

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Formreceived MAR 11 1987
date enteredSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic N/A

and or common Ocean Springs Multiple Resource Area

2. Location

street & number The incorporation limits of Ocean Springs N/A not for publication

city, town Ocean Springs N/A vicinity of

state Mississippi code 28 county Jackson code 59

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
<input checked="" type="checkbox"/> multiple resource	<input type="checkbox"/> N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Owners

street & number Multiple Addresses

city, town Multiple Addresses N/A vicinity of state Multiple Addresses

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the Chancery Clerk, Jackson County Courthouse

street & number Canty Street

city, town Pascagoula state Mississippi

6. Representation in Existing Surveys

title Statewide Survey of Historic Sites has this property been determined eligible? ☐ yes ☒ nodate 1979 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Mississippi Department of Archives and History

city, town Jackson state Mississippi 39205

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

SIX The Ocean Springs Multiple Resource Area encompasses the incorporated limits of the City of Ocean Springs, (Population: approximately 15,000), as they stood in 1982. The nomination includes seven historic districts and fifteen individual properties. Although archaeological surveys of the area have produced artifacts dating from prehistoric and colonial inhabitation, the limited scope of the excavations precludes the inclusion of these sites in this multiple resource nomination. The architectural survey of Ocean Springs was conducted in 1979. This nomination represents a 1986 up-dating and editing of the results of that survey.

The City of Ocean Springs is situated on a peninsula formed by the confluence of Davis Bayou on the east and southeast, Biloxi Bay on the south, the Back Bay of Biloxi on the west, and Old Fort Bayou on the north. Five additional bodies of water extend into the city from the south. These are from east to west: Heron Bayou, Stark Bayou, Halstead Bayou, Weeks Bayou, and the Inner Harbor. Ocean Springs occupies a series of hillocks which is reputed to be the highest point (approximately twenty-one feet) on the Gulf Coast between Rockport, Texas and Mobile, Alabama (Thomas Ewing Dabney, Ocean Springs, the Land Where Dreams Come True, p. 33). The hillocks are bordered by white sand beaches on the south and marshlands on the north. The natural vegetation of the area consists mainly of long-leaf pines and live oaks with very dense undergrowth. The large numbers of pecan and citrus fruit trees reflect the horticultural industry which developed in Ocean Springs during the late nineteenth century. Avenues of live oaks line Jackson and Washington Avenues. The wide-arching branches not only provide welcome, sun-dappled, shade but create an atmosphere which is an essential ingredient in the "sense of place" of Ocean Springs. Live oaks were first planted along Washington Avenue during the second half of the nineteenth century. Additional oaks were planted along Washington Avenue in 1977 by the Ocean Springs Garden Club as memorials to the mayors of the city (Regina B. Hines, Ocean Springs, 1892, pp. 75-78).

The street pattern of Ocean Springs is highly irregular. The eastern, more recently developed section of the city consists of clustered-housing tracts the streets of which branch off of three north-south streets, Holcomb and Bechtel Boulevards and Halstead Road. Although most of the streets in the older, western and central areas are straight, they seldom extend farther than three or four blocks and rarely intersect at right angles. The undulating paths of Lover's Lane, Front Beach, East Beach, and Shearwater Drives are, in part, established by nearby irregular shorelines.

The two major arteries into Ocean Springs are Tucker Road and U.S. Highway 90. Tucker Road, which is a northern extension of Washington Avenue, connects Ocean Springs to U.S. Interstate 10, four miles north of the city. U.S. Highway 90 provides access to Biloxi,

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which is four miles to the west across the Bay of Biloxi, and to Pascagoula approximately eighteen miles to the east of Ocean Springs.

Although Washington Avenue is now the main north-south street in Ocean Springs, it did not achieve its preeminence until the 1869 completion of the railroad shifted the transportation focus of the city away from the steamship landing at the foot of Jackson Avenue. Since the turn of the century, commercial development in Ocean Springs has largely remained confined to the area surrounding the intersection of Washington Avenue and tracks of the Louisville and Nashville Railroad and, by extension, U.S. Highway 90, which is briefly tangential with the tracks, and Government Avenue which runs parallel with the tracks two short blocks to the south. It is along Highway 90 that recent "strip development" has been focused. The concentration of commercial activities to these relatively small sections of the city has contributed to the preservation of the high level of historical and architectural integrity which is found in the nominated historic districts and properties.

The Ocean Springs Multiple Resource Area is profoundly residential in character. Approximately eighty-eight percent of the properties which are being nominated individually or which contribute to nominated districts are residences, combined homes and businesses, or houses which have been adapted to commercial uses with their domestic characters intact. Wood frame construction predominates with masonry buildings constituting only seven and one-half percent of the total contributing properties. Most of the buildings are one or one-and-one-half stories in height. Only one out of four of the buildings are two or more stories tall. (This figure includes structures with full, ground level, raised basements.)

The architectural response to the exigencies of the subtropical climate of Ocean Springs can be seen in the nearly universal elevation of structures on low brick piers and the ubiquity of full-width or wrap-around galleries. The placement of buildings atop the masonry piers removed them from contact with the damp, sandy soil and its attendant threats of rot and insect infestation. It also permitted the free circulation of air around all sides of the buildings. The expansive porches and galleries are commonly five to ten feet in width which greatly extends the living space of the often diminutive structures. The porches, in concert with the usually wide eaves, also protect the walls and windows from the harsh sun and heavy rains. The broad porches are so much a feature of domestic architecture in Ocean Springs that a substantial dwelling, such as that at 1103 Calhoun Avenue, which possesses only a tiny porch is noteworthy for their absence.

Most of the buildings which contribute to the Ocean Springs Multiple Resource Area possess features which are characteristic of specific architectural styles. There are a few structures, however,

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which defy such stylistic categorization. Many of this latter group conform to recognizable building forms the employment of which transcends stylistic periods.

The simplest of these building types is the "shotgun house" so labeled because of its front-to-back alignment of a single file of rooms (918 Calhoun Avenue). In an expanded version, a room is added laterally to the file creating an L-shaped plan. This version also usually possesses a wrap-around gallery in contrast to the full-width porch of the basic shotgun house (1410 Bowen Avenue). The Hansen-Verrette House (520 Jackson Avenue) represents the shotgun house in its most expanded form in which a side hall flanks the file of rooms.

The "creole cottage" is usually a one or one-and-one-half story building with a side gable roof, a full-width, undercut gallery, and no interior passages. All of the front rooms of such houses are accessible from the gallery (305 Front Beach Drive).

The "planter's cottage" is similar in massing to the creole cottage. The major differences between the two types is the nearly universal symmetry of the facades and plans of planter's cottage and their wide central passages the presence of which is emphasized by impressive entrances (214 Washington Avenue, 416 Martin Avenue). "Raised cottages" are essentially creole or planter's cottages which have been elevated upon tall piers and raised "basements" which contain service areas (314 Jackson Avenue, 810 Iberville Avenue).

The remaining building form which appears during several stylistic periods was developed in response to the tourism industry in Ocean Springs. These are boarding houses. Like the raised cottages, they are adaptations of the creole or planter's cottages. Those based on the planter's cottages exhibit symmetrical facades with an important central entrance flanked by lesser doors into the front rooms (2122 Government Street, 505 Jackson Avenue). The boarding houses which developed from the relaxed, sometimes asymmetrical creole cottages retain the doors into front rooms without an emphasized main entrance (822 Porter Avenue).

The buildings of the Ocean Springs Multiple Resource Area represent a wide range of architectural styles which were popular in the United States during the second half of the nineteenth century and the first half of the twentieth. The Greek Revival, Queen Anne Revival and Craftsmen/Bungalow styles are those most frequently encountered, but examples of the Neoclassical, Shingle, Colonial Revival, Spanish Colonial Revival and Prairie Styles can be seen as well.

The Greek Revival is the earliest formal architectural style of which there are extant examples in Ocean Springs. Colonnades and frontispiece entrances were very simply rendered. There are no pedimented gables which date from the mid-nineteenth century. The

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typical Greek Revival buildings have square posts or box columns supporting their gallery roofs and simple eared architraves enframing the transomed and side-lighted main entrances (214 Washington Avenue, 416 Martin Avenue). The most ambitious design in the Greek Revival Style in Ocean Springs is found in the facade of the Hansen-Verrette House (520 Jackson Avenue). The box columns of the gallery support a full, dentiled entablature. The three bays of the slightly asymmetrical facade have eared and battered architraves which support cornices. The cornice over the entrance is slightly raked in suggestion of a pediment. "Bay Home" (309 Lover's Lane) is a simple Greek Revival cottage which is remarkable for the deep cove which encircles the house in place of a cornice or eaves.

There are no intact buildings in the Gothic Revival or Italianate, Styles in Ocean Springs. The house at 1112 Bowen Avenue dating from the turn of the twentieth century is strongly evocative of an Italianate villa with its broad hip roof and octagonal tower. Its ornamentation is, however, more truly in the Queen Anne Style.

The Queen Anne Revival is the nineteenth century style represented by the largest number of buildings in Ocean Springs. Recognized by its sawn and turned porch decoration and gables clad in imbricated shingles, the Queen Anne Revival is found at its most florid in the Carter-Callaway House (916 State Street). The house has a full-width, two-tiered gallery which is rich with decoration and a two-story curved bay fully sheathed in shaped shingles.

One of the most numerous buildings forms in Ocean Springs is the "Queen Anne Cottage." This residential form is one story in height with a cross gable roof. The asymmetrical facades of these buildings feature an off-center, projecting polygonal bay which is flanked by a porch (1302 Government Street, 1201 Washington Avenue North). Another building form apparently limited to the Queen Anne Revival Style is the "T-shaped Cottage." This consists of two adjoining rooms from which projects a central main room encircled by a U-shaped porch (505, 619 Washington Avenue).

Buildings which are generally Queen Anne Revival in style frequently present elements that are more closely identified with other styles. "Conamore" on Lover's Lane has applied stick style trusses on its gables and an attached mansard-roofed gazebo. The Frank Bryan House (406 Jackson Avenue) combines Queen Anne Revival massing with Free Classical ornamentation. The design of St. John's Episcopal Church (Rayburn and Porter Avenue) was derived from the published design of a Shingle Style wood frame and stone church. As interpreted by local craftsman, the decoration and surface treatment became Queen Anne in character while the broad massing of the New York church became emphatically vertical in the High Victorian Gothic manner.

The Shingle Style is represented in Ocean Springs by the house at

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528 Jackson Avenue and the main houses and guest house in the Sullivan-Charnley Historic District. The Jackson Avenue building is completely clad in imbricated shingles. Its very steep side gable and the Tuscan columns of its undercut porch are both typical shingle style elements. The Sullivan-Charnley buildings are fully shingled and the octagonal guest house is similar to the bays and towers encountered in Shingle Style buildings. However, their broad eaves, horizontal openings, and ground-hugging silhouettes prefigure the Chicago-born "Prairie Style."

As with the Greek Revival, the Ocean Springs examples of the Colonial Revival Style are, for the most part, very simple. The Colonial Revival elements are usually restricted to six-over-six double-hung windows and the Tuscan or box columns which support the galleries of the otherwise vernacular buildings (524 Jackson Avenue, 608 Cleveland Avenue). The Honor House on Front Beach Drive is a very large building with a gallery supported by Tuscan columns. Its long, side-gable gambrel roof is typical of the so-called "Dutch Colonial Revival Style."

The Beaux Art Neoclassicism of the turn of the century is represented by two larger-scale buildings, the Old Farmers and Merchants State Bank and the Jeremiah O'Keefe House (998 Washington Avenue and 911 Porter Avenue). Both buildings possess monumental orders. That on the bank is in the form of pilastrades framed by slightly projecting corner pavilions. The O'Keefe House presents a full-width, richly molded, Ionic colonnade. In contrast to the restraint of the bank, the O'Keefe House is elaborated with curving bays, balustrades, and urns which are closely allied to Colonial Revival decoration.

The buildings in the related Craftsman and Bungalow Styles constitute the largest group of stylistically similar twentieth century structures in Ocean Springs. Both styles typically feature one or one-and-one-half storied gable roofed blocks with exposed rafter tails. The porch supports of Craftsmen houses are usually simple unmolded square posts (420 Jackson Avenue). The gabled porches of Bungalows are most frequently supported by small, battered box columns which rest on stuccoed masonry piers (517 Jackson Avenue). The design of Terrace Hill (414 Martin Avenue) blends Bungalow massing with Neoclassical fluted square columns and a tile roof.

There are several buildings in Ocean Springs which reflect the eclectic spirit of early twentieth century American architecture. The widely popular Spanish Colonial Revival Style is represented by the thick wall, tile roof, and arcades of the Guice House (318 Lover's Lane). A more rococo manifestation of Spanish influence is found in the columned pergola, curvilinear muntins and iron balconies of "Delcastle" (1410 Government Street). Northern European influences are evident in the simple English cottage at 518 Jackson Avenue and

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the large Jacobethan pile of the Old Ocean Springs High School. The Hanson-Dickey House (108 Shearwater Drive) exhibits a successful blending of such derivative Italian Renaissance and Baroque features as cartouches; an undulating grand staircase, and scored stucco with the new American aesthetic of the Prairie Style evident in its pronounced horizontality.

The majority of the buildings in Ocean Springs which date from the second half of the twentieth century or later have maintained the modest scale of the earlier structures. They are usually of wood frame or concrete block construction, occasionally with a brick veneer. Stylistic references are usually "colonial," although at least one "Victorian Revival" house has been erected. Only three multiple-unit properties exceed the generally small scale of the city's architecture. Two of them are situated just within the boundaries of the Old Ocean Springs Historic District and are not strongly intrusive due to their low lines and placement in the landscape. The third out-of-scale structure is a high-rise building located near the central business district. It is not in an historic district and most views of it are partially obscured by the heavy foliage which is so characteristic of Ocean Springs.

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OCEAN SPRINGS MULTIPLE RESOURCE AREA

Contributing and Non-contributing Properties Within Districts

Districts	CONTRIBUTING		NON-CONTRIBUTING			TOTAL
	Pivotal	Contributing	Marginal	Non-contribut.	Intrusive	
Indian Springs	3	5	1	2		11
Lover's Lane	3	6		3*		12
Marble Springs	4	8	2**	4		18
Old Ocean Springs	21	45	9***	26****	6	107
Shearwater	4	2		4		10
Sullivan-Charnley	1	5				6
Totals	36	71	12	39	6	
Combined Total	107		57			164

NOTE: All of the properties counted above are BUILDINGS except the following non-contributing properties indicated above by asterix.

* Includes the vacant lot at 307 Lover's Lane.

** Includes the Marble Springs site.

*** Includes the Little Children's Park

**** Includes the vacant lot adjacent to the Little Children's Park.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates See individual nominations **Builder/Architect** N/A

Statement of Significance (in one paragraph)

The Ocean Springs Multiple Resource Area is architecturally significant in the context of Mississippi because the six districts and fifteen individually nominated properties of which it is comprised accurately reflect the life of a nineteenth- and early-twentieth-century Gulf Coast resort community. It also includes properties which are nationally significant in the areas of art and architecture because of their association with the Anderson family of ceramicists and painters and with the architects, Louis Sullivan and Frank Lloyd Wright. The development of Ocean Springs was historically more strongly influenced by New Orleans than by the interior of Mississippi. Many of the buildings which contribute to the nomination evince this relationship with the Louisiana city.

HISTORY

Ocean Springs is the site of the first European settlement in Mississippi. Established by Pierre Lemoyne, Sieur d'Iberville on August 8, 1699, the community was named "Biloxey" after a nearby tribe of Indians. The focus of the settlement was Fort Maurepas, named for the Minister of the Marine under Louis XIV of France. Drawings in the French archives reveal the fort to have consisted of a palisaded rectangle strengthened at its corners by timber bastions. The exact site of the fort and settlement has yet to be positively identified, however, it is now widely believed to have stood on one of the low bluffs between the Back Bay of Biloxi and present-day Lover's Lane. A replica of Fort Maurepas has recently been erected near Front Beach Drive in the Old Ocean Springs Historic District.

The settlement served as the administrative center of the French Colony of Louisiana from 1699 to 1701 or 1702 when the capital was moved to Dauphine Island near Mobile, Alabama. In 1719 the capital was reestablished at "Biloxey." Two years later the capital was again moved, this time to "New Biloxi" across the bay. This was prompted by the untenable conditions described by M. Le Blond de la Tour, a representative of the Ministry of the Marine in a letter to his superiors dated January 8, 1721.

"This [illness] has not prevented me, gentlemen, from visiting upon my arrival this post where there seemed to me to be many difficulties for a good settlement. Besides the very bad air, nearly 500 to 600 persons having died there in five to six months and in spite of the cold weather that we have now, others are dying there every day; the very marshy water and in summer

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there is none at all; all this made me decide, gentlemen, to go on the next day to visit the situation of New Biloxi which is very advantageous..." (Quoted by Dunbar Rowland in "Old Biloxi the First Settlement in Mississippi.")

In 1722 the capital of colonial Louisiana was moved for the last time from [New] Biloxi to New Orleans.

During the eighteenth and early-nineteenth centuries, the tiny fishing settlement in the area of Old Biloxi was an insignificant pawn in the global shifts of power. Dominion over the region passed from France to England in 1763, from England to Spain in 1779, and from Spain to the United States in 1812. Upon its annexation by the United States, the strip of land between the Gulf Coast and the thirty-first parallel, which included the future site of Ocean Springs, was added to the Territory of Mississippi. The State of Mississippi was admitted to the Union on December 10, 1817.

The Gulf Coast town's emergence from obscurity began in the 1830s when the wharf at the foot of what is now Jackson Avenue became a regular refueling station on the New Orleans to Mobile steamship run. While their ships' stores were being replenished passengers strolled around the heavily wooded hillocks enjoying the pine-scented sea breezes. As word of the unspoiled natural beauties of the area spread, the number of visitors increased as did the demand for long-term lodgings. The isolated, breeze-swept town was particularly attractive to New Orleanians fearful of their city's seasonal yellow fever epidemics which were erroneously attributed to the disturbance of soil occasioned by urban growth. It was during the 1830s that Mrs. Henrietta Porter opened the first hotel in the town on Jackson Avenue, thereby inaugurating the tourism industry which was so important to the community's development (Regina B. Hines, Ocean Springs, 1892 [Pascagoula: Lewis Printing Services, 1979] p. 2).

Despite the influx of visitors, the town's population of permanent residents remained quite small. In 1853, the year the community was christened "Lynchburg" after a local merchant and mill operator, the population consisted of the members of only fifteen families (Dick Dabis, "History of New Blossman Office Building has Interesting Background," Daily Time-Mirror, November, 1964). This was one year after the rediscovery of the mineral springs along the southern shore of the Old Fort Bayou by Rev. P. P. Bowen. Archaeological evidence and the recorded observations of early European settlers in the area attest to the frequency with which local Native Americans congregated at the springs and partook of their waters. The

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white residents, however, did not avail themselves of the beneficent springs until Rev. Bowen created a simple spa overlooking the bayou. This resort afforded marble baths and a boarding house which forms the core of the present building at 1217 Washington Avenue (Hines, p. 69). Dr. William G. Austin, a New Orleans physician, was an especially enthusiastic advocate of the benefits to be derived from "taking the waters" and a strong supporter of the community. He built a small Greek Revival cottage at 416 Martin Avenue to serve as a sanatorium. He also suggested that "Ocean Springs" would be a more appropriately descriptive name for the community than "Lynchburg." The citizens agreed and in 1854 the little town was renamed Ocean Springs (Interview with Adolph Schrieber, Madisonville, Louisiana, former resident of Ocean Springs, conducted by Joan Walsh on September 9, 1938, Ocean Springs Subject File, Mississippi Department of Archives and History, Jackson). The growing popularity of Ocean Springs as a summer resort among New Orleanians received added impetus during the mid 1850s because of several seasons of particularly severe outbreaks of yellow fever in the Louisiana city. The epidemic of 1853, the deadliest in New Orleans history, killed 7,849 people out of a total population of 151,132 (George Augustin, History of Yellow Fever [New Orleans: Searcy and Pfaff, 1909] pp. 870-871).

Ocean Springs was spared the devastation inflicted upon many other Southern communities during the Civil War; however, its residents experienced many of the lesser war-related hardships suffered throughout the South. In addition, war-time conditions and the moribund post-war Southern economy were not conducive to recreational travel (Charles Bracelen Flood, Lee, The Last Years [Boston: Houghton Mifflin Company, 1981] pp. 159-160). This was severely injurious to the economies of Southern resort communities which, like Ocean Springs, were largely dependent upon tourism. By the 1880s, however, conditions along the Gulf Coast had improved.

The years between 1880 and 1930 were a period of general prosperity and growth for the town of Ocean Springs. The population of permanent residents grew from 600 in 1878 to 1,200 in 1892, the year of the town's incorporation (Augustin, p. 947; Hines, p. 3). By 1915 the population had increased to 2,000 permanent residents (Thomas Ewing Dabney, Ocean Springs: The Land Where Dreams Come True [Pascagoula: Lewis Printing Services, 1974 - reprint of the ca. 1915 edition] p. 33).

The post-war recovery and expansion of Ocean Springs was due, in large part, to the completion of the railroad between New Orleans and Mobile in 1870. Although the line was unprofitable until its 1880

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lease and subsequent purchase by the Louisville and Nashville Railroad, the rail service quickly surpassed steamship travel in popularity among Gulf Coast travelers (C. E. Schmidt, Ocean Springs, French Beachhead [Pascagoula: Lewis Printing Services, 1972] p. 47). Tourism in the little town increased dramatically. The railroad enabled middle-class New Orleanians, as well as their wealthier neighbors, to spend their summers in Ocean Springs. Tourism was expanded into a year-round industry in the late 1880s and 1890s with the influx of winter-weary Northerners, especially Chicagoans. Rail service reduced the travel time between Chicago and the Gulf Coast to twenty-four hours. Private waterfront estates, hotels, and boarding houses proliferated. One of the most successful tourist-oriented business ventures in Ocean Springs was the boarding house and adjoining livery stable which were operated by the O'Keefe family at the northeast corner of Jackson and Porter Avenues. The house now stands at 2122 Government Street where it also briefly served as a boarding house.

Among the visitors from Chicago were Mr. and Mrs. James Charnley and their close friend, the architect Louis Sullivan. So delighted with the natural beauties of Ocean Springs were they, that in 1890 they purchased adjoining estates overlooking the beach to the east of town. Upon these properties (which constitute the Sullivan-Charnley Historic District) were built a collection of shingle-clad houses, guest cottages, servants' quarters, and stables. Their designs have been attributed to both Louis Sullivan and Frank Lloyd Wright, then a draftsman in the firm of Adler and Sullivan, who was responsible for most of the office's residential designs during the late 1880s and early 1890s (Robert Twombly, Louis Sullivan, His Life and Work [New York: Viking Press, 1981] pp. 198-205, 490; Frank Lloyd Wright, Genius and the Mobocracy [New York: Horizon Press, 1971, reprint of the 1949 edition] p. 67). Financial reverses obliged the Charnleys to sell their estate after a few years; however, Sullivan continued to winter in Ocean Springs until 1910 when he, too, was forced to sell.

Regular rail service also made the citrus and pecan industries in Ocean Springs profitable during the late nineteenth and early twentieth centuries. The temperate climate favored almost year-round orange production and the returns on pecan cultivation were remarkably high. The railroad provided convenient and inexpensive transport of these crops. Prominent among the horticulturalists in Ocean Springs were E. W. Halstead and his sons of "Halstead Place," J. H. Behrens of "Terrace Hill" (414 Martin Avenue), and Charles A. Papst, a highly successful innovator in pecan tree grafting and, in 1913, the founding

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president of the Farmers and Merchants State Bank (Dabney, pp. 5, 9, 15). The railroad shifted the transportation focus of transient-oriented Ocean Springs away from the steamship wharf at the foot of Jackson Avenue towards the more centrally situated railway complex where the tracks crossed Washington Avenue. The 1907 Louisville and Nashville Railroad depot (listed in the National Register in 1979) is the only extant element of a once extensive facility which featured a landscaped public park with a bandstand in addition to the roundhouse and pumphouse. This geographically central community focus bound together the early, widely-separated neighborhoods represented by the Old Ocean Springs, Lover's Lane, Indian Springs, and Marble Springs Historic Districts. It also encouraged the development of the eastern interior sections of the modern city.

By the turn of the twentieth century, the black residents of Ocean Springs comprised twenty-five percent of the town's population. Many were employed by the railroad; a predominantly black neighborhood has survived near the railroad right-of-way. The amicable relations between the black and white residents of turn-of-the-century Ocean Springs were considered noteworthy in a time of considerable discord. Much of the credit for the town's racial harmony went to Thomas Isaac Keys, a black merchant who served as the postmaster of Ocean Springs during the Harrison, McKinley, Roosevelt and Taft administrations and was an acknowledged leader of the black community (Hines, pp. 71-74). The Keys House at 1017 De Soto Avenue is being individually nominated.

With the approach of the third decade of the twentieth century, the economy of Ocean Springs suffered a series of blows. In 1917 a severe frost devastated the Mississippi Gulf Coast citrus industry. The springs along Old Fort Bayou ceased to flow during the 1920s as the ever increasing number of wells being drilled lowered the water table in the area. The pecan industry and the Farmers and Merchants State Bank, which it had fostered, declined and failed during the Great Depression.

The economic decline of Ocean Springs was offset, in part, by the growth in automobile ownership and the construction of the bridge across Biloxi Bay in the late 1920s. Well-to-do New Orleanians continued to maintain or construct vacation homes in the town but they were able to visit them on a weekly instead of a seasonal basis. "Delcastle" and the Guice House on Lover's Lane illustrate the opulence of the vacation retreats built during the 1920s.

The nationally famous Shearwater Pottery was established on the grounds of the Anderson family estate in 1928. The noted ceramicist and founder of the pottery, Peter Anderson, and his brothers Walter

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Ingliss and James "Mac" Anderson combined their artistic talents to produce ceramics and textiles of signal beauty. Walter Anderson gained individual fame for his intensely personal drawings and watercolors, many of which drew upon historical or natural Gulf Coast themes. The Anderson family compound constitutes the proposed Shearwater Historic District.

The mobility which is afforded by the automobile has ultimately changed the character of Ocean Springs. Visitors no longer dominate the town. It has been transformed from a seaside resort to a quiet bedroom community for the more heavily commercialized cities of Gulfport, Biloxi, and Pascagoula.

ARCHITECTURE

The majority of the buildings which contribute to the significance of the Ocean Springs Multiple Resource Area are small-scaled, wood-frame structures which are raised on brick piers; however, a small number of masonry structures are also included. Many of the buildings are of simple vernacular designs which make no reference to specific architectural styles. Recurring building types which may or may not possess indentifiable stylistic characteristics include "shotgun" houses (1410 Bowen Avenue, 520 Jackson Avenue), creole cottages (305 Front Beach Drive), planter's cottages (900 Robinson Street), raised cottages (810 Iberville Avenue), Queen Anne cottages (1201 Washington Avenue, 1302 Government Street), and combined commercial and residential properties (619 and 619A Washington Avenue, 911 and 917 Porter Avenue).

Most of the buildings represent simplifications and integrations of the architectural styles popular in the United States during the second half of the nineteenth century and the first third of the twentieth. The Greek Revival, Queen Anne Revival, and Craftsman-Bungalow Styles are represented by the largest numbers of buildings in Ocean Springs. Their dates of construction generally correspond to periods of economic and population growth which were stimulated, at least in part, by improvements in transportation.

The majority of the Greek Revival buildings in Ocean Springs date from the 1850s when steamship service enabled well-to-do New Orleanians to visit the town conveniently. In their flight from the annual yellow fever epidemics in their city, New Orleanians endowed Ocean Springs with a collection of small-scaled houses of restrained elegance. These combined familiar Deep South building forms and the Greek Revival Style which was so popular in mid-nineteenth-century New

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Orleans (214 Washington Avenue, 520 Jackson Avenue, 416 Martin Avenue).

The Queen Anne Revival Style dominated Ocean Springs architecture between 1880 and 1910, during the period of prosperity which was engendered by the advent of railway service. The extensive, gaily decorated porches which are characteristic of the style were highly suitable for the informal out-of-doors life of the resort (502 Rayburn Avenue, 318 Jackson Avenue, 1302 Government Street, 916 State Street).

In the years between 1910 and 1930, when Ocean Springs underwent its transformation from a tourist-oriented resort community to a more settled bedroom community, the closely related Craftsman and Bungalow styles held sway over its middle-income residential architecture. The emphasis which both styles placed upon straight-forward sensibility and structural honesty struck a responsive chord in the minds of the sober middle-class Ocean Springs householders who were acquiring homes built upon newly subdivided parcels in the older neighborhoods of the town (208 Washington Avenue, 601 Cleveland Avenue, Halstead Place on East Beach Drive).

Many of the other architectural styles which contributed to the eclectic character of nineteenth- and early-twentieth-century American architecture found expression in the buildings of Ocean Springs. These included the Italianate (112 Bowen Avenue), the Moorish (243 Front Beach Drive), the Colonial Revival (Honor House on Front Beach Drive), the Shingle Style (6 Holcomb Boulevard, 528 Jackson Avenue), the High Victorian Gothic (St. John's Episcopal Church), the Neoclassical (911 Porter Avenue, Old Farmers and Merchants State Bank), the Spanish Colonial Revival (the Guice House on Lover's Lane, 3628 Government Street), the Jacobethan (Old Ocean Springs High School), and the Prairie Style (108 Shearwater Drive).

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SUMMARY OF THE SIGNIFICANCE OF THE NOMINATED HISTORIC DISTRICTS

✓ The Old Ocean Springs Historic District (1830-1935) which constitutes the core around which the city developed is architecturally significant because of the diverse architectural styles and building types which chronicle the development of this Mississippi Gulf Coast resort community.

✓ The Lover's Lane Historic District (1850-1930) is architecturally significant in the context of Ocean Springs history as a neighborhood of large-scale vacation estates which preserves the resort community atmosphere characteristic of the town during its nineteenth and early twentieth century period of significance.

✓ The Indian Springs Historic District (1850-1935) is significant for the diversity of architectural styles and forms represented by the group of buildings surrounding the springs. The Greek Revival, Queen Anne, Colonial Revival, and Bungalow Styles are all found in this district which is composed of eight properties.

✓ The Marble Springs Historic District (1850-1935) is architecturally significant in the history of Ocean Springs because the turn-of-the-century success of Marble Springs resort is reflected in the large scale estates along the north side of Iberville Avenue and the 1920s decline of the spa is evident in the Twenties cottages on small lots on the south side of the street.

✓ The Sullivan-Charnley Historic District (1890-1910) is significant in American architectural history as the vacation estates of the Chicago architect Louis Sullivan and his friends, Mr. and Mrs. James Charnley. The simple shingle-clad buildings manifest the broad horizontals which were to become characteristic of the Prairie Style. The designs of the building have been attributed to Sullivan and to Frank Lloyd Wright, who was at that time an employee of the Adler and Sullivan architectural firm.

✓ The Shearwater Historic District (1850-1984) is significant in the history of American art as the site of the famous Shearwater Pottery which was founded in 1928 by the noted ceramicist Peter Anderson on the Anderson family estate. His brothers "Mac" and Walter also worked at the pottery. Walter Anderson is, however, better known for his highly individualistic drawings and watercolors of natural and historical subjects.

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SUMMARY OF THE SIGNIFICANCE OF THE INDIVIDUAL
NOMINATED PROPERTIES

Bertuccini House and Barber Shop - 619 and 619A Washington Avenues.-
ca. 1906-09. This property is significant in the architectural and
commercial history of Ocean Springs as a Queen Anne style
representative example of a formerly common residential and commercial
unit which dates from the turn-of-the-century period of prosperity.

✓ 1112 Bowen Avenue - ca. 1890. This house is architecturally
significant locally for its unique mixture of Queen Anne and
Italianate stylistic elements.

✓ 1410 Bowen Avenue - ca. 1900. This Queen Anne "shotgun" house is
significant in the architectural history of Ocean Springs as an intact
late example of this building form.

✓ Carter-Callaway House - 916 State Street - ca. 1906-1907. This house
is significant in the history of Ocean Springs as a large-scale,
elaborately decorated Queen Anne style building which was the cynosure
of a small-scaled black neighborhood.

✓ Cochran-Cassanova House - 900 Robinson Street - ca. 1880. This
building is architecturally significant locally as an excellent
example of the popular "planter's cottage" which reflects the
persistence of this building form.

✓ "Delcastle" (the Lee House) - 1410 Government Street - 1927. This
house is significant in Ocean Springs history as a particularly
palatial vacation residence of one of many New Orleanians who
"summered" in the town.

✓ Halstead Place - East Beach Drive - ca. 1910. This property is
significant in the history of Ocean Springs as the home of the
Halstead family of horticulturalists and nurserymen who played an
important role in the turn-of-the-century agricultural industry of the
region.

✓ Hansen-Dickey House - 108 Shearwater Drive - ca. 1905. This house is
architecturally significant locally as an early example of the Prairie
Style which possesses Italian Renaissance Style decorative features.

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Thomas Isaac Keys House - 1017 DeSoto Avenue - 1910-1911. This property is historically significant in Ocean Springs as the home of the first black postmaster of the community. Keys, a successful merchant and community leader, served as postmaster during the Benjamin Harrison, McKinley, Theodore Roosevelt, and Taft administrations.

"Miss-La-Bama" - 243 Front Beach Drive - ca. 1884. Miss-La-Bama is significant in the history of Ocean Springs because of its unusual Moorish-inspired detailing and as a reflection of the Ocean Springs-New Orleans connection. Originally an exhibition pavilion at the World's Industrial and Cotton Centennial Exposition in New Orleans, the building was moved to the Ocean Springs estate of W. B. Schmidt in 1885. Schmidt, a New Orleans merchant, also owned the Ocean Springs Hotel and the Marble Springs.

O'Keefe-Clark Boarding House - 2122 Government St.- ca. 1850, moved ca. 1910. This house is architecturally significant to Ocean Springs as a good example of a locally important building form, the symmetrical, triple-entrined boarding house. Its historical significance lies in its association with the O'Keefe family whose operation of this boarding house and its adjacent livery stable played a major role in the late-nineteenth- and early-twentieth-century tourism industry of the town.

✓ Old Farmers and Merchants State Bank - 998 Washington Avenue - 1913. This building is architecturally significant in the history of Ocean Springs because its monumental Neo-Classical style represented a shift from the informal, small-scaled commercial architecture which was characteristic of late-nineteenth- and early-twentieth-century Ocean Springs.

✓ Old Ocean Springs High School - Magnolia and Government Streets - 1927. The former high school, designed by the New Orleans architect William T. Nolan, is architecturally significant locally due to its Jacobethan Style, unique in Ocean Springs, and as a further manifestation of the relationship between Ocean Springs and New Orleans. The building features artwork of national significance consisting of paintings by Walter Anderson and glazed tilework by Mac Anderson. The school will contribute to a Walter I. Anderson Thematic nomination.

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St. John's Episcopal Church - Rayburn and Porter Avenues - 1892.

✓ This church is significant in the architectural history of Mississippi as one of the most accomplished designs in the High Victorian Gothic Style in the state.

✓ Vancleave Cottage - 1302 Government Street - ca. 1900. This house is architecturally significant in Ocean Springs as the city's most intact and representative example of the "Queen Anne Cottage," a highly popular late-nineteenth-century building form.

EXPLANATORY NOTE

Concerning Properties Associated With Walter Anderson

This Multiple Resource Area nomination is intended to address those properties in the City of Ocean Springs which have been identified as being significant within the local context of Ocean Springs and the broader context of the State of Mississippi. Walter Inglis Anderson, however, was a figure of national prominence in the field of art, transcending these local and state contexts. A thorough examination of his importance and a complete assessment of the significance of properties specifically associated with him was not possible within the framework of the survey project upon which the Ocean Springs Multiple Resource Area nomination was based.

In recognition of Walter Anderson's national importance, a separate study has been undertaken to identify and assess those properties which have particular significance in terms of his life and work. These will be addressed in a forthcoming thematic nomination. Most of the resources identified in that study are elements of the Ocean Springs Multiple Resource Area nomination, but they are evaluated here only in the local and state contexts. In the forthcoming thematic nomination their national significance will be addressed.

9. Major Bibliographical References

SEE CONTINUATION SHEET

10. Geographical Data

Acreage of nominated property 5120 acres

Quadrangle name Ocean Springs

Quadrangle scale 1:24000

UTM References

A

1	6
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3	2	1	6	7	0
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3	3	6	7	3	1	0
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Zone Easting Northing

B

1	6
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3	2	1	4	5	0
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3	3	6	1	6	1	0
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Zone Easting Northing

C

1	6
---	---

3	2	5	6	4	5
---	---	---	---	---	---

3	3	6	7	3	1	0
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D

1	6
---	---

3	2	7	2	9	5
---	---	---	---	---	---

3	3	6	1	6	5	9	0
---	---	---	---	---	---	---	---

E

1	6
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3	2	9	3	3	5
---	---	---	---	---	---

3	3	6	7	3	1	0
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F

1	6
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3	2	9	3	3	0
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3	3	6	1	6	1	8	0
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G

1	6
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3	3	2	0	0	0
---	---	---	---	---	---

3	3	6	6	1	5	0
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H

1	6
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3	3	1	9	9	0
---	---	---	---	---	---

3	3	6	1	6	1	0
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(CONTINUED)

Verbal boundary description and justification

The boundaries of the Ocean Springs Multiple Resource Area correspond to the corporate limits of the City of Ocean Springs as delineated in 1983.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Brian Berggren, Architectural Historian

organization Mississippi Dept. of Archives & History date May 15, 1986

street & number P. O. Box 571 telephone (601) 354-7326

city or town Jackson state Mississippi 39205

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

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

State Historic Preservation Officer signature

Kenneth H. P. Pool

title Deputy State Historic Preservation Officer

date March 4, 1987

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

See Continuation Sheet for listings date
Keeper of the National Register

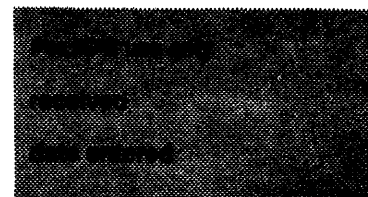
Attest:

date

Chief of Registration

**United States Department of the Interior
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9 - MAJOR BIBLIOGRAPHICAL REFERENCES

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10 - GEOGRAPHICAL DATA

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I 16/330350/3363090
J 16/327105/3362550
K 16/325480/3362560
L 16/325510/3363920
M 16/322750/3365570

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Multiple Resource Area
Thematic Group

dnr-11

Name Ocean Springs MRA
State Jackson County, MISSISSIPPI

Nomination/Type of Review

1. Delcastle

DOE/OWNER OBJECTION

Keeper

Attest

2. Miss-La-Bama

DOE/OWNER OBJECTION

Keeper

Attest

3. Bertuccini House and
Barbershop

Keeper

Attest

4. Carter-Callaway House

Keeper

Attest

5. Cochran-Cassanova House

Keeper

Attest

6. Halstead Place

Keeper

Attest

7. Hansen--Dickey House

Keeper

Attest

8. House at 1112 Bowen Avenue

Keeper

Attest

9. House at 1410 Bowen Avenue

Keeper

Attest

10. Keys, Thomas Isaac, House

Keeper

Attest

Cover A. Schlager 4/20/87
Date/Signature

Substantive Review A. Schlager 4/20/87
Determined Eligible

Substantive Review A. Schlager 4/20/87
Determined Eligible

Substantive Review A. Schlager 4/20/87
Determined Eligible

Substantive Review Amy Schlager 6/9/87
Determined Eligible

Substantive Review A. Schlager 4/20/87
Determined Eligible

Entered in the National Register Helena Byers 4/20/87
for

Substantive Review A. Schlager 4/20/87
Determined Eligible

Substantive Review A. Schlager 4/20/87
Determined Eligible

Substantive Review A. Schlager 4/20/87
Determined Eligible

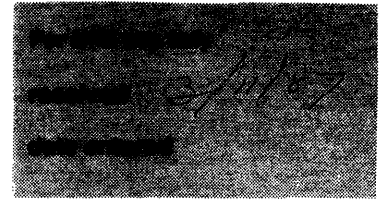
Substantive Review A. Schlager 4/20/87
Determined Eligible

Entered in the National Register Helena Byers 4/20/87
for

Substantive Review A. Schlager 4/20/87
Determined Eligible

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Multiple Resource Area
Thematic Group

Name Ocean Springs MRA
State Jackson County, MISSISSIPPI

Nomination/Type of Review

Date/Signature

11. O'Keefe--Clark Boarding
House

~~Registered in the~~

Keeper

A. Schlager 4/20/87

Attest

12. Old Farmers and Merchants
State Bank

~~Registered in the~~
~~National Register~~

Keeper

Shelton Byrum 4/20/87

Attest

13. Old Ocean Springs High
School

~~Substantive Review~~

Keeper

Amy Federman 3/2/90

Attest

14. St. John's Episcopal
Church

~~Registered in the~~
~~National Register~~

Keeper

Shelton Byrum 4/20/87

Attest

15. Vancleave Cottage

~~Registered in the~~
~~National Register~~

Keeper

Shelton Byrum 4/20/87

Attest

16. Indian Springs Historic
District

~~Registered in the~~
~~National Register~~

Keeper

Shelton Byrum 4/20/87

Attest

17. Lover's Lane Historic
District

Keeper

Amy Schlager 6/9/87

Attest

18. Marble Springs Historic
District

~~Registered in the~~
~~National Register~~

Keeper

Shelton Byrum 4/20/87

Attest

19. Old Ocean Springs Historic
District

~~Registered in the~~

Keeper

Amy Schlager 10/7/87

Attest

20. Shearwater Historic
District

~~Substantive Review~~

Keeper

Attest

R-5

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Multiple Resource Area
Thematic Group

Name Ocean Springs MRA
State Jackson County, MISSISSIPPI

Nomination/Type of Review

Date/Signature

21. Sullivan--Charnley Historic
District

 Keeper

Shelvis Byrum 4/20/87

Attest

22.

Keeper

Attest

23.

Keeper

Attest

24.

Keeper

Attest

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Attest