

United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information.

 New Submission X Amended Submission



A. Name of Multiple Property Listing

Historic Resources of Biloxi, Mississippi

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

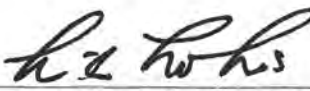
Colonial Era, 1720-1810
Antebellum Period, 1810-1861
Civil War, 1861-1865
Reconstruction, 1865-1877
Late 19th Century Economic Prosperity, 1878-1929
The Great Depression, 1929-1941
World War II, 1941-1945
Post-World War II Economic Expansion, 1945-1969

C. Form Prepared by:

name/title Laura Thayer, Principal Investigator
organization Federal Emergency Management Agency
street & number 220 Popps' Ferry Road
city or town Biloxi state MS zip code 39530
e-mail
telephone 228-385-5402 date June 25, 2014

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

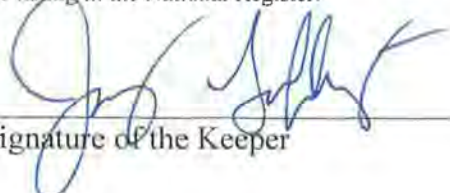

Signature of certifying official

SHPO
Title

11.24.2014
Date

State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.


Signature of the Keeper

1-21-2015
Date of Action

**United States Department of the Interior
National Park Service**Historic Resources of Biloxi, Mississippi
Name of Multiple Property ListingHarrison County, Mississippi
State**Table of Contents for Written Narrative**

Create a Table of Contents and list the page numbers for each of these sections in the space below.

Provide narrative explanations for each of these sections on continuation sheets. In the header of each section, cite the letter, page number, and name of the multiple property listing. Refer to *How to Complete the Multiple Property Documentation Form* for additional guidance.

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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 250 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Submission)

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E. Statement of Historic Contexts**Introduction**

This document is an amendment to the Biloxi Multiple Resource Area (MRA) approved in 1984. It is based on a historic resources survey conducted by the Federal Emergency Management Agency (FEMA) in conjunction with the Mississippi Department of Archives and History (MDAH) in the years following Hurricane Katrina.

Description

The boundary, identical to that of the original MRA, is the Back Bay of Biloxi (north), the Bay of Biloxi (east), the Mississippi Sound (south), and DeBuys Road (west), an area that represents the corporate limits of Biloxi in 1965. Starting in 1977, annexations extended the city boundaries beyond the Back Bay to the north. This area, referred to as North Biloxi, is excluded from the MRA.¹

Biloxi is located between the Piney Woods region and the Mississippi Sound, in the Coastal Plain region. The low altitude (elevation 22 feet) and level land is characteristic of the Mississippi Gulf Coast as a whole. The soil is sandy in the higher areas and, until the late 19th century, supported forests of longleaf pine trees. The pines had been cleared by the early 20th century, leaving live oaks as the predominant native tree. Some of the peninsula's low, swampy remain. During the last 30 years of the 20th century, however, increased development caused the eradication of much of the region's wetlands.²

The streets of the eastern part of the peninsula are laid out in a grid pattern, with interruptions dictated by topography and land use. For example, streams and bayous prevent the continuity of the street pattern in some areas. Keesler Air Force Base (AFB), the Veterans Administration facility, parks, and golf courses are among large developments that restrict through traffic. The western part of the peninsula has features typical of the post-World War II era in the United States as a whole, such as insular neighborhoods, shopping centers, and large school and worship facility campuses.

¹ City of Biloxi GeoPortal, <http://www.geoportalmaps.com/atlas/biloxi> (accessed August 23 2012).

² *Mississippi Gulf Coast National Heritage Area Management Plan and Environmental Assessment* (Washington, DC: U.S. Department of the Interior, National Park Service, 2009), 2; Federal Writers' Project of the Works Progress Administration, *Mississippi: A Guide to the Magnolia State* (New York: Viking Press, 1938), 34.

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The east-west roads carry most of the city's traffic. In the eastern part, these are, from south to north, Beach Boulevard (U.S. Highway 90), Howard Avenue, Division Street, and Bay View Boulevard. Beach Boulevard continues through the western part of Biloxi as well. Pass Road is another major thoroughfare on the west side of Biloxi, as is Atkinson Road though to a lesser extent. Pass Road, historically known as Pass Christian Road, is the city's oldest land route. It originally extended from the westernmost part of Harrison County to the easternmost point of the Biloxi peninsula. The east section of this road was renamed Howard Avenue in the early 20th century. It was disconnected from the west part of Pass Road when Keesler AFB was established in the 1940s. Irish Hill Drive, which extends along the south side of the CXS Railroad the width of Keesler AFB, effectively serves as the present-day connection between Howard Avenue and Pass Road.

Biloxi's major north-south streets in the east part of Biloxi are Oak, Main, and Caillavet streets, and Porter Avenue, all of which extend from Beach Boulevard to the Back Bay. The north-south through streets in West Biloxi include Rodenberg and Veterans avenues, and DeBuys Road, which forms the boundary between Biloxi and Gulfport. Another main artery, Popps Ferry Road extends north from Pass Road and connects the peninsula to North Biloxi.

The CSX Railroad, which crosses the Biloxi peninsula, was built across coastal Mississippi in 1870 as the New Orleans, Mobile, & Chattanooga Railroad. Its path can be discerned in Figure 1, below, as it generally divides the south areas of the city from the north, before heading northeast where it crosses the Bay of Biloxi.

The Biloxi peninsula is divided into eight distinct areas, identified in the 1976 publication *The Buildings of Biloxi*.³ Table 1 shows the number of resources identified in 1976 in each area.

Table 1: Number of Resources by Area (1976)

Point Cadet	3
Back Bay	1
East Central	112
Downtown	150
Central	98
West Central	335
West Beach	293
West Biloxi	17

³ City of Biloxi, *The Buildings of Biloxi: An Architectural Survey* (Biloxi: City of Biloxi, 2010), 57-58.

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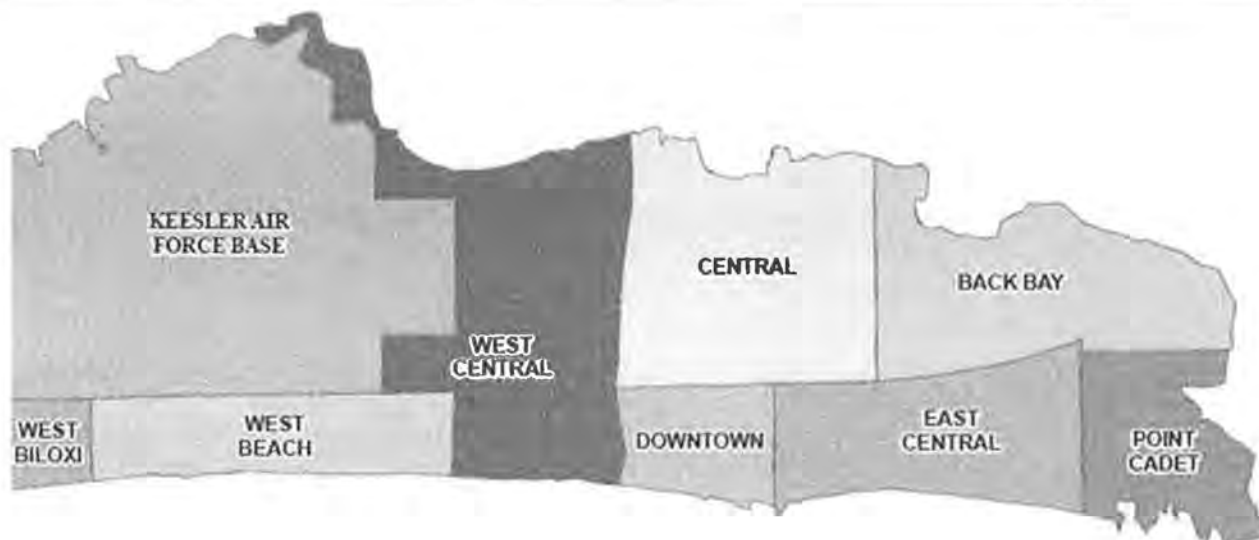


Figure 1: Biloxi Peninsula (east)

Point Cadet

The southeast corner of the peninsula is known as Point Cadet, which is roughly bounded by the Mississippi Sound (south), Biloxi Bay (east), 5th Street (north), and Oak Street (west). Point Cadet was used as a hunting ground in the early 20th century. It was platted in 1845, but few buildings were constructed here until the city's canning industry started here in the late 19th century.⁴ Today, only a small number of historic resources remain; the seafood factories are gone, as are most of the workers' houses, and the area is dominated by the casino business.

Back Bay

The northeastern part of the peninsula is referred to as Back Bay. It is roughly bounded by the Back Bay of Biloxi (north), the Bay of Biloxi (east), 5th Street (south), and Lee Street (west). Development dates from the mid-19th century with the establishment of sawmills and shipyards. In the late 19th century, seafood canneries were built in this area. No historic manufacturing resources remain, and much of the housing stock was damaged or destroyed by Hurricane Katrina.

⁴ City of Biloxi, *The Buildings of Biloxi: An Architectural Survey*, 59.

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East Central

East Central is the area located west of Point Cadet. It is bounded by the Mississippi Sound (south), Oak Street (east), the CSX railroad tracks (north), and Main Street (west). Resort houses for wealthy New Orleanians were constructed here before the Civil War. As the population increased, the area was developed for general residential use. Neighborhood commercial areas were also built. Many of the 19th century vacation houses, which were located on the Mississippi Sound, have been destroyed by hurricanes. A number of late 19th and early 20th century houses associated with year-round residence remain.

Downtown

Downtown Biloxi is located west of East Central. It is flanked by the Mississippi Sound (south), Main Street (east), the CSX railroad tracks (north), and I-110 (west). Development in the downtown area, denser than in other parts of the city, started in the late 19th century. Historically, it had the largest concentration of commercial and government buildings, schools, churches, and residences. Present-day downtown retains its historic commercial center, but many of residences and other buildings have been removed due to development pressures or hurricane damage.

