mules, the only light a lantern tied to the driver's seat. He drove through the pine woods, sometimes through water, his passengers expecting every minute to hit the pines so close to us on either side of the wagon. We thought we had struck the last place on the earth, but a blazing fire welcomed us at Walker's Woodbound Hotel and the night's rest was welcome.^{xvii}

Several accounts of travel to Magnolia Springs in the 19th century reference the welcoming Georgia Lights that illuminated the town to greet visitors. Long time resident Christine Henig wrote the following in her memoirs of her early days in Magnolia Springs:

The Georgia Lights were brick pillars about four feet from the ground with an extended cement slab at the top. On those a fire was built of fat pine sticks about six feet tall stood up like a tepee. When these fires were lit the flames shot up eight or ten feet and made a tremendous sight. We people from down the river used to come up to the Hall at Magnolia Springs for dances and meetings and such in our double-oared row boat. On a moonless night it was easy to get lost and find ourselves up in Week's Creek or elsewhere. The light of a lantern in the prow of the boat was not too helpful, and besides, the lantern attracted mullet, which jumped into the light, often landing on us and slimeing up our party clothes. So, especially on a party night, good neighbors along the river would set their Georgia lights afire and we got home safely about midnight.^{xviii}

Mail service was established at Magnolia Plantation on May 27, 1878 with Lilian S. Wentworth serving as post mistress. The post office name was changed to Magnolia Springs on May 8, 1885.^{xix} One of the former post offices remains, surviving as a portion of the present house at 14577 Oak Street (Inv. #95, Photo #19). At the urging of Episcopal Bishop C. M. Beckwith, a water mail route was started in 1916 by postmaster William B. Thomas. Due to the poor conditions of the area roads at the time, travel to the post office was often difficult.

^{xvi} Magnolia Springs Cookbook, p. 13.

^{xvii} Ibid.

^{xviii} Doris Rich, "This was the childhood world of Chris Heinig in the Springs," Baldwin Times, November 1, 1979.

^{xix} "Post Office, Magnolia Springs, AL," typed manuscript, Bay Minette Library, Bay Minette, AL.

The twenty-five mile water route served parts of the Magnolia and Fish Rivers and Weeks Bay. By the 1990s it was the only year-round water mail route in the United States and it continues to operate.^{xx}

In addition to its more transient tourist visitors, a number of prominent northern families purchased land and erected houses in Magnolia Springs. Frank Heinig of Chicago built a house in the community in 1906. According to local historian Doris Rich, "Everybody came from Chicago because they got word that this was the place to come for your health."^{xxi} Other houses documented as having been constructed by families from Chicago include the Holly Gardens, built by Mr. & Mrs. E. Y. Horder circa 1935 (Inv. #88), the J.M. McKay House (1911, Inv. #70), the Harry Maltin House (1936, Inv. #61), and Riverside Cottage (inv. #121) built for Fred L. Babcock circa 1930.

Frank H. Brunell of Chicago, millionaire founder of the Daily Racing Form, a publication for those who bet on horse racing, and known as "the man who changed horse racing," purchased 2,000 acres of riverfront land and built a house here in the early 1900s (Inv. #63, Photo #34).^{xxii} He and his family wintered here for a number of years before Brunell sold the house and five cottages to the State of Alabama in 1923 to serve as a resort for the Governor and was renamed the Governor's Club. In 1925, during Prohibition, Governor William Brandon was caught in a liquor raid while hunting and fishing with friends at the nearby McQueen Camp. The event was a political embarrassment and he was not reelected in 1927.

By the early 20th century, the community was still a relatively isolated conclave that included a mix of permanent and transient residents with a population of prominent primarily northern transplants living north of the river on large landscaped lots and a predominantly Creole population living in small houses to the south of the river. A small commercial core developed along the river itself, but these gradually gave way to fire and flood and the lone surviving store moved to a higher site north of the river. That store, operated by the Holk Brothers, burned in 1922 and was replaced by a store operated by Mack and Gray Moore and that store continues to be operated by the Moore family (Inv. #114, Photos #1 and #3).^{xxiii}

The first permanent bridge across the Magnolia River at Magnolia Springs was constructed in 1901 but was destroyed in a flood in 1914. Both the first bridge and a second that remained until the 1930s were one lane wide. A two-lane bridge with a wood deck replaced the latter bridge and was itself replaced in the 1950s. With improved access to the south side of the river, the Creole settlement there was largely disbursed as newcomers acquired land and built houses.

The Tourist Guide to South Baldwin published in 1938 refers to Magnolia Springs as "The Azalea Village" and notes that it "has been known for many years as a resort for people of means who wish to escape the rigors of northern winters."^{xxiv} The entry also notes that "of late years it is coming to the front as a summer resort also."^{xxv} The following description still holds true: "Magnolia Springs is invisible from the highway by reason of its location in masses of shade trees in the valley along the winding banks of the river, where it lies in a setting of flowers and foliage and songbirds like a dream of beauty ready for the brush and canvas of the landscape painter."^{xxvi} The publication contains an ad for "Magnolia Landing, Old Plantation Home" (Inv. #134) owned by R. A. Walker "river front lots for sale, ideal small tracts for chicken ranches – near school and post office." There are also ads for: the Sunnyside Hotel (Inv. #85, Photo #24), Mrs. E.A. Harding, proprietor, "home cooking-fine drinking water, good fishing and boating;" Magnolia Plaza, cottages for rent or sale, operated by Arthur Holk and Son, general contractors; the Yupon Fishing Camp; and for the Moore Brothers General Merchandise Store (Inv. #114, Photos #1 and #3), offering fresh meats, gas, oil, fishing tackle and tourist information.

^{xx} "Magnolia Springs Mail Delivery," Mobile Bay Monthly, July 1991, p. 22.

^{xxi} "Magnolia Springs, People most important to rich community past," p. 3C.

^{xxii} "Frank H. Brunell: The father of form," Daily Race Form, <http://www.drform.com/news/frank-h-brunell-father-form>

^{xxiii} Magnolia Springs Cookbook, p. 36.

^{xxiv} Walter Overton, Tourist Guide to South Baldwin (Magnolia Springs, AL: The Goldenrod Studio, 1938), n.P.

^{xxv} *Ibid.*

^{xxvi} *Ibid.*

A 1963 article in the New York Times contains a similar description of the community: "This picturesque little village along the wooded shores of the Magnolia River is a happy discovery for anyone in search of semi-tropic climate, beauty and tranquility. Although primarily a residential community of about 300 persons, Magnolia Springs does have a 'business district—it consists of a general store—plus a post office, a church and a community house. The peace of this village is disturbed only by the murmur of the river and the occasional chirp of a cricket in the grass."^{xxvii}

Throughout the mid to late 20th century, Magnolia Springs gradually transitioned from a resort community to a town of permanent residents that is both a bedroom community to nearby Mobile and other smaller towns in Baldwin County and a popular place for retirees.



^{xxvii} Geraldine Thayer, "The Beauty and Peace of a River Town Deep in Alabama," New York Times, September 15, 1963.

9. Major Bibliographical References

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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 # _____

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 163 ac.
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>16</u>	<u>424684</u>	<u>3362911</u>	4	<u>16</u>	<u>426330</u>	<u>3363255</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>425751</u>	<u>3363535</u>	5	<u>16</u>	<u>425500</u>	<u>3362392</u>
	Zone	Easting	Northing		Zone	Easting	Northing
3	<u>16</u>	<u>426309</u>	<u>3363531</u>	6	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The boundaries of the Magnolia Springs Historic District are indicated on an accompanying scaled map. The map was based on information obtained from U.S.G.S. topographic maps, the county tax assessor, and U.S.G.S. satellite images.

Boundary Justification (explain why the boundaries were selected)

The boundary includes the portions of the historic core of the town of Magnolia Springs that retain sufficient integrity to convey a sense of the historic time and place of the district.

11. Form Prepared By

name/title David B. Schneider (reviewed by Susan Enzweiler, AHC NR Coordinator)
 organization Schneider Historic Preservation date 7/14/2011
 street & number 411 E. 6th Street telephone 256-310-6320
 city or town Anniston state AL zip code 36207
 e-mail dbschneider@bellsouth.net

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Magnolia Springs Historic District
 City or Vicinity: Magnolia Springs
 County: Baldwin County
 State: AL
 Name of Photographer: David B. Schneider
 Date of Photographs: February 2011
 Location of Original Digital Negatives: 411 E. 6th St., Anniston AL 36207

Photo #1 (AL_BaldwinCo_MagnoliaSpingsHD_0001)
 Oak St., streetscape, camera facing south

Photo #2 (AL_BaldwinCo_MagnoliaSpingsHD_0002)

Oak St., streetscape, camera facing northwest

Photo #3 (AL_BaldwinCo_MagnoliaSpingsHD_0003)

Moore Brothers Market (Inv. #114), Oak St., camera facing south

Photo #4 (AL_BaldwinCo_MagnoliaSpingsHD_0004)

Magnolia Springs Community Hall (Inv. #116), Oak St., camera facing northwest

Photo #5 (AL_BaldwinCo_MagnoliaSpingsHD_0005)

St. Paul's Episcopal Chapel (Inv. #113), Oak St., camera facing north

Photo #6 (AL_BaldwinCo_MagnoliaSpingsHD_0006)

Magnolia Springs Volunteer Fire Dept. (Inv. #57), Magnolia Springs Hwy., camera facing west

Photo #7 (AL_BaldwinCo_MagnoliaSpingsHD_0007)

Wesleyan Chapel (Inv. #58), Magnolia Springs Hwy., camera facing west

Photo #8 (AL_BaldwinCo_MagnoliaSpingsHD_0008)

House, Not Named (Inv. #60), Magnolia Springs Hwy., camera facing west

Photo #9 (AL_BaldwinCo_MagnoliaSpingsHD_0009)

Kerr, Milton, House (Inv. #29), Gates Ave., camera facing north

Photo #10 (AL_BaldwinCo_MagnoliaSpingsHD_0010)

House, Not Named (Inv. #53), Magnolia Springs Hwy., camera facing southeast

Photo #11 (AL_BaldwinCo_MagnoliaSpingsHD_0011)

Boathouse, Not Named (Inv. #48), Magnolia River, camera facing northwest

Photo #12 (AL_BaldwinCo_MagnoliaSpingsHD_0012)

Bridge, Not Named (Inv. #111), Oak St., camera facing southwest

Photo #13 (AL_BaldwinCo_MagnoliaSpingsHD_0013)

House, Not Named (Inv. #108), Oak St., camera facing northwest

Photo #14 (AL_BaldwinCo_MagnoliaSpingsHD_0014)

House, Not Named (Inv. #104), Oak St., camera facing north

Photo #15 (AL_BaldwinCo_MagnoliaSpingsHD_0015)

House, Not Named (Inv. #120), Rock St., camera facing northeast

Photo #16 (AL_BaldwinCo_MagnoliaSpingsHD_0016)

House, Not Named (Inv. #105), Oak St., camera facing northwest

Photo #17 (AL_BaldwinCo_MagnoliaSpingsHD_0017)

Cleverdon (Inv. #94), Oak St., camera facing northwest

Photo #18 (AL_BaldwinCo_MagnoliaSpingsHD_0018)

House, Not Named (Inv. #101), Oak St., camera facing northwest

Photo #19 (AL_BaldwinCo_MagnoliaSpingsHD_0019)

Old Post Office (Inv. #95), Oak St., camera facing northwest

- Photo #20 (AL_BaldwinCo_MagnoliaSpingsHD_0020)
House, Not Named (Inv. #92), Oak St., camera facing north
- Photo #21 (AL_BaldwinCo_MagnoliaSpingsHD_0021)
House, Not Named (Inv. #93), Oak St., camera facing south
- Photo #22 (AL_BaldwinCo_MagnoliaSpingsHD_0022)
Oak Street, streetscape, camera facing southwest
- Photo #23 (AL_BaldwinCo_MagnoliaSpingsHD_0023)
Oak Street, streetscape, camera facing east
- Photo #24 (AL_BaldwinCo_MagnoliaSpingsHD_0024)
Sunnyside Hotel (Inv. #85), Oak St., camera facing north
- Photo #25 (AL_BaldwinCo_MagnoliaSpingsHD_0025)
House, Not Named (Inv. #87), Oak St., camera facing southeast
- Photo #26 (AL_BaldwinCo_MagnoliaSpingsHD_0026)
House, Not Named (Inv. #84), Oak St., camera facing southeast
- Photo #27 (AL_BaldwinCo_MagnoliaSpingsHD_0027)
Oak Street, streetscape, camera facing east
- Photo #28 (AL_BaldwinCo_MagnoliaSpingsHD_0028)
House, Not Named (Inv. #76), Oak St., camera facing southeast
- Photo #29 (AL_BaldwinCo_MagnoliaSpingsHD_0029)
House, Not Named (Inv. #75), Oak St., camera facing northwest
- Photo #30 (AL_BaldwinCo_MagnoliaSpingsHD_0030)
House, Not Named (Inv. #73), Oak St., camera facing north
- Photo #31 (AL_BaldwinCo_MagnoliaSpingsHD_0031)
Maltin, Harry, House (Inv. #68), Oak St., camera facing north
- Photo #32 (AL_BaldwinCo_MagnoliaSpingsHD_0032)
House, Not Named (Inv. #43), Island Ave., camera facing northwest
- Photo #33 (AL_BaldwinCo_MagnoliaSpingsHD_0033)
House, Not Named (Inv. #62), Magnolia St., camera facing southeast
- Photo #34 (AL_BaldwinCo_MagnoliaSpingsHD_0034)
Brunell House/Governor's Club (Inv. #63), Magnolia St., camera facing north
- Photo #35 (AL_BaldwinCo_MagnoliaSpingsHD_0035)
Holk-Magrunder-Davis House (Inv. #61), Magnolia St., camera facing north
- Photo #36 (AL_BaldwinCo_MagnoliaSpingsHD_0036)
Feldt-Russell House (Inv. #31), Holly Ave., camera facing north

Photo #37 (AL_BaldwinCo_MagnoliaSpingsHD_0037)
House, Not Named (Inv. #47), Linda Dr., camera facing west

Photo #38 (AL_BaldwinCo_MagnoliaSpingsHD_0038)
Boat House, Not Named, Magnolia River, camera facing northwest

Photo #39 (AL_BaldwinCo_MagnoliaSpingsHD_0039)
Magnolia River, riverscape, camera facing northeast

Photo #40 (AL_BaldwinCo_MagnoliaSpingsHD_0040)
House, Not Named (Inv. #14), Cotton Stocking Ln., camera facing northeast

Photo #41 (AL_BaldwinCo_MagnoliaSpingsHD_0041)
House, Not Named (Inv. #17), Cotton Stocking Ln., camera facing northeast

Photo #42 (AL_BaldwinCo_MagnoliaSpingsHD_0042)
House, Not Named (Inv. #28), Dykes Dr., camera facing northwest

Photo #43 (AL_BaldwinCo_MagnoliaSpingsHD_0044)
Fish Camp, Not Named (Inv. #24-26), Magnolia Springs Hwy., camera facing southwest

Photo #44 (AL_BaldwinCo_MagnoliaSpingsHD_0043)
Magnolia Springs Hwy. (Inv. #50), Magnolia Springs Hwy., camera facing southwest

Property Owner:

(complete this item at the request of the SHPO or FPO)

name Multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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.460 et seq.).

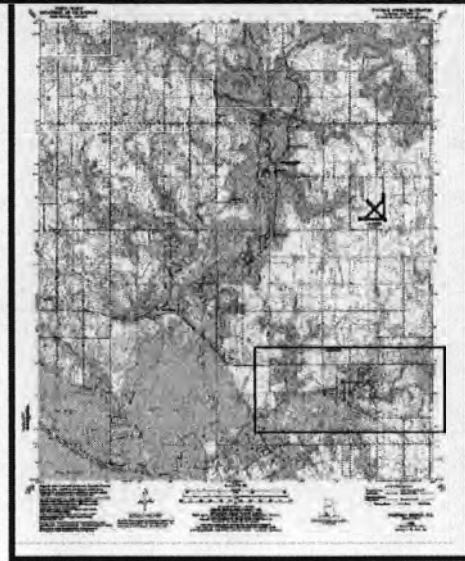
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

U.S.G.S. Topographic Map



U.S.G.S. Topographic Map
Magnolia Springs Quadrangle

#	Zone	Easting	Northing
1	16	424684	3362911
2	16	425751	3363535
3	16	426309	3363531
4	16	426330	3363255
5	16	425500	3362392



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Magnolia Springs Historic District

MULTIPLE NAME:

STATE & COUNTY: ALABAMA, Baldwin

DATE RECEIVED: 12/16/11 DATE OF PENDING LIST: 1/11/12
DATE OF 16TH DAY: 1/26/12 DATE OF 45TH DAY: 1/31/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11001046

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 1-27-12 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Magnolia Springs Historic District
Magnolia Springs, Baldwin County, AL
David B. Schneider
February 2011
411 E. 6th St., Anniston AL 36207

Photo #1
Oak St., streetscape, camera facing south
Image:AL_BaldwinCo_MagnoliaSpingsHD_0001.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



Magnolia Springs Historic District
Magnolia Springs, Baldwin County, AL
David B. Schneider
February 2011
411 E. 6th St., Anniston AL 36207

Photo #2
Oak St., streetscape, camera facing northwest
Image: AL_BaldwinCo_MagnoliaSpingsHD_0002.tif
Epson Ultrachrome Ink on Premium Glossy Photo Paper



Magnolia Springs Historic District
Magnolia Springs, Baldwin County, AL
David B. Schneider
February 2011
411 E. 6th St., Anniston AL 36207

Photo #3
Moore Brothers Market (Inv. #114), Oak St.,
camera facing south
Image: AL_BaldwinCo_MagnoliaSpingsHD__0003.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



Magnolia Springs Historic District
Magnolia Springs, Baldwin County, AL
David B. Schneider
February 2011
411 E. 6th St., Anniston AL 36207

Photo #4
Magnolia Springs Community Hall (Inv. #116),
Oak St., camera facing northwest
Image: AL_BaldwinCo_MagnoliaSpingsHD_0004.tif
Epson Ultrachrome Ink on Premium Glossy Photo Paper



Magnolia Springs Historic District
Magnolia Springs, Baldwin County, AL
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February 2011
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Photo #5
St. Paul's Episcopal Chapel (Inv. #113), Oak St.,
camera facing north

Image: AL_BaldwinCo_MagnoliaSpingsHD_0005.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #6
Magnolia Springs Volunteer Fire Dept. (Inv. #57),
Magnolia Springs Hwy., camera facing west
Image: AL_BaldwinCo_MagnoliaSpringsHD_0006.tif
Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #7
Wesleyan Chapel (Inv. #58), Magnolia Springs
Hwy., camera facing west
Image: AL_BaldwinCo_MagnoliaSpingsHD.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #8
House, Not Named (Inv. #60), Magnolia Springs
Hwy., camera facing west
Image: AL_BaldwinCo_MagnoliaSpringsHD_0008.tif
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Photo #9
Kerr, Milton, House (Inv. #29), Gates Ave., camera
facing north

Image: AL_BaldwinCo_MagnoliaSpingsHD_0009.tif
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Photo #10
House, Not Named (Inv. #53), Magnolia Springs
Hwy., camera facing southeast

Image: AL_BaldwinCo_MagnoliaSpringsHD_0010.tif
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Photo #11
Boathouse, Not Named (Inv. #48), Magnolia River,
camera facing northwest

Image: AL_BaldwinCo_MagnoliaSpingsHD__0011.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #12
Bridge, Not Named (Inv. #111), Oak St., camera
facing southwest

Image:AL_BaldwinCo_MagnoliaSpingsHD_0012.tif
Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #13
House, Not Named (Inv. #108), Oak St., camera
facing northwest

Image: AL_BaldwinCo_MagnoliaSpingsHD_0013.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #14
House, Not Named (Inv. #104), Oak St., camera
facing north

Image: AAL_BaldwinCo_MagnoliaSpingsHD_0014.tif
Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #15
House, Not Named (Inv. #120), Rock St., camera
facing northeast
Image: AL_BaldwinCo_MagnoliaSpingsHD_0015.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #16
House, Not Named (Inv. #105), Oak St., camera
facing northwest

Image: AL_BaldwinCo_MagnoliaSpingsHD_0016.tif
Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #17
Cleverdon (Inv. #94), Oak St., camera facing
northwest

Image: AL_BaldwinCo_MagnoliaSpingsHD_0017.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #18
House, Not Named (Inv. #101), Oak St., camera
facing northwest

Image: AL_BaldwinCo_MagnoliaSpingsHD_0018.tif
Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #19
Old Post Office (Inv. #95), Oak St., camera facing
northwest

Image: AL_BaldwinCo_MagnoliaSpingsHD_0019.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #20
House, Not Named (Inv. #92), Oak St., camera
facing north

Image: AL_BaldwinCo_MagnoliaSpingsHD_0020.tif
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Photo #21
House, Not Named (Inv. #93), Oak St., camera
facing south

Image: AL_AL_BaldwinCo_MagnoliaSpingsHD_0021.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #22
Oak Street, streetscape, camera facing southwest
Image: AL_BaldwinCo_MagnoliaSpingsHD_0022.tif
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Photo #23
Oak Street, streetscape, camera facing east
Image: AL_BaldwinCo_MagnoliaSpingsHD_0023.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #24
Sunnyside Hotel (Inv. #85), Oak St., camera facing
north

Image: AL_BaldwinCo_MagnoliaSpringsHD_0024.tif
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Photo #25
House, Not Named (Inv. #87), Oak St., camera
facing southeast

Image: AL_BaldwinCo_MagnoliaSpingsHD_0025.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #26
House, Not Named (Inv. #84), Oak St., camera
facing southeast

Image: AL_BaldwinCo_MagnoliaSpingsHD_0026.tif
Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #27
Oak Street, streetscape, camera facing east
Image: AL_BaldwinCo_MagnoliaSpingsHD_0027.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #28
House, Not Named (Inv. #76), Oak St., camera
facing southeast

Image: AL_BaldwinCo_MagnoliaSpingsHD_0028.tif
Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #29
House, Not Named (Inv. #75), Oak St., camera
facing northwest

Image: AL_BaldwinCo_MagnoliaSpingsHD_0029.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #30
House, Not Named (Inv. #73), Oak St., camera
facing north

Image: AL_BaldwinCo_MagnoliaSpringsHD_0030.tif
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Photo #31
Maltin, Harry, House (Inv. #68), Oak St., camera
facing north

Image: AL_BaldwinCo_MagnoliaSpingsHD_0031.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #32
House, Not Named (Inv. #43), Island Ave., camera
facing northwest

Image: AL_BaldwinCo_MagnoliaSpingsHD.tif
Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #33
House, Not Named (Inv. #62), Magnolia St.,
camera facing southeast
Image: AL_BaldwinCo_MagnoliaSpingsHD_0033.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #34
Brunell House/Governor's Club (Inv. #63),
Magnolia St., camera facing north
Image: AL_BaldwinCo_MagnoliaSpingsHD_0034.tif
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Photo #35
Holk-Magrunder-Davis House (Inv. #61), Magnolia
St., camera facing north
Image: AL_BaldwinCo_MagnoliaSpingsHD_0035.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #36
Feldt-Russell House (Inv. #31), Holly Ave., camera
facing north

Image: AL_BaldwinCo_MagnoliaSpingsHD_0036.tif
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Photo #37
House, Not Named (Inv. #47), Linda Dr., camera
facing west

Image: AL_BaldwinCo_MagnoliaSpingsHD_0037.tif
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Photo #38
Boat House, Not Named, Magnolia River, camera
facing northwest

Image: ALAL_BaldwinCo_MagnoliaSpingsHD_0038.tif
Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #39
Magnolia River, riverscape, camera facing
northeast

Image: AL_BaldwinCo_MagnoliaSpingsHD_0039.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #40
House, Not Named (Inv. #14), Cotton Stocking Ln.,
camera facing northeast

Image: AL_BaldwinCo_MagnoliaSpingsHD_0040.tif
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Photo #41
House, Not Named (Inv. #17), Cotton Stocking Ln.,
camera facing northeast

Image: AL_BaldwinCo_MagnoliaSpingsHD_0041.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #42
House, Not Named (Inv. #28), Dykes Dr., camera
facing northwest

Image: AL_BaldwinCo_MagnoliaSpringsHD_0042.tif
Epson Ultrachrome Ink on Premium Glossy Photo Paper



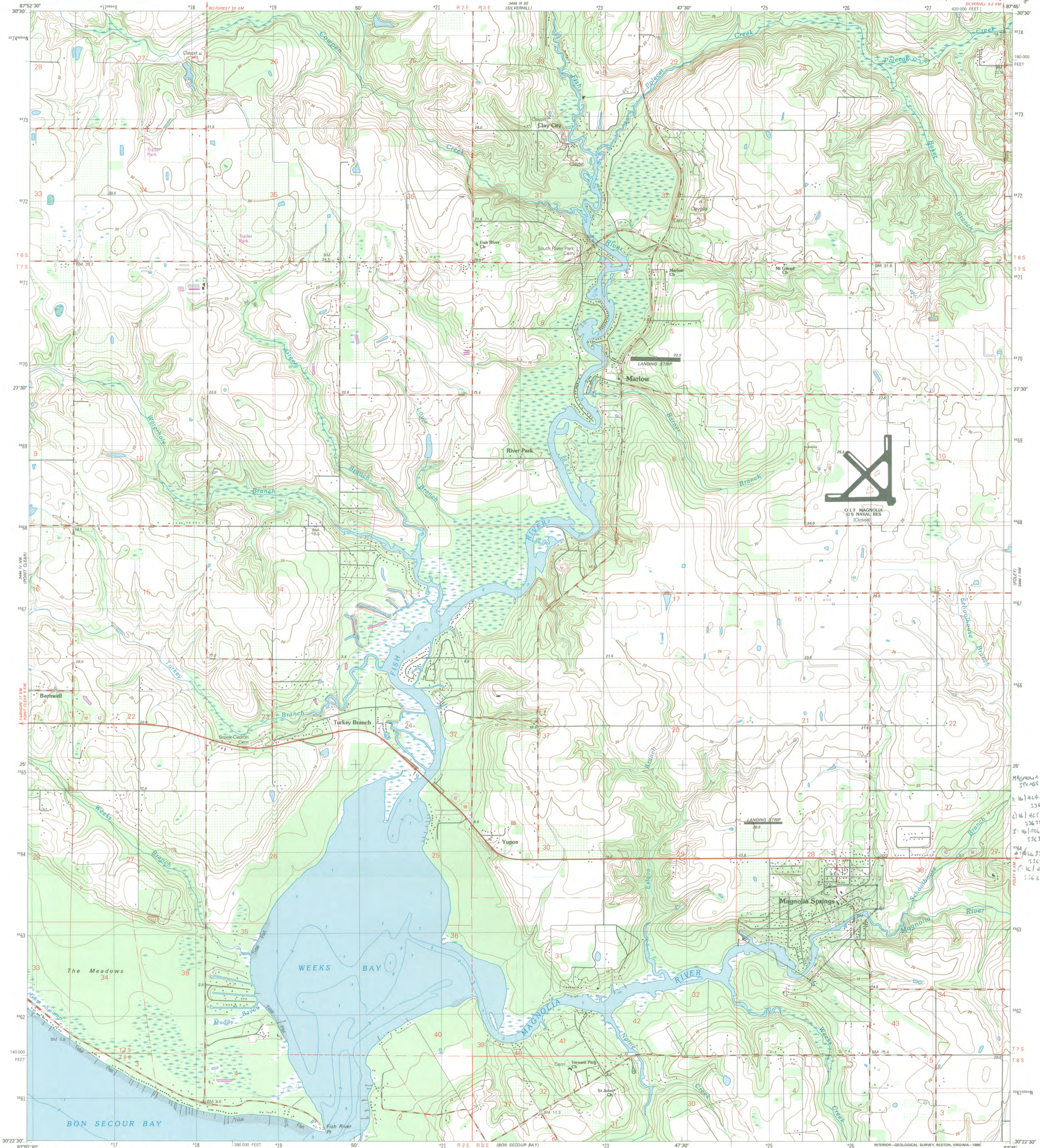
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Photo #43
Fish Camp, Not Named (Inv. #24-26), Magnolia
Springs Hwy., camera facing southwest
Image: AL_BaldwinCo_MagnoliaSpingsHD_0043.tif
Print: Epson Ultrachrome Ink on Premium Glossy Photo Paper



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Photo #44
Magnolia Springs Hwy. (Inv. #50), Magnolia
Springs Hwy., camera facing southwest
Image: AL_BaldwinCo_MagnoliaSpringsHD_0044.tif
Epson Ultrachrome Ink on Premium Glossy Photo Paper



MAGNOLIA SPRINGS H.O.
1: 161424054/
2: 161425511/
3: 161426307/
4: 161427104/
5: 161427901

Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, and Alabama Geodetic Survey
Topography by photogrammetric methods from aerial photographs
taken 1976. Field checked 1976. Map edited 1980
Selected hydrographic data compiled from NOS chart 11376 (1979)
This information is not intended for navigational purposes
Projection and 10,000-foot grid ticks: Alabama coordinate
system, west zone (transverse Mercator)
1000-meter Universal Transverse Mercator grid, zone 16
1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 18 meters south as shown
by dashed corner ticks
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
There may be private inholdings within the boundaries of
the National or State reservations shown on this map

Revisions shown in purple and woodland compiled from
aerial photographs taken 1981 and other sources. This
information not field checked. Map edited 1986

SCALE 1:24 000

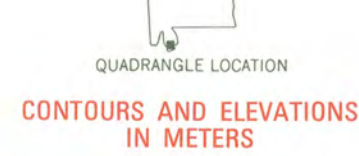
1 5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100
KILOMETERS
1 5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100
METERS
1 5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100
MILES

CONTOUR INTERVAL 2 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
CONTROLLING ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER
DEPTH CURVES AND SOUNDINGS IN METERS—DATUM IS MEAN LOWER LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE PERIODIC TIDES IN THIS AREA ARE NEGLIGIBLE

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

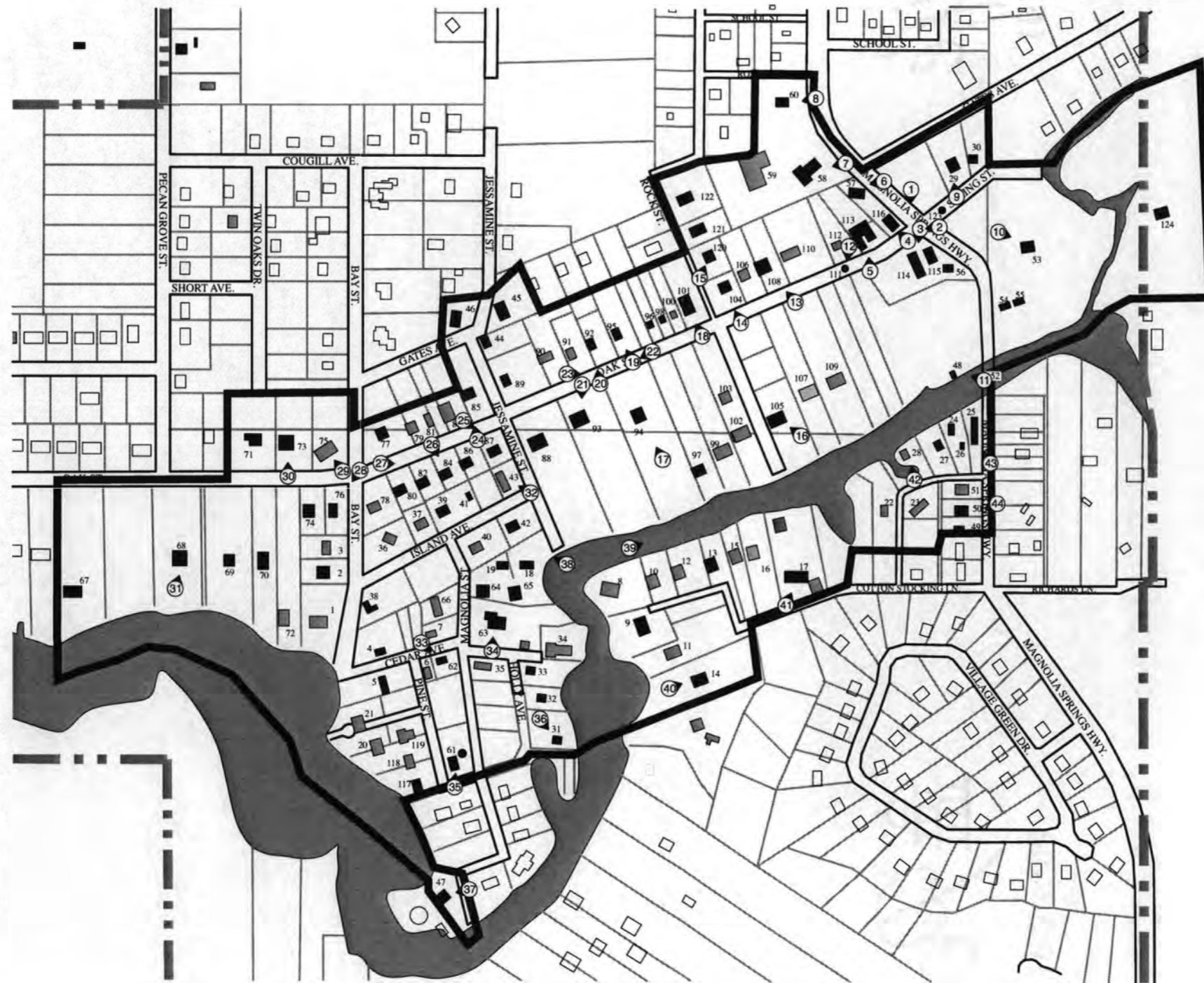


MAGNOLIA SPRINGS, ALA.
30087-D7-TM-024
1980
PHOTOREVISED 1986
DMA 3444 IV NE-SERIES V844



MAGNOLIA SPRINGS

ALABAMA
HISTORIC RESOURCE SURVEY 2009



CONTRIBUTING/NONCONTRIBUTING

- Contributing
- Noncontributing

— Historic District
- - - Town Limit

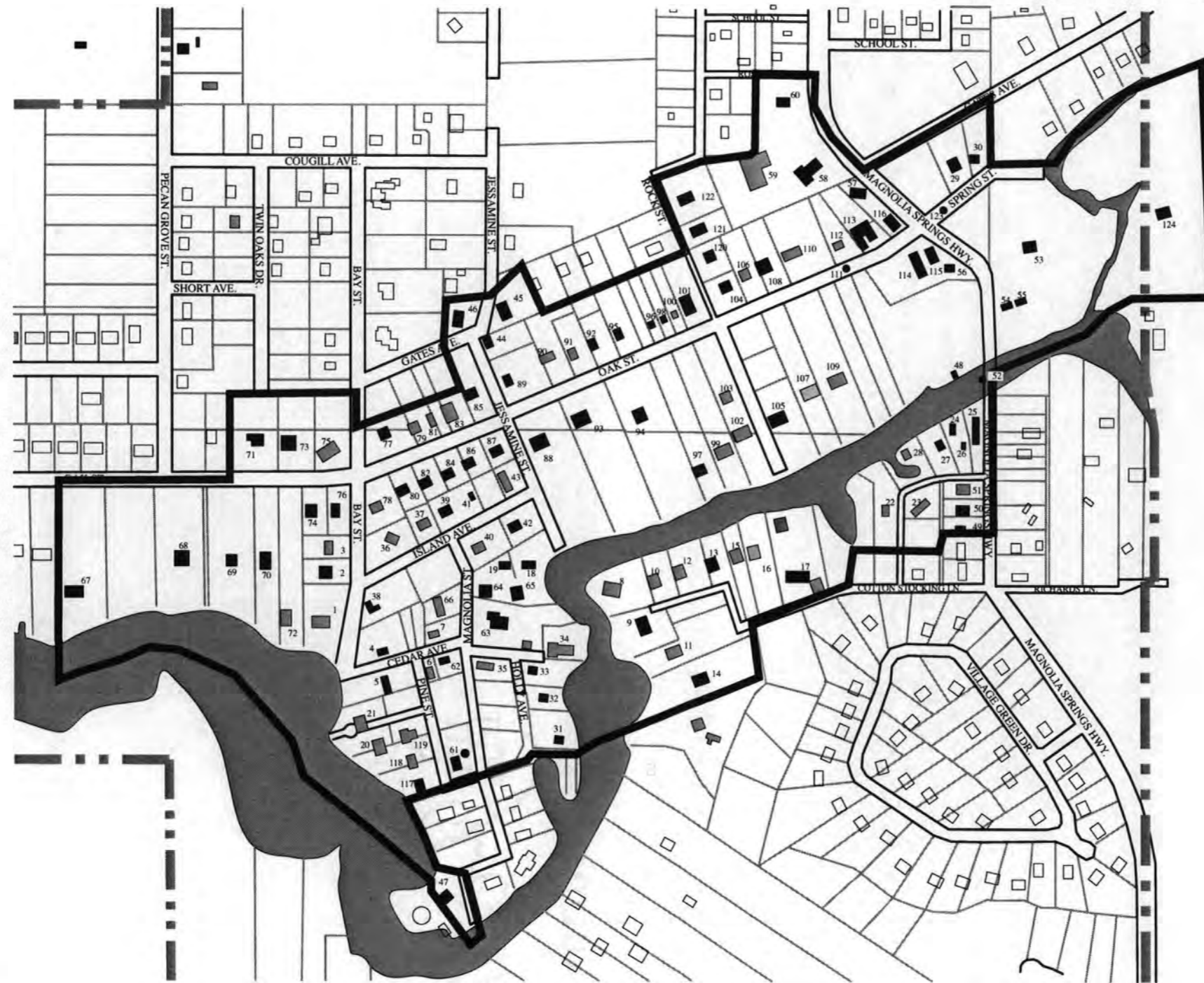


SCHNEIDER Historic Preservation, LLC
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Fax: (334) 323-5631 • e-mail: dbschneider@bellsouth.net
www.shphistoric.com

MAGNOLIA SPRINGS

ALABAMA

HISTORIC RESOURCE SURVEY 2009



CONTRIBUTING/NONCONTRIBUTING

- Contributing
- Noncontributing

- Historic District
- Town Limit



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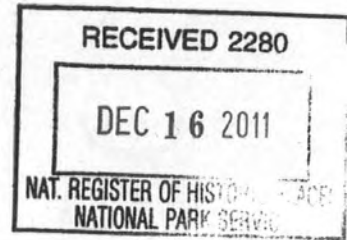
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ALABAMA HISTORICAL COMMISSION
468 SOUTH PERRY STREET
MONTGOMERY, ALABAMA 36130-0900



FRANK W. WHITE
EXECUTIVE DIRECTOR

December 8, 2011

TEL: 334-242-3184
FAX: 334-240-3477

Ms. Carol Shull
Keeper of the National Register
U. S. Department of the Interior, NPS
Cultural Resources
National Register, History & Education Programs
1201 "I" Street NW (2280)
Washington, D. C. 20005

Dear ~~Ms. Shull:~~ *Carol*

Enclosed please find the nomination and supporting documentation to be considered for listing the following Alabama resource in the National Register of Historic Places:

Magnolia Springs Historic District
Magnolia Springs, Baldwin County, Alabama

Your consideration of the enclosed National Register of Historic Places nomination is appreciated.

Truly Yours,

Elizabeth Ann Brown
Deputy State Historic Preservation Officer

EAB/sme/nw

Enclosures