Central

Central is located north of Downtown East Central and is bounded by the Back Bay of Biloxi (north), Lee Street (east), the CSX railroad tracks (south), and I-110 and Keegan Bayou (west). Development in this area started on the Back Bay in the mid-19th century with construction of manufacturing facilities and worker's housing. In the lower part of the area streets were laid out and lots platted in the late 19th and early 20th centuries. Today the area retains many houses, as well as churches and commercial buildings, from the 20th century.

Figure 1: Biloxi Peninsula (east)

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Statement of Significance

Summary

Biloxi became part of Mississippi Territory in 1812 after being ruled by European countries for more than a century.⁵ Initially, it was a small settlement consisting of a few families. After steamboat service between New Orleans and Mobile started in 1827, Biloxi became a popular vacation destination. Resort houses and hotels were erected along the beach, and commercial fishing was started to meet visitor demand for fresh seafood.⁶ In 1843, an enumeration revealed that the population had grown to about 500, excluding summer visitors.⁷ The tourist industry drove the economy during the antebellum period, but came to a halt with the onset of the Civil War. Biloxi did not begin to recover from the devastation caused by this conflict until the first railroad was completed across the Gulf Coast in 1870. The availability of this line created new shipping and transportation opportunities for the Mississippi Gulf Coast, and a new era of prosperity began in Biloxi.⁸

Table 2: Biloxi Population, 1870-1970⁹

1870	954
1880	1,540
1890	3,234
1900	5,467
1910	8,049
1920	10,937
1930	14,850
1940	17,475
1950	37,425
1960	43,586
1970	48,486

⁵ *The Buildings of Biloxi*, 15.

⁶ Bellande, "19th Century."

⁷ *The Buildings of Biloxi*, 16.

⁸ *The Buildings of Biloxi*, 16-17.

⁹ U.S. Census of Population, 1870-1970.

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Summer visitors gradually returned. In 1874, the city had six hotels, several boarding houses, and tourist homes available for rent.¹⁰ By 1880, the number of year-round residents had grown to 1,540, from 954 in 1870.¹¹ The seafood industry also thrived in the late 19th century. The railroad created a larger market for Gulf shrimp and oysters, which were packed in ice or canned before being conveyed to inland buyers. The first cannery, Lopez Elmer, and Company, was built on Biloxi's Back Bay. This factory was followed by two others on Point Cadet. The success of the packing plants was accompanied by a labor shortage. Many of the European immigrants working in seafood canneries in Baltimore were enticed to come to Biloxi, where they lived in housing provided by the factory owners. In 1891, Biloxi was recognized as having the largest seafood packing industry in the nation. Numerous companies supported the seafood industry, including shipyards, foundries, and fabricators of schooner sails and shrimping nets. Other businesses opened to supply the demands of a rapidly growing population, such as grocery, clothing and furniture stores.¹²

The first decade of the 20th century saw the expansion of the public education system, and an increase in government services. Several important infrastructure improvements came about during this era as well, including the Back Bay Bridge (1901) and brick streets in the city's downtown (1907). An electric streetcar system, initiated in 1904, solved the problem of transporting workers as development extended beyond the city's center. The seafood industry continued to be the main driver of the economy during this time, evidenced by the delivery of 15,000,000 cans of oysters in 1910. The resort industry also continued to be important, especially after rail service to Chicago and other Northern cities was established in the 1920s, creating a second tourist season. With faster, direct transportation, those with sufficient means could escape the North's frigid winters. Several of Biloxi's large hotels were built as a response to this new group of customers, including the Buena Vista (1924), and the Edgewater Gulf (1926). The stock market crash of 1929 devastated the resort industry, and many of the hotels were forced into bankruptcy.¹³

¹⁰ *The Buildings of Biloxi*, 17.

¹¹ U.S. Census of Population, 1870, 1880.

¹² *The Buildings of Biloxi*, 17-18; Bellande, "19th Century."

¹³ *The Buildings of Biloxi*, 19-21; Bellande, "20th Century."

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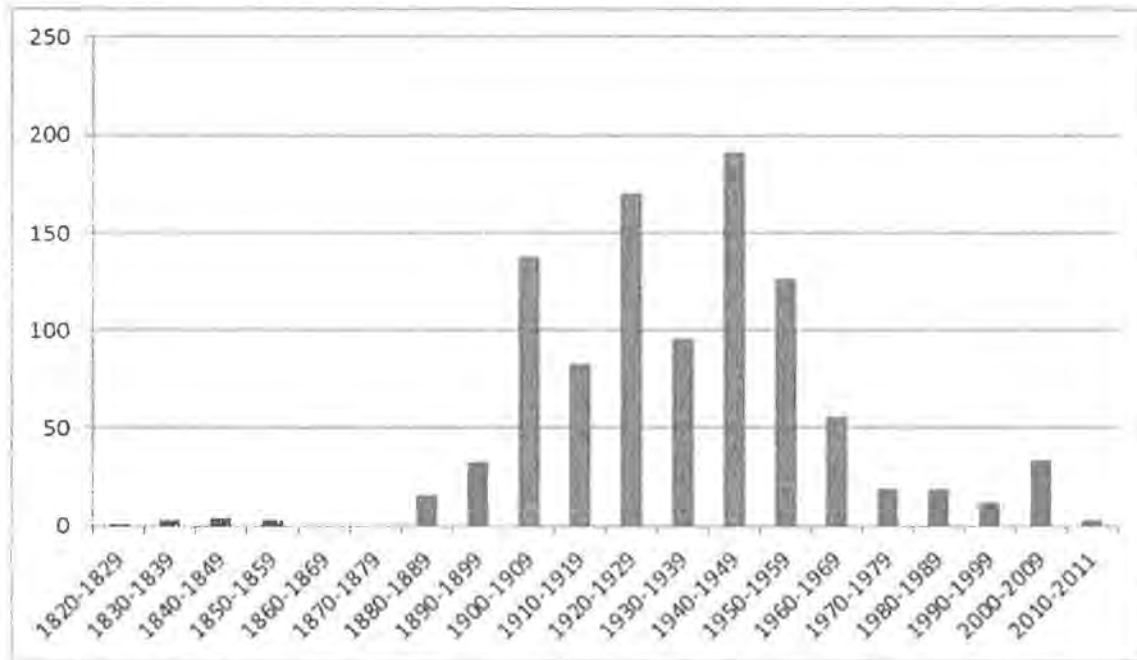


Figure 2: Construction Decade of Resources

Federal programs were important to the city during the Depression era. The Works Progress Administration (WPA) supported several projects including the construction of the West End Fire Station (1937), and a Community House (1938). A Boy Scout Camp built on the old Naval Reserve land in 1938 also received funding from the agency. Construction of the Biloxi Veterans Administration on the Back Bay created work for those working in the building trades, as well as many permanent jobs.¹⁴ Biloxi's real recovery from the economic downturn came about with the establishment in 1941 of Keesler Army Airfield (commonly referred to as Keesler Field). The arrival of thousands of construction workers and airmen created a shortage in housing and services, leading to a building boom and prosperity that lasted throughout the war. After the end of the conflict, tourists returned in large numbers, after enduring years of rationing that made vacationing unrealistic.¹⁵

In the post-war environment, the economy flourished, but other problems persisted. Many blacks had fought for their country during the war, but returned to second-class citizenship at home. Civil Rights activists worked for several important changes in Biloxi in the 1960s, including opening the beach to all residents, and integration of the schools, hospitals, and

¹⁴ Bellande, "20th Century."

¹⁵ *The Buildings of Biloxi*, 21; Bellande, "20th Century."

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other public facilities. Other achievements in the 1960s included an increased focus on social services, urban planning, and infrastructure improvement. A large area was annexed in 1965, extending the city boundary to DeBuys Road, opening land for the development of much needed housing. Advancements were made in storm preparedness and response during these years, making the city better prepared to deal with the Hurricane Camille, which devastated the entire Mississippi Gulf Coast in 1969.¹⁶

Colonial Era (1720-1810)

In 1699, French explorers led by Pierre LeMoyne Sieur d'Iberville established the first colony in Mississippi, then part of territory claimed by France. D'Iberville built Fort Maurepas in present-day Ocean Springs on the east side of the Bay of Biloxi. The fort was used for only a few years. The capital of the French province was transferred to Mobile, and then, in 1720, to Biloxi.¹⁷ A hurricane in 1722 led to another move of the seat of government, to New Orleans. The French government maintained an interest in Biloxi, however, hoping to profit from the vast forests in the area. Large grants of land were conveyed to individuals who promised to colonize their holdings, and French settlers continued to arrive during the 18th Century.¹⁸

The Treaty of Paris of 1763 ended the French and Indian War. It also ended the French period in Mississippi by ceding the Louisiana Territory east of the Mississippi River to Great Britain. This area remained in British hands until the signing of the Treaty of Paris of 1783, which ended the Revolutionary War and transferred the area to Spain. Spanish control lasted for only a few years. In October of 1810, President Madison issued a proclamation annexing the coastal region from the Mississippi River to the Perdido River. In June 1812, the United States declared war against Great Britain. The Gulf Coast zone of the area known as West Florida became part of Mississippi Territory that same year.¹⁹

Soon after d'Iberville's arrival, shipbuilding became an important occupation. French shipwrights were employed to build a variety of watercraft for coastal and interior trade, evidenced by surviving ship manifests. Wishing to transform the region into a center of

¹⁶ *The Buildings of Biloxi*, 21-23; Bellande, "20th Century."

¹⁷ Westley F. Busbee Jr., *Mississippi: A History* (Wheeling, Illinois: Harlan Davidson, 2005), 35; Dan Ellis, *Bay St. Louis, Hancock County, Tri-Centennial, 1699-1999* (Pass Christian, Mississippi: Author, 1997), 7.

¹⁸ Murella Powell, "Biloxi, Queen City of the Gulf Coast," in *Marine Resources and History of the Mississippi Gulf Coast*, Vol. I (Biloxi: Mississippi Department of Marine Resources, 1978), 131; Colleen C. Scholtes and L.J. Scholtes, *Biloxi and the Mississippi Gulf Coast* (Norfolk: Donning Company, 1985), 15.

¹⁹ Westley F. Busbee, Jr., *Mississippi: A History* (Indianapolis: Wiley, 2005), 56-67.

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commerce, the French encouraged timber harvesting, shipbuilding, and the production of naval stores.²⁰

Though some settlers worked as loggers and shipbuilders, most lived off the land. They hunted game and harvested the wild plums, pears, muscadines, and various berries that grew profusely. Families maintained small kitchen gardens for their own use, but the soil was not capable of producing large crops for market. In order to procure a small income, many men utilized the timber of the vast piney woods to produce byproducts such as charcoal, pitch and tar. These goods were then shipped and sold in urban centers such as New Orleans or Mobile.²¹

The latter half of the 18th century witnessed an increase in the number of small family shipyards that were typical during this era. A variety of vessel types and sizes were constructed for use in river and coastal travel. Ships continued to be built to haul timber and associated products. Livestock and cotton associated with the expanding pioneer economy of the interior region were also becoming important to shipping concerns.²²

Generally, structures during this period were basic and functional, largely constructed of bousillage, a mixture of clay, Spanish moss, and oyster shell applied to heavy timbers. Bricks, manufactured utilizing the clay found along the banks of Biloxi Bay, were also used for construction.²³ There are no known extant structures in Biloxi from this time period.

Antebellum Period (1810-1861)

In 1810, the area that is now Mississippi was declared to be part of the United States by President James Madison. In 1812, the Mississippi Gulf Coast was appended to Mississippi Territory.²⁴ Five years later, the territory was admitted to the Union and became the 20th state.²⁵ Biloxi was a small community at this time. In 1811, Dr. William Flood investigated the Mississippi Gulf Coast for William C.C. Claiborne, then governor of the Territory of Orleans, and recorded the population as 420.²⁶ One of the few land routes during this period was an east-west trail connecting Biloxi to Pass Christian. This pathway came to be known as Pass Christian Road, later shortened to Pass Road. By 1850, Biloxi had been incorporated; the town

²⁰ Deanne Stephens Nuwer, "Shipbuilding Along the Mississippi Gulf Coast," <http://mshistory.k12.ms.us>.

²¹ Murella Powell, "Biloxi, Queen City of the Gulf Coast," in *Marine Resources and History of the Mississippi Gulf Coast*, Vol. I (Biloxi: Mississippi Department of Marine Resources, 1978), 135.

²² Deanne Stephens Nuwer, "Shipbuilding Along the Mississippi Gulf Coast," <http://mshistory.k12.ms.us>.

²³ Powell, "Biloxi, Queen City of the Gulf Coast," 135.

²⁴ Powell, "Biloxi, Queen City of the Gulf Coast," 136.

²⁵ Powell, "Biloxi, Queen City of the Gulf Coast," 137.

²⁶ John H. Lang, *History of Harrison County, Mississippi* (Gulfport, MS: Dixie Press, 1936), 32.

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encompassed the area 90 feet west of Bellman Street on the east, and 220 feet west of Reynoir Street on the west.²⁷ By 1859, the city had expanded to include the areas known as the Back Bay and Point Cadet, and was roughly bounded on the west by present-day White Avenue.²⁸

By the early 19th century, shallow draft flat bottom boats, known as schooners, were being constructed on the Gulf Coast.²⁹ Shipbuilding families of the region started the first yacht clubs, including Pass Christian's Southern Yacht Club of New Orleans, established in 1849. The sport continued to expand along the coast and included races for schooners, sloops, catboats, and various other vessels.³⁰ Biloxi, Gulfport, and Pascagoula formed clubs that participated in regattas from April to September during the yachting season. These were popular events that provided entertainment for the many tourists who visited the Mississippi Gulf Coast each summer.³¹

Steamboat service between New Orleans and Mobile was established in 1827, stopping at each town along the Mississippi Gulf Coast. The steamboat service, paired with the uncomfortable conditions of New Orleans during the summer months, led to Biloxi's transformation from a small Gulf Coast hamlet to a vacation destination. It was during this time that Lameuse Street, a north-south thoroughfare in Biloxi, developed as a commercial district.³²

Numerous hotels, boarding houses, and vacation homes were constructed during this period. This resulted in the establishment of sawmills and brickyards in the Back Bay area to produce construction materials. The widely utilized method of construction at the time was *bricquette-ente-poteaux*, which consisted of brick infill between heavy timber walls, with a wood siding exterior. This method, which was characteristic of French Creole Architecture, produced a strong structure, resilient to the harsh weather that sometimes visited the Gulf Coast.³³

The only remaining antebellum hotel in Biloxi is the Magnolia. Constructed in 1847 at a cost of \$2,800 by John Hahn, it was one of the largest hotels in operation during this period. The building, set back from the beach, was located on the northwest corner of Beach Boulevard (U.S. Highway 90) and Magnolia Street. It was originally a two-story, clapboard sided building, with wrap-around galleries on both floors. The site also included a dining room annex which was also used as a ballroom. The bachelors' quarters were located in the attic and accessed by an exterior

²⁷ Powell, "Biloxi, Queen City of the Gulf Coast," 139.

²⁸ Powell, "Biloxi, Queen City of the Gulf Coast," 139.

²⁹ Deanne Stephens Nuwer, "Shipbuilding Along the Mississippi Gulf Coast," <http://mshistory.k12.ms.us>.

³⁰ Federal Writers' Project of the Works Progress Administration, *Mississippi: A Guide to the Magnolia State* (New York: Viking Press, 1938), 56.

³¹ Federal Writers' Project, *Mississippi: A Guide to the Magnolia State*, 56.

³² Powell, "Biloxi, Queen City of the Gulf Coast," 137-139.

³³ National Park Service, "French Creole Architecture,"

<http://www.nps.gov/nr/travel/louisiana/architecture.htm> (accessed August 27, 2012; Powell, "Biloxi, Queen City of the Gulf Coast," 138.

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staircase. Mr. Hahn died shortly after the construction of the hotel and his wife and son continued its operation. Between 1925 and 1948, the dining room was destroyed by fire. It was not replaced and the hotel became a rooming house. The Magnolia Hotel was closed during World War II and later became the private home of the Holley sisters.³⁴ After the building sustained significant damage during Hurricane Camille in 1969, a group of citizens, led by Glenn Swetman, organized the relocation of the building, 150 feet to the north.³⁵ After restoration, it was converted for use as a museum. It was again damaged during Hurricane Katrina in 2005 and has once more been restored.

The house at 141 Suter Place in the West Beach Historic District (amended) was also associated with the tourist industry. Built as a vacation cottage for Thomas Loney of New Orleans in 1840, the structure was relocated from Beach Boulevard between 1925 and 1927 after Suter Place was extended south.³⁶ This structure is located in the proposed West Beach Historic District (amended).

Because of the yearly influx of tourists, the seafood industry became an important component of the economy during this period. By the 1850s, Biloxi was attracting tourists from New Orleans, Mobile, and the Natchez district, partly due to the appeal of Gulf Coast oysters, shrimp, and fish. Because of transportation difficulties, the market for fresh seafood was limited. Oyster shells, however, could be sold as a paving material for New Orleans and Mobile streets.³⁷

Schooner traffic for fishing, shipping and transporting visitors established the need for lighthouses on the Mississippi Gulf Coast. The Biloxi Lighthouse, built in 1848, is a reminder of the maritime activities that were an important part of the city's economy.³⁸ The lighthouse was engineered in Baltimore and shipped by boat in pieces. It was the first cast iron lighthouse to be erected in the South, and the second in the United States. It was automated in 1926, and from 1939 to 1968, the United States Coast Guard had responsibility of the site. In 1968, the Coast Guard deeded the lighthouse to the City of Biloxi. Significant damage to the structure caused by Hurricane Katrina was repaired by Collins Construction Company between 2008 and 2010.³⁹

³⁴ Colleen Scholtes and L.J. Scholtes, *Biloxi and the Mississippi Gulf Coast: A Pictorial History* (Norfolk: Donning Company, 1985), 29; Sanborn Map, 1893; Charles L. Sullivan and Murella Hebert Powell, *Mississippi Gulf Coast: Portrait of a People* (American Historical Press, 1999), 58.

³⁵ Bellande, "Hotels and Tourist Homes."

³⁶ City of Biloxi, *The Buildings of Biloxi: An Architectural Survey* (City of Biloxi, 2010), 121.

³⁷ Bellande, "Streets and Roads," "Hotels and Tourist Homes."

³⁸ Nuwer, Deanne Stephens, "The Seafood Industry in Biloxi: Its Early History, 1848-1930," Mississippi History Now, <http://mshistorynow.mdah.state.ms.us>.

³⁹ National Register of Historic Places, Biloxi Lighthouse, Biloxi, Harrison County, Mississippi, 73001012.

City of Biloxi, *The Buildings of Biloxi: An Architectural Survey* (City of Biloxi, 2010), 125.

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Approximately 500 people lived in Biloxi in 1843.⁴⁰ Only 10 years later, Dr. Andreas Byrenheidt estimated the number of year-round residents and summer tourists as 5,500.⁴¹ Population growth created a demand for housing and a building boom ensued. Among dwellings that survive from this period are the Clemens House at 764 Water Street (Greek Revival Center Hall, 1852-1854), and the Scherer House at 782 Water Street (French Colonial, c.1845), both individually listed in the National Register under the 1984 MRA, and in the proposed Biloxi Downtown Historic District (amended).

A combination school and city hall building was constructed in 1860 on a two-acre site on the southwest corner of Main and Railroad streets. This structure was moved across Main Street in 1888 when a new school building was planned for the site. It then served as a private residence and boarding house, and was finally demolished in 1967.⁴²

Among early churches was one built for a Methodist congregation in 1842, located on the northeast corner of Washington and Main streets. The Episcopal Church was constructed in 1851. Neither of these buildings survives. The Methodist Church was razed in 1904, and the Episcopal Church was destroyed by Hurricane Katrina in 2005.⁴³

Of the 4,819 people living in Harrison County in 1860, 3,751 (78 percent) were white and 1,068 (12 percent) were recorded as black or mixed race. Of the black and mixed race population, 1,015 were slaves. George Kendall, possibly the largest slave owner on the Mississippi Gulf Coast, operated a brickworks on the Back Bay of Biloxi in present-day D'Iberville.⁴⁴ In 1850, 151 slaves worked at his brickyard.⁴⁵

One of the few remaining residential structures from the antebellum period is the Old Brick House (c.1850), listed in the National Register of Historic Places in 1973. The former dwelling exhibits both French Colonial and American building traditions.⁴⁶ The bricks of the house are believed to have been made at the Kendall brickworks.⁴⁷ The structure sustained damage from Hurricane Camille and later from Hurricane Katrina, but has been restored.

⁴⁰ *City of Biloxi, The Buildings of Biloxi: An Architectural Survey*, 16.

⁴¹ Bellande, "19th Century."

⁴² Scholtes, 38; Stephanie C. Richmond and David Alfred Wheeler, *The Growth of the Biloxi Public School System, Vol. I* (City of Biloxi: 1979), 8; Sanborn Fire Insurance Maps, Biloxi, MS, 1893, 1898, 1904, 1909, 1914.

⁴³ Scholtes, 27, 58; Mississippi Department of Archives and History, Historic Resource Inventory, "Church of the Redeemer," <http://mdah.state.ms.us/hpres> (accessed August 22, 2012).

⁴⁴ Sullivan, *The Mississippi Gulf Coast*, 47; Bellande, "19th Century."

⁴⁵ Sullivan, *The Mississippi Gulf Coast*, 47.

⁴⁶ National Register of Historic Places, "Biloxi Garden Center/Old Brick House," Biloxi, Harrison County, MS, 73001011.

⁴⁷ FEMA News Release, "FEMA Grant Will Restore Biloxi's Old Brick House," January 16, 2008, <http://www.fema.gov/news-release/2008/01/16/fema-grant-will-restore-biloxis-old-brick-house>.

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Another resource from this era is the Biloxi City Cemetery, established in the early 19th century. Recording of burials began in 1841, but the ground is believed to have been used as a cemetery as early as 1811. There are several plots and mausoleums associated with the early families of the city such as the Fayards, Ladners, Reynoirs, and Holleys. The old section of the cemetery is listed in the National Register as part of the West Beach Historic District.⁴⁸

The U.S. Census of 1860 recorded that the free population of Harrison County was composed of 3,220 native born, and 584 foreign born. Most of the non-native residents had been born in Western European countries including Spain, France, Italy and Germany.⁴⁹ There was also a strong Irish presence in Harrison County after the Irish potato famine brought multitudes of Irish to the United States beginning in 1842. Many of these immigrants entered the country through the port of New Orleans, and later traveled to the Mississippi Gulf Coast in search of work. By the 1850s, several hotel owners had replaced slave labor with Irish immigrants.⁵⁰

In addition to those already named, extant resources associated with this period include a house known as the Creole Cottage, built c.1836 and later moved to its present location at 139 Lameuse Street (located in the proposed Biloxi Downtown Historic District, as amended); and the Labuzan-Stirling House, a Greek Revival style dwelling built c.1855 and moved to its present location at 127 Morrison Avenue in 1904 (listed in the National Register as part of the West Beach Historic District). One of the best known buildings from this era is Beauvoir (Jefferson Davis House), a Greek Revival style home built c.1854, located at 2244 Beach Boulevard. This property was listed in the National Register in 1971, and designated a National Historic Landmark in 1973. Beauvoir was severely damaged by Hurricane Katrina, but has been restored.⁵¹

Many of Biloxi's significant homes of this era were lost in the 2005 storm. Most of these were built as vacation homes by wealthy Louisianans, who had made their money through cotton plantations or successful businesses in New Orleans. They included: the Hermann House (Keller House), a Greek Revival house built in 1850 at Beach Boulevard; the Father Ryan House (Judge Wade House), a Greek Revival House built in 1840 at 1196 Beach Boulevard; the Gillis House (Vance House), a Greek Revival house built c.1830 and later moved to 590 Beach Boulevard; the Bailey House, a Greek Revival house built in 1850 at 206 Beach Boulevard; the Tullis-Toledano House (Filbrick House), a Greek Revival house built c.1856 at 360 Beach Boulevard;

⁴⁸ National Register of Historic Places, West Beach Historic District, Biloxi, Harrison County, Mississippi, National Register #19840518.

⁴⁹ U.S. Census, 1860.

⁵⁰ Sullivan, *The Mississippi Gulf Coast*, 47.

⁵¹ National Register of Historic Places, Biloxi Downtown Historic District, Biloxi, Harrison County, Mississippi, National Register #19840903; National Register of Historic Places, West Beach Historic District, Biloxi, Harrison County, Mississippi, National Register #19840518; National Register of Historic Places, Beauvoir, Biloxi, Harrison County, Mississippi, National Historic Landmark #71000448; MDAH database.

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and the Santini House, an American cottage, built c.1838 at 964 Beach Boulevard. All these properties had been listed in the National Register, either individually or as part of a district, but were removed after being destroyed or irreparably damaged by Hurricane Katrina. The Hermann House, the Gillis House, and the Tullis-Toledano House had been recorded by the Historic American Buildings Survey.⁵²

Civil War (1861-1865)

During the Civil War, the Mississippi Gulf Coast was largely abandoned.⁵³ Fort Massachusetts on Ship Island, a barrier island south of Biloxi, had been occupied by Mississippi militia but was retaken by federal forces in September of 1861.⁵⁴ The subsequent blockade by the Union army shut down steamboat service, thus cutting Biloxi off from New Orleans and Mobile, and crippling the Gulf Coast.⁵⁵ Those who stayed experienced extreme difficulties.⁵⁶ Adroit coastal citizens began boiling seawater to produce salt, a valuable commodity used to preserve meat.⁵⁷ The population survived mainly on seafood and traded salt for other provisions.⁵⁸

Those with sufficient funds escaped inland to protect themselves from Union invasion and to "prevent their slaves from fleeing to Ship Island."⁵⁹ One such escape took place on September 24, 1861, when four slaves in a rowboat were taken aboard a blockade ship. The slaves informed the federal sailors of rebel troop locations, and provided information about a powder mill "running full blast to produce gun powder at Red Bluff on Bayou Bernard."⁶⁰ Slaves also fled in the hundreds to Cat Island, a barrier island west of Ship Island, where they worked to produce charcoal and turpentine for the Union Army.⁶¹

⁵² Historic American Buildings Survey, Beauvoir, Biloxi, Harrison County, Mississippi (HABS MS-12); Historic American Buildings Survey, Keller House, Biloxi, Harrison County, Mississippi (HABS MS-14); Historic American Buildings Survey, Gillis House, Biloxi, Harrison County, Mississippi (HABS MS-154); MDAH database.

⁵³ Sullivan, *The Mississippi Gulf Coast*, 85.

⁵⁴ Sullivan, *The Mississippi Gulf Coast*, 82.

⁵⁵ Powell, "Biloxi, Queen City of the Gulf Coast," 141.

⁵⁶ John H. Lang, *History of Harrison County, Mississippi* (Dixie Press, 1936), 177.

⁵⁷ Federal Writers' Project of the Works Progress Administration, *Mississippi Gulf Coast: Yesterday and Today, 1699-1939* (Gulfport, MS: Gulfport Printing Company, 1939), 22.

⁵⁸ Lang, 32.

⁵⁹ Sullivan, *The Mississippi Gulf Coast*, 85.

⁶⁰ Sullivan, *The Mississippi Gulf Coast*, 84.

⁶¹ Sullivan, *The Mississippi Gulf Coast*, 92.

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During the Civil War, many Harrison County men enlisted in the Confederate military. Among the companies of volunteers raised and organized in Biloxi were the Biloxi Rifles, part of the 3rd Mississippi Regiment, and the "Henley Invincibles." The latter company was largely comprised of sailors and fishermen and was therefore detailed as "service afloat." A Home Guard regiment, established as part of the state militia, was commanded by Captain J. Fewell, the mayor of Biloxi during this period.⁶² In June of 1861, members of the unit confiscated the keys to the Biloxi lighthouse from Mary Reynolds, the keeper, and ordered the facility to be shut down. Reynolds recounted this event to the Governor of Mississippi, John J. Pettus, and requested that control of the lighthouse be returned to her. She was reinstated, but the lighthouse remained closed until the end of the war.⁶³

Reconstruction (1865-1877)

The defeat of the South in 1865 brought an end to the plantation system, thus significantly altering Mississippi's economy. Formerly the fifth-richest state in the country, it exited the Civil War as the poorest. As was the case for the state as a whole, Harrison County suffered large numbers of casualties, intensifying the hardship for those who remained.⁶⁴ Although Biloxi had not derived its wealth from agriculture prior to the conflict, the city's economy was largely supported by planters who owned vacation houses along its beaches. Their diminished economic status impacted the tourist industry along the entire Mississippi Gulf Coast. Reportedly, some New Orleans families moved to Biloxi to live permanently in their former summer homes after losing other land holdings.⁶⁵

By the fall of 1865, the steamboat service had resumed operation.⁶⁶ For several years, however, there were fewer vacationers due to uncertain and difficult economic times experienced in the south during this era. An event that improved the tourist industry, as well as the rest of the economy for the entire Mississippi Gulf Coast, was the completion of the New Orleans, Mobile, & Chattanooga Railroad in 1870.⁶⁷ During the 1870s, hoteliers refurbished their establishments as visitors began to return to the favorable weather and fun-loving society of Biloxi. Among several hotels operating at this time were the Nixon and the Shady Grove. No known hotels from this era have survived. One site that is associated with visitors of this time period is the Seashore Methodist Campground. It was established in 1872 just west of the Biloxi city limits by New Orleans Methodists, and consisted of a tabernacle and several cabins. Immediately

⁶² Bellande, "Wars and Veterans."

⁶³ National Register of Historic Places, Biloxi Lighthouse, Biloxi, Harrison County, Mississippi, 73001012.

⁶⁴ Scharff, 232; Sullivan, *The Mississippi Gulf Coast*, 99.

⁶⁵ Powell, "Biloxi, Queen City of the Gulf Coast," 141.

⁶⁶ Powell, "Biloxi, Queen City of the Gulf Coast," 141.

⁶⁷ Bellande, "19th Century."

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popular with Methodists throughout the South, it had its own train stop, for which a station was built in 1873. Seashore Assembly, as it is now known, is still operating, but none of the 19th structures remain.⁶⁸

The Reconstruction Acts passed by the U.S. Congress in 1867 and 1868 included a requirement that Confederate states adopt new constitutions, affording the same rights to all, before they could be readmitted to the Union. After fulfilling this requirement, Mississippi was readmitted to the Union in 1870.⁶⁹ Article VIII of the constitution required the state to establish a uniform system of free public schools, by taxation or otherwise, for all children between the ages of five and twenty-one. Earlier, in 1866, an ordinance had been passed in Biloxi allowing taxes to be levied "for the Education of White Children."⁷⁰ Under the 1870 constitution, however, Mississippi jurisdictions were legally required to provide equal public education for all children of school age.⁷¹

Late 19th Century Economic Growth (1870-1899)

The steamboat had altered the Biloxi's economy in the late antebellum era and the railroad proved to have even more of an impact after the Civil War. This mode of transporting people and shipping goods brought Biloxi out of economic stagnation, boosting the tourist industry and supporting commercial and industrial growth.⁷² The railroad shortened the travel time from New Orleans to Mobile from 18 hours (by steamboat) to five hours.⁷³ This convenience, as well as a lower fare, resulted in the termination of commuter steamboat service in the early 1870s.⁷⁴ By around 1880, passenger train service allowed businessmen to travel back and forth from New Orleans or Mobile while their families vacationed on the Mississippi Gulf Coast.⁷⁵

Local hotels prospered from the influx of tourists. The Shady Grove Hotel, located on the northeast corner of Front and Lameuse streets, had been built before the Civil War by the Lameuse family.⁷⁶ In 1875, the hotel became the property of Colonel P. J. Montross. Under his

⁶⁸ Bellande, "19th Century," "Hotels and Tourist Homes."

⁶⁹ Scharff, 237, 245; Sullivan, *The Mississippi Gulf Coast*, 99.

⁷⁰ Bellande, "Public Schools."

⁷¹ John Ray Skates, "The Mississippi Constitution of 1868," Mississippi History Now, <http://mshistorynow.mdah.state.ms.us>.

⁷² Powell, "Biloxi, Queen City of the Gulf Coast," 141.

⁷³ Colleen C. Scholtes and L. J. Scholtes, *Biloxi and the Mississippi Gulf Coast: A Pictorial History*, 72.

⁷⁴ Bellande, "19th Century," Lang, 94.

⁷⁵ Scholtes, 72.

⁷⁶ Scholtes, 29; Sullivan, 59; Sanborn Map, 1893.

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ownership, extensive improvements were made to the house and grounds.⁷⁷ The Montross Hotel was well known for its shoo-fly, a wooden deck built around the trunk of a live oak.⁷⁸ The deck's higher elevation provided a breeze, thus allowing for relief from biting flies.⁷⁹ An early 20th century owner of the hotel, Colonel J. W. Apperson, renamed it the Riviera. Over time, the hotel fell out of popularity, and was finally razed after being damaged by Hurricane Camille in 1969.⁸⁰ Other hostelryes operating during the late 19th century included the Boulol Hotel and the Beach House, both of which were established in the 1890s, and the Magnolia, which had been welcoming visitors since 1847.⁸¹

After the Civil War, the seafood industry would emerge as another important driver of the economy. Technological advancements in food canning during this time allowed the mass production and shipping of seafood.⁸² With the railroad, the market for Gulf Coast oysters and shrimp expanded significantly. In 1878, the first shrimp cannery on the Gulf Coast was constructed in Pascagoula; a year later, the Biloxi Canning Company was founded.⁸³ In the early 1880s, W.K.M. Dukate of Lopez, Elmer and Company traveled to Baltimore, a national leader in the seafood industry, to learn the latest methods of packing oysters and shrimp.⁸⁴ By 1889, Biloxi had five canneries: Lopez, Elmer and Company; Barataria Canning Company; Lopez, Dunbar's Sons and Company; William Gorenflo and Company; and the E.C. Joulann Packing Company.⁸⁵ The availability of manufactured ice in the late 19th century allowed fresh seafood to be shipped greater distances.⁸⁶ In 1881, the first shipment of raw oyster meat left Biloxi.⁸⁷ The success of the canning industry led to a labor shortage. To solve this problem, seasonal workers were imported from Baltimore to Biloxi, where they lived in camps provided by the factories. Some of these workers stayed in Biloxi instead of returning to their homes in

⁷⁷ Sanborn Map, 1893; Scholtes, 29.

⁷⁸ Bellande, "Hotels and Tourist Homes;" Kat Bergeron, "Biloxi Town Green Shoo-fly," <http://www.sunherald.com>, November 16, 2005 (accessed May 30, 2012).

⁷⁹ Bergeron, "Biloxi Town Green Shoo-fly."

⁸⁰ Scholtes, 29; Bergeron, "Biloxi Town Green Shoo-fly;" Sanborn Map, 1893, 1898; Bellande, "Hotels and Tourist Homes."

⁸¹ Sanborn Maps, 1893, 1898; Bellande, "Hotels and Tourist Homes."

⁸² Bellande, "Seafood;" Deanne Stephens Nuwer, "The Seafood Industry in Mississippi: It's Early History, 1848-1930."

⁸³ Federal Writers' Project of the Works Progress Administration, *Mississippi: A Guide to the Magnolia State*, 35.

⁸⁴ Bellande, "Seafood;" Deanne Stephens Nuwer, "The Seafood Industry in Mississippi: It's Early History, 1848-1930."

⁸⁵ Powell, "Biloxi, Queen City of the Gulf Coast," 142.

⁸⁶ Bellande, "Seafood."

⁸⁷ Federal Writers' Project of the Works Progress Administration, *Mississippi: A Guide to the Magnolia State*, 35.

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Baltimore at the end of the canning season. The relocation of these workers, most of whom were of Eastern European ethnicities, has contributed to Biloxi's cultural diversity.⁸⁸

The 1893 hurricane destroyed Biloxi's five major canneries, and sunk or damaged approximately 100 schooners. By 1900, however, the industry had rebuilt and the city again had five canneries, along with worker camps, nine oyster dealers, and three icehouses.⁸⁹ No extant resources associated with the seafood industry during this period were identified.

The lumber industry, a strong aspect of coastal Mississippi's economy, expanded during the late 19th century because of the railroad. It allowed logging in a larger area of the Piney Woods to the north, as the presence of waterways to transport timber was no longer necessary. The railroad also facilitated shipping of the finished lumber, to a wider customer base.⁹⁰ The lumber industry was not as prevalent in Biloxi as it was in Pascagoula and Moss Point in Jackson County. Nevertheless, there were several mills established on the Back Bay in the late 19th century.⁹¹

Biloxi's transition from a small community to an important industrial center created a need for a newspaper. Several were founded in Biloxi in the late 19th century, but most were short-lived. *The Herald*, founded in 1884, persevered to become the principal purveyor of the city's news. It was founded by George W. Wilkes (1854-1915) as a weekly; by the turn of the 20th century, it had become a daily paper known as *The Daily Herald*. In the 1890s, the newspaper office and printing plant were located on Howard Avenue in Biloxi's downtown. Other commercial enterprises that emerged during this era were a water works, organized in 1889; an electric light plant which began operating in 1893; the Bank of Biloxi, the only bank between New Orleans and Mobile when it was started in 1893.⁹²

Industrial expansion in the late 19th century led to population growth. Between 1870 and 1880, the number of permanent residents in Biloxi grew by over 60 percent.⁹³ One of the problems that faced city leaders as the demand for services increased was the inadequacy of the public school system. After a separate school district was established in Biloxi in 1886, several new educational facilities were constructed. The first public school for black children was a house rented by the City of Biloxi from the First Baptist Church, a black congregation, beginning in 1886.⁹⁴ This house was located on Main Street and rented for \$17.50 for the seven month

⁸⁸ Bellande, "Seafood;" Deanne Stephens Nuwer, "The Seafood Industry in Mississippi: It's Early History, 1848-1930;" *The Buildings of Biloxi*, 18.

⁸⁹ Powell, "Biloxi, Queen City of the Gulf Coast," 143-144.

⁹⁰ Lang, 94; Federal Writers' Project of the Works Progress Administration, *Mississippi Gulf Coast: Yesterday and Today, 1699-1939*, 23-24.

⁹¹ Sanborn Maps, 1893, 1898, 1904, 1909, 1914, 1925, 1948, 1952.

⁹² Bellande, "Newspapers;" *The Buildings of Biloxi*, 17-18.

⁹³ U.S. Census of Population, 1870, 1880.

⁹⁴ Richmond, 6.

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school term.⁹⁵ The same year, a new school for white children was donated by Frank and Harry Howard. It was completed by John R. Harkness & Son in 1888 on the old school site, and had a 200-pupil capacity. Initially known as Main, it was later renamed Howard Public School. The old school was moved across the street. Over the years, it was used as a jail and boarding house, and finally demolished in 1967.⁹⁶

In 1890, there were 1,561 students attending Biloxi public schools. In addition to city residents, this number included children from across Biloxi Bay, and even children of visiting tourists. The latter could attend school for a fee of \$1.20 per month.⁹⁷ In 1891, a petition was started by the community of Point Cadet to persuade the Biloxi City Council to construct a school near the Back Bay for the children of seafood factory workers and fishermen.⁹⁸ Economic constraints prevented the city from constructing a new building, and two additional schools were established in rental properties in 1894. Charles Redding was paid \$6.00 for his rental property located at Point Cadet, and John C. Bradford was paid \$5.00 a month for his property located at Back Bay. In 1895, an additional property in the west end, referred to as Forrest Park Public School, was rented from T. F. Gill. Though the student enrollment had increased, no additional teachers were hired; instead, some teachers in existing schools were reassigned to rental schools.⁹⁹

In 1896, Lazaro Lopez, a pioneer in the Biloxi Seafood industry, provided the grounds and building located on the corner of Oak and 1st streets for a permanent Point Cadet school.¹⁰⁰ This school was located about a block north of the Dunbars, Lopez and DuKate cannery.¹⁰¹ In 1902, the building was replaced by a larger one donated by Harry Howard.¹⁰²

Three Biloxi schools were built in 1898.¹⁰³ One of these located on the northwest corner of Water and Main streets,¹⁰⁴ was donated by Harry T. Howard donated¹⁰⁵ was progressively known as Primary School, Howard Memorial School, and, by 1908, Howard Primary School No.

⁹⁵ Richmond, 10.

⁹⁶ Sanborn Map, 1893, 1952; Scholtes, 38; "Five Thousand Dollars to Be Invested in a Public School Building and Donated to the Town of Biloxi," *Biloxi Daily Herald*, March 3, 1888; "Special Meeting," *Biloxi Daily Herald*, August 18, 1888, 1; Bellande, "19th Century," "Public Schools."

⁹⁷ Richmond, 18.

⁹⁸ Richmond, 6.

⁹⁹ Richmond, 21-23; Scholtes, 38.

¹⁰⁰ Scholtes, 33, 38; Sanborn Map, 1914.

¹⁰¹ Sanborn Map, 1914; Richmond, 34-36.

¹⁰² Bellande, Ray, "Public Schools;" Scholtes, 38.

¹⁰³ Scholtes, 39.

¹⁰⁴ Sanborn Maps, 1893, 1898.

¹⁰⁵ Richmond, 27.

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1.¹⁰⁶ Another school built in 1898 was called Back Bay School.¹⁰⁷ William G. Gorenflo and W. K. M. Dukate, both seafood cannery owners, provided the grounds and building for the school, which was located on Main Street near the Bay of Biloxi. The third was West End School, which was located on the southwest corner of Porter Avenue and Cemetery Street on land donated by Lazaro and Juila Lopez.¹⁰⁸ All three of these schools have been removed.

Early Twentieth Century Prosperity (1900-1929)

By 1900, Biloxi had 55 mercantile establishments, 28 hotels and boarding houses, six schools, churches of several denominations, a lending library, a daily newspaper, and telephone service. The major industries were seafood canning and packing, shipbuilding, and timber processing. In November of that year, the city was devastated by a fire that destroyed between 80 and 90 buildings in the business district and nearby residential neighborhoods.¹⁰⁹

The fire started at the Kennedy Saloon on the southeast corner of the L&N Railroad and Reynoir Street. Besides that building, losses included the Louisville and Nashville (L&N) Depot, the Catholic Church on Reynoir Street, and numerous commercial buildings. Among dwellings that were lost was the Howard Avenue home of seafood industry magnate, Lazaro Lopez. Lopez owned several other buildings that were destroyed by the fire and calculated his losses at \$80,000. Despite numerous obstacles, including cleanup operations, loss of homes and jobs, and lack of insurance in many cases, the citizens of Biloxi were determined to rebuild, and construction companies stayed busy for several years.¹¹⁰

The Kennedy Saloon was soon replaced by the more imposing Kennedy Hotel, designed by Thompson & Eistetter of Biloxi, a local construction and architectural firm.¹¹¹ The building, which, in addition to guest rooms, included a bar, restaurant, and billiard parlor, had a long life before it was demolished in the 1970s with urban renewal funds.¹¹² The Catholic congregation hired New Orleans architect Theodore Brune to design a new Church of the Nativity of the Blessed Virgin Mary, a Gothic Revival style edifice dedicated on September 14, 1902. Stained glass windows for the building were imported from Germany in 1906, a donation from Julia Dulion Lopez in memory of her late husband, Lazaro Lopez. The church is extant and is listed in

¹⁰⁶ Scholtes, 38; Sanborn Map, 1898, 1904, 1909, 1914, 1925, 1948, 1952; Richmond, 7, 30.

¹⁰⁷ Richmond, 7.

¹⁰⁸ Scholtes, 38; Sanborn Map, 1914.

¹⁰⁹ Powell, "Biloxi, Queen City of the Gulf Coast," 144.

¹¹⁰ Powell, "Biloxi, Queen City of the Gulf Coast," 144; Murella Powell, "Biloxi's First Inner City Hotel," SunHerald.com, April 28, 2012 (accessed May 30, 2012); "Swept by Flames," *Biloxi Daily Herald*, November 9, 1900, 1; Bellande, "Lopez Family."

¹¹¹ Powell, "Biloxi's First Inner City Hotel."

¹¹² Powell, "Biloxi, Queen City of the Gulf Coast," 155.

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the National Register under the Historic Resources of Biloxi MRA.¹¹³ The congregation also lost two schools, one each for black and white students, the priest's house, and the convent. Except for the black school, all of these structures were eventually rebuilt.¹¹⁴

Over the course of the decade, a number of infrastructure improvements were made. Biloxi's streets were paved with brick or oyster shells during this era, totaling about 25 miles. In 1901, the Back Bay Bridge was constructed, connecting the peninsula to the land to the north.¹¹⁵ By 1904, Biloxi's downtown had an electric railroad. Possibly the first electric street car was the Lameuse Street line, for which the contract was let in 1903. There was also a power house on the east side of Lameuse just south of the L&N RR tracks.¹¹⁶ Other additions included electric street lights, an opera house, a number of large hotels, and several new schools.¹¹⁷

Development of educational facilities had lagged behind local demand since the first public school had opened in the 1860s. As noted previously, several public schools were built in the late 19th century, with the land and school buildings typically being donated by wealthy businessmen. This trend continued in the early 20th century with the construction of the second Point Cadet School, located on the northwest corner of Howard Avenue and Maple Street.¹¹⁸ It was donated by Harry T. Howard, and constructed by John Ott.¹¹⁹

Eventually the burden of building school facilities shifted to the public.¹²⁰ In 1906, in another effort to alleviate overcrowding, Mississippi House Representative E.M. Barber sponsored a bill for a \$50,000 bond issue to finance a new school in Biloxi. Many administrators feared that such a tax would be an encumbrance for the city's citizens. During a City Council meeting it was pointed out that up until that time the citizens of Biloxi had never paid for the construction of a school, and that the land and building had always been donated.¹²¹ The Council concluded that the bonds for the schools construction would be acceptable. Finally issued in 1912, the bonds funded the construction of Central School, representing the first time a school had been financed with local taxes. The school's construction cost totaled \$43,000.¹²² Frank T.

¹¹³ Bellande, "Catholic Churches;" Scholtes, 38; Sanborn Maps, 1904, 1909, 1914, 1925, 1948, 1952; National Register of Historic Places, Nativity BVM Cathedral, Biloxi, Harrison County, Mississippi, 19840518, Biloxi MRA.

¹¹⁴ Bellande, "Catholic Churches," "Catholic Schools."

¹¹⁵ Powell, "Biloxi, Queen City of the Gulf Coast," 144.

¹¹⁶ Sanborn Maps, 1904, 1909, 1914, 1925.

¹¹⁷ W. A. Cox and E. F. Martin, Facts About the Gulf Coast: The Book of Harrison County, Mississippi (Gulfport, MS, 1905), 243; The Buildings of Biloxi, 87.

¹¹⁸ Scholtes, 38.; Richmond, 36.

¹¹⁹ Scholtes, 38. Sanborn Map, 1909, 1914, 1925; Bellande, "Public Schools;" Richmond, 36.

¹²⁰ Bellande, "Public Schools."

¹²¹ Richmond, 43-44.

¹²² Richmond, 46; Scholtes, 84.

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Howard donated part of the land.¹²³ Central School, also referred to as Central High School, was located on the northeast corner of Bellman Street and Howard Avenue.¹²⁴ The two story masonry school had a two story portico supported by paired Ionic columns and flanked by two projecting wings on the main façade.¹²⁵

Over time, the school was enlarged by several additions. In 1917, an annex was constructed, as well as a balcony in the auditorium for the seating of 200.¹²⁶ Subsequent additions to the rear of the structure between 1914 and 1925 included a laboratory; a gymnasium was constructed in 1928.¹²⁷ By 1956, the school had a total of 11 classrooms, including a 725 seat auditorium-gymnasium.¹²⁸ The school was utilized until the new Biloxi High School was constructed on the rear portion of the Seashore Camp Grounds in 1961.¹²⁹ The old Central High School (known as Biloxi High School by then) was demolished in 1962.¹³⁰

In 1905, the Parents and Teachers Social, an African American group, was formed. The purpose of the group was to facilitate the building of a new school for black children. In 1908, a lot on Nixon Street, south of Division Street was purchased by the city for this purpose.¹³¹ The building was finally constructed in 1909 by W.B. Byers for \$1,475. Of this amount, \$525 had been raised by the African American community. The new Biloxi Colored School was a vernacular two-story, clapboard-sided building with a hip-roofed porch on the main façade.¹³² Additions to the school were made in 1915.¹³³ Located near the southwest corner of Division and Nixon streets, the building was documented on the Sanborn Map of 1925, which showed it as a two-story school with electric lights. On the 1948 Sanborn Map the building was recorded as the Biloxi Colored High School. It had been removed by the time the map was updated in 1952.¹³⁴

Among early 20th century black teachers were Professor Marshall F. Nichols (1878-1945) and his wife Fannie Birch Nichols (1894-1982). Marshall was born in rural Mississippi where he attended a church-sponsored grammar school. After graduating from high school, he received a bachelor of science from Alcorn College, and a master's degree from Atlanta University. Fannie attended high school at the Baptist Seminary in Meridian, and received degrees from Rusk

¹²³ Scholtes, 84.

¹²⁴ Scholtes, 38; Sanborn Map, 1914, 1925, 1948.

¹²⁵ Scholtes, 84.

¹²⁶ Richmond, 56.

¹²⁷ Bellande, "Public Schools."

¹²⁸ Letter, H.M. Ivy to Biloxi School Board Trustees.

¹²⁹ Scholtes, 84.

¹³⁰ Skelton, *The Biloxi Public Schools*, 2001-2010, 88.

¹³¹ Richmond, 47.

¹³² "Colored School Dedication," *Biloxi Daily Herald*, May 21, 1909, 8.

¹³³ Richmond, 47-48.

¹³⁴ Sanborn Maps, 1925, 1948, 1952.

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College and Tuskegee Institute. Before coming to Biloxi in 1916, the Nichols taught school in Ocean Springs.¹³⁵

The Nichols lived in the house at 270 Main Street, a Craftsman Vernacular Biloxi Cottage, built c.1905, which has been designated a Mississippi Landmark. Marshall was principal at the Biloxi Colored School from 1916 to 1945. He also served as the superintendent of Biloxi's Colored Schools.¹³⁶ In this role, he worked for a twelve year curriculum, advocated for better facilities, and added several extracurricular programs associated with agriculture.¹³⁷ He was active in the community as a deacon at the First Missionary Baptist Church, located on Esters Boulevard, and was a 32nd Degree Mason.¹³⁸ A new African American public school, which opened in May of 1949, was named for Professor Nichols.¹³⁹ After Marshall's death, Fannie became principal and held this post until her retirement in 1963.¹⁴⁰ The 1949 Nichols School was demolished c.2003-2004.¹⁴¹

Parochial schools continued to be important during this era. The Catholic school for white children that had been destroyed in the 1900 fire was rebuilt and operational the following year. By 1904, it had 248 students, and was known as Sacred Heart School.¹⁴² This building is not extant.

As noted previously, the Catholic school for black children was not rebuilt after being destroyed in the fire. Blacks continued to worship with white parishioners at the Church of the Nativity, however, until the second decade of the 20th century. It was during that time that Samuel Kelly, a Josephite missionary, determined that there were a sufficient number of black parishioners to justify the building of a separate church, and in 1914, Our Mother of Sorrows was completed. Extant and still in use as a Catholic church, it is located on the southeast corner of Division and Croesus streets on land donated by John Kennedy, Sr.¹⁴³ Prior to arriving in Biloxi, Father Kelly had also facilitated the construction of black Catholic churches in Pascagoula (St.

¹³⁵ Bellande, "Public Schools."

¹³⁶ "Name Negro School in Memory of Late Prof. M.F. Nichols," *Biloxi Daily Herald*, March 26, 1948, 9.

¹³⁷ Skelton, "Biloxi Schools 1930-1939," 9; Skelton, "Superintendents of the Biloxi Public School District 1922-2001," 27.

¹³⁸ Skelton, "Superintendents of the Biloxi Public School District 1922-2001," 27; Juno Gwendolyn Nichols-de Marks, Interview by Worth W. Long, August 6, 1999, University of Southern Mississippi Center for Oral History and Cultural Heritage, <http://digilib.usm.edu/cdm> (accessed January 18, 2013).

¹³⁹ "12 Graduates At Opening Program Nichols School," *Biloxi Daily Herald*, May 18, 1949, 3.

¹⁴⁰ "Memorial to Nichols," *Biloxi Daily Herald*, January 26, 1948, 5; "Superintendents of the Biloxi Public School District 1922-2001," 27.

¹⁴¹ MDAH, Historic Resources Inventory Database.

¹⁴² Sanborn Maps, 1904, 1909, 1914; Bellande, "Catholic Schools."

¹⁴³ Bellande, "Catholic Churches;" Sanborn Map, 1925.

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Peter) and Pass Christian (St. Philomena). The American Josephites were founded in 1893 to minister to African Americans.¹⁴⁴

On September 6, 1916, St. Mary's Catholic School of Our Mother of Sorrows Parish was dedicated. It was intended for the education of African American children and reportedly had over 100 students in attendance. Located on the west side of Reynoir Street north of Division Street, it was a two-story building with a one-story section on the rear (west) elevation, and accommodated grades one through eight. In 1933, the ninth grade was added. Each year another grade was added so that by 1937 the school contained grades one through twelve. Between 1925 and 1946 the school was demolished and its replacement was constructed on the northwest corner of Division and Magnolia Streets.¹⁴⁵ This building is extant.

Despite the construction of several school buildings during the first 20 years of the 20th century, Biloxi's educational facilities continued to be overcrowded. Between 1900 and 1920, the population had grown from 5,467 to 10,937. In response, the city built four new elementary schools for white children in the 1920s, three in 1924 (Lopez, Dukate, and Gorenflo), and one in 1928 (Howard II).

Lopez School was built by the A. C. Sanford construction company. A two story, U-plan school, it was located on the south side of Howard, west of Benachi Avenue. In historical documents, this school is often referred to as the new West End School, even though the first West End School was in use at the same time. Lopez School remained in operation until 1978 and was demolished between in 2000.¹⁴⁶ The site is currently a parking lot for the government building complex located on the southeast corner of Porter and Howard avenues.

Dukate Elementary, sometimes referred to as East End School, was located at the terminus of Claiborne Street on the south side of Howard Avenue.¹⁴⁷ The building, a two-story masonry structure, was constructed by O. E. Thompson who was awarded the contract with a bid of \$48,900.¹⁴⁸ Between the time of its construction and 1956 there were no changes to the original building footprint.¹⁴⁹ It consisted of eight classrooms and an auditorium with seating for 500.¹⁵⁰ A 1968 inspection determined that the school was in poor condition. The school board

¹⁴⁴ Michael V. Namorato Mulroney, *The Catholic Church in Mississippi, 1911-1984: A History* (Westport, CT: Greenwood Press, 1998), 167.

¹⁴⁵ Bellande, "Catholic Schools;" Sanborn Map, 1925.

¹⁴⁶ Sanborn Maps, 1954, 1948; Richmond, 7, 61; Skelton, *The Biloxi Public Schools*, 2001-2010, 120.

¹⁴⁷ Letter, H.M. Ivey to Biloxi School Board of Trustees; Sanborn Map, 1925.

¹⁴⁸ Richmond, 61.

¹⁴⁹ Sanborn Maps, 1925, 1948, 1952.

¹⁵⁰ Letter, H.M. Ivey to Biloxi School Board of Trustees; Sanborn Map, 1925.

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closed the building at the end of the 1970 school year.¹⁵¹ It was demolished between 1992 and 1997, and the site is currently vacant.¹⁵²

The third school erected in 1924 was named William F. Gorenflo, after the man who donated the land for the building. The school was designed by local architect Carl E. Matthes (1896-1972), it was located on a six-acre site on the west side of the block bounded by Elder Street to the north, Lameuse Street to the east, Bradford Street to the south, and Magnolia Street to the west. The facility was intended to serve all white children living north of the L&N Railroad from Caillavet Street to Lee Street, and north of Division Street between Caillavet Street and Seal Avenue. The Collins Brothers Construction Company constructed the original school that cost \$48,470.75. The school consisted of a one-story, brick veneer, building with 13 classrooms as well as several amenities. A classroom annex was built in 1952. The original building was razed and replaced by a new Gorenflo Elementary School in 2004.¹⁵³ This building sustained significant water damage due to Hurricane Katrina. It was repaired and operating again by 2006.¹⁵⁴

Harry T. Howard School No. 2, located on the northeast corner of Howard Avenue and Maple Street, was demolished in 1928.¹⁵⁵ A new school, also called Harry T. Howard School No. 2, was built on the site the same year. The school was three stories in height, faced in brick veneer, and had an auditorium appended to the rear (north) elevation.¹⁵⁶ It was constructed by the Collins Brothers Construction Company who won the contract with a bid for \$60,000.¹⁵⁷ Improvement projects to the building took place in 1975, 1986 and 2001.¹⁵⁸ In July of 2005, the school was devastated by fire, and has since been removed.¹⁵⁹

The completion of the second Harry T. Howard School No. 2 marked the end of school construction for several years as the city felt the impact of the Great Depression. The city was operating a total of eight schools during the 1928-1929 school year: Dukate Elementary (361 students), Howard I Elementary (228), Lopez Elementary (326), Gorenflo Elementary (395), Howard II Elementary (377), Central High School (352) and an unidentified elementary school

¹⁵¹ Skelton, *The Biloxi Public Schools*, 2001-2010, 101.

¹⁵² Google Earth Historical Imagery.

¹⁵³ Biloxi Public School District, "Gorenflo Elementary," <http://www.biloxischools.net> (accessed 16 April 2012); Letter, H.M. Ivey to Biloxi School Board of Trustees; Sanborn Maps, 1925, 1948, 1952; Bellande, "Public Schools;" Richmond, 61.

¹⁵⁴ Skelton, *The Biloxi Public Schools*, 2001-2010, 38.

¹⁵⁵ Richmond, 12.

¹⁵⁶ Sanborn Map, 1948.

¹⁵⁷ Scholtes, 38; Sanborn Maps, 1909, 1914, 1925; Bellande, "Public Schools."

¹⁵⁸ Skelton, *The Biloxi Public Schools 1924-2001*, 258-259.

¹⁵⁹ Steve Phillips, "Fire Destroys Historic Biloxi School," WLOX13, <http://www.wlox.com/story/3556023/fire-destroys-historic-biloxi-school> (accessed September 26, 2012).

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(404). The enrollment number was not given for the colored school, but the number of black students had been recorded as 421 in 1926. There were 78 teachers working for the Biloxi School district during the 1927-1928 school year.¹⁶⁰

The seafood and timber processing industries established during the late 19th century were expanded during this era. In 1902, Biloxi had twelve large seafood factories that canned nearly 6 million pounds of oysters and over 4 million pounds of shrimp.¹⁶¹ The city's two ice houses supplied the means to pack fresh seafood for shipping by rail.¹⁶² Two years later, Biloxi surpassed Baltimore, previously the leader in exportation, and city promoters proclaimed it the "Seafood Capital of the World."¹⁶³

Seasonal immigrant labor was important to the success of the industry.¹⁶⁴ To fill this a labor shortage in the 1910s, factory owners solicited ethnic French Acadians (Cajuns) from Louisiana. Acadian farmers and sharecroppers had fallen on hard times after storms and disease in the 1910s caused the failure of the sugar cane crop. Hearing of available jobs, many families relocated to Biloxi for work, usually settling in Point Cadet or Back Bay, where the canning factories and shipyards were located.¹⁶⁵ The labor shortage in the industry was also addressed by the hiring of black workers. Of 701 employed black residents identified in the 1920 Census, 108 worked for canning companies.¹⁶⁶

Other labor problems in the packing and canning industry transpired during the pre-World War I era. In 1911, photographer Lewis Hines, who spent several years documenting child labor in the United States, revealed the exploitation of child workers in the Biloxi seafood industry with his images of shrimp pickers in the Dunbar, Lopez and Dukate factory.¹⁶⁷ Owners also struggled with labor unions during these years. By 1915, workers in the shrimp factories had aligned themselves with the Longshoremen's Union. In late August of that year, they went on strike, shutting down Biloxi's canneries. An agreement was reached by September 23, after which shrimp boats were sent out en masse.¹⁶⁸ The timing of the settlement was unfortunate; on

¹⁶⁰ Skelton, *The Biloxi Public Schools 1924-2001*, 5, 10.

¹⁶¹ Deanne Stephens Nuwer, "The Seafood Industry in Biloxi: It's Early History."

¹⁶² Powell, "Biloxi, Queen City of the Gulf Coast," 144-146.

¹⁶³ Deanne Stephens Nuwer, "The Seafood Industry in Biloxi: It's Early History."

¹⁶⁴ Gertrude S. Fish, ed., *The Story of Housing* (New York: MacMillan Publishing Company, 1979), 131.

¹⁶⁵ Powell, "Biloxi, Queen City of the Gulf Coast," 146.

¹⁶⁶ U.S. Census of Population, 1920.

¹⁶⁷ Deanne Stephens Nuwer, "The Seafood Industry in Biloxi: Its Early History, 1848-1930," <http://mshistory.k12.ms.us>.

¹⁶⁸ "Two Score Boats Go After Shrimp for Biloxi Plants," *Biloxi Daily Herald*, September 23, 1915, 1.

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September 29, a hurricane struck the Gulf Coast and many of these vessels were lost or damaged. In all, 70 Biloxi ships went down in the storm.¹⁶⁹

Few extant resources associated with the seafood industry have been identified. The factories, workers' camps, and fishing vessels have been removed or destroyed by hurricanes or development. The only remaining resources connected to the cannery business during this era appear to be dwellings. The Lazaro Lopez, Jr. house, an Eastlake style dwelling built in 1900, survives at 632 Howard Avenue. Lopez was the son of Lazaro Lopez, Sr., Biloxi seafood industry pioneer, and was associated with the Lopez-Dukate Company during the time he lived in this house with his family.¹⁷⁰ The home of the Edward LeBatard family, built in 1920, is located at 191 Oak Street. LeBatard was a Louisiana native who worked as a ship carpenter, most likely building vessels for the seafood industry. The Biloxi cottage is one of a small number of houses in Point Cadet that survived Hurricane Katrina. It remained in the LeBatard family until the 1970s.¹⁷¹

The shipbuilding industry was largely dependent on the seafood industry. Some seafood companies, preferring to control all aspects of the business, maintained shipyards that built schooners for shrimping and oystering, and employed the fishermen as well. The Lopez and Dukate yard, which produced the schooner *Anna K* in 1903, was one such example. Biloxi schooners, often referred to as "white winged queens," were also employed for transporting timber and agricultural products, and for recreation. During the period when this type of ship was critical to the economy of the Gulf Coast, hundreds of schooners were built each year. Production fell from 327 in 1906 to 277 in 1914, when gasoline-powered boats began to be used. By the 1920s, few canning companies engaged in shipbuilding or fishing. At that time, the powered lugger was favored by independent fishermen, who of whom owned their boats and sold their catch to factories at a negotiated price.¹⁷² Only one the historic Biloxi Schooners has survived.

One of the most prolific Biloxi shipwrights was Jacob D. Covacevich (1875-1962), who built many schooners for the seafood industry, as well as other customers. It is reported that the only remaining Biloxi schooner is one that he built in 1926, the *Helen*, a recreational vessel commissioned by Thomas Bane Denegre of New Orleans. During World War II, she was loaned to the U.S. Coast Guard Station in Biloxi and used for training and patrols. She now resides in Seattle, where she is maintained by the Northwest Schooner Society.¹⁷³ An earlier Covacevich-built schooner, the *Margaret Emile*, was listed in the National Register in 1973, but was delisted

¹⁶⁹ Charles L. Sullivan, *Hurricanes of the Mississippi Gulf Coast* (Mississippi Gulf Coast Community College, 2009), 54.

¹⁷⁰ "Prominent Man Dies in New Orleans," *Biloxi Daily Herald*, October 24, 1918.

¹⁷¹ U.S. Census of Population, 1910, 1920; Harrison County, MS, Chancery Court Land Records, Deed Book 238/206; Biloxi City Directories, 1925, 1931

¹⁷² Deanne Stephens Nuwer, "The Seafood Industry in Biloxi: It's Early History."

¹⁷³ Northwest Schooner Society, <http://www.nwschooner.org/schooners.htm>.

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in 1989 after being destroyed. This schooner was built in 1912 and was originally named the *Dorothy Hilzheim*.¹⁷⁴ The last working schooner is thought to have been the *Mary Margaret*, also built at the Covacevich boatyard, in 1929. She has not survived.¹⁷⁵

In 1909 the Covacevich Shipyard built the first schooner that utilized sail power for oystering and a gas engine for shrimping.¹⁷⁶ Covacevich also invented the Biloxi lugger for the fishing industry. Designed specifically for the shallow waters of the Gulf, it was easier to handle than a schooner and did not require a large crew. By 1915, the motorized lugger had usurped the schooner as the preferred fishing boat.¹⁷⁷ Many of these were built at the Covacevich yard, but few have survived. One that was active until a few years ago was the lugger *Starry Night*, built by the company in 1928 and sunk by Hurricane Katrina in 2005.¹⁷⁸ The *Dolores Catherine*, a Biloxi lugger launched in 1936, has been restored and is anchored in Mobile, Alabama.¹⁷⁹ The *Santa Maria*, a 1937 lugger, is owned by the Galveston Historical Society.¹⁸⁰

Jacob Covacevich, known as "Jackie Jack," was born in Mississippi of a Croatian father and American mother.¹⁸¹ He started his shipyard at the north end of Crawford Street on Biloxi's Back Bay in 1892, and was later joined by his three sons, Anthony W., Nelious C., and Oral V. After 1982, the Covacevich company no longer fabricated new boats, but continued to make repairs until the shipyard was destroyed by Hurricane Katrina. The site is now vacant. Nelious (Neil) Covacevich designed and built the schooner *Mike Sekul* for the Biloxi Seafood Industry Museum in 1992. The schooner *Glenn Swetman* was built the same year by shipwright Bill Holland.¹⁸² The vessels are replicas of early schooners, and are used for charters and educational purposes.

¹⁷⁴ Mississippi Department of Archives and History, Historic Resource Inventory, "The Margaret Emilie (Biloxi schooner)," <http://mdah.state.ms.us/hpres> (accessed April 2, 2014); "Legends surround Biloxi schooners," *Biloxi Sun Herald*, April 1, 1974, 67; "Yacht racing once a survival test," *Biloxi Sun Herald*, July 4, 1976, 88.

¹⁷⁵ Powell, "Biloxi, Queen City of the Gulf Coast," 148, 151; Deanne Stephens Nuwer, "The Seafood Industry in Biloxi: Its Early History;" Bellande, "Seafood;" Shipbuilding History (online database of U.S. and Canadian shipbuilders), <http://shipbuildinghistory.com>.

¹⁷⁶ Powell, "Biloxi, Queen City of the Gulf Coast," 146.

¹⁷⁷ Deanne Stephens Nuwer, "Shipbuilding Along the Mississippi Gulf Coast."

¹⁷⁸ "Covacevich Shipyard, Biloxi, MS," Shipbuilding History (online database of U.S. and Canadian shipbuilders), <http://shipbuildinghistory.com>.

¹⁷⁹ Ellis Metz, "Shrimp Boat Revival," April 20, 2012, <http://www.mobilebaymag.com>.

¹⁸⁰ "Covacevich Shipyard, Biloxi, MS," Shipbuilding History (online database of U.S. and Canadian shipbuilders), <http://shipbuildinghistory.com>.

¹⁸¹ U.S. Census of Population, 1900.

¹⁸² "Bill Holland Boatbuilder, D'Iberville," Mississippi Folk Artist Directory, <http://www.arts.state.ms.us/folklife>.

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Ships for World War I were built in Biloxi under the U.S. Shipping Board Emergency Fleet Corporation, starting in 1917.¹⁸³ New shipyards established for this purpose were the Coast Ship Company, the Mississippi Shipbuilding Company, and the Biloxi Shipyard and Box Factory. Francis Brander (1885-1965), a Biloxi shipwright, was a partner in the last.¹⁸⁴ All three companies were located on the Back Bay. Local government was supportive of the shipyards, which were expected to create hundreds of jobs and boost the economy. The City Council voted to waive taxes for all the companies for five years, and to close part of Back Bay Street to increase the land area.¹⁸⁵

Many of the ships made by these companies were wood, sea-going auxiliary schooners, designed for transporting cargo. The first vessel of this type to be launched, in May of 1918, was made by the Mississippi Shipyard.¹⁸⁶ In June, the same company completed another schooner, the *Elizabeth Ruth*, which had a cargo capacity of 1,400 tons.¹⁸⁷ The Coast Shipyard launched the schooner *Pat Harrison* in December of 1918.¹⁸⁸ Vessels other than schooners were produced as well. For example, the Biloxi Shipyard and Box Factory announced a contract to build two 3,500 ton wooden steamships for the Emergency Fleet Corporation in September of 1917. The work was expected to occupy 250 workers for six months.¹⁸⁹

The Biloxi Shipyard and Box Company also built boats for the seafood industry during this time. Among these were four schooners launched in 1917: the *I. Heidenheim*, and the *H.E. Gumbel*, designed for the company by Jacob Covacevich; and the *Louis Goldman* and the *Anna May*, designed by Francis Brander. In May of 1918, the company reported a contract to build eight oyster schooners for the C.B. Foster Seafood Company.¹⁹⁰

After the end of hostilities, government contracts ended abruptly for companies working on war-related vessels. The Biloxi Shipyard and Box Company continued until June of 1921.

¹⁸³ "Mississippi Shipbuilding Corporation Will Shortly Begin Construction on Several Wood Vessels for the U.S. Emergency Fleet Corporation," *Biloxi Daily Herald*, October 22, 1917, 6.

¹⁸⁴ *International Marine Engineering*, Vol. 22 (New York: International Marine Engineering, June 1917), 279.

¹⁸⁵ "Council Closes Back Bay Street to Make Way for Shipbuilding," *Biloxi Daily Herald*, September 18, 1917, 1; "Tax Exemption to be Given Factory," *Biloxi Daily Herald*, August 9, 1917, 1.

¹⁸⁶ "To Launch Big Ship Within the Next Ten Days," *Biloxi Daily Herald*, May 11, 1918, 1.

¹⁸⁷ "Biloxi Vessel Goes Overboard," *Biloxi Daily Herald*, June 12, 1918, 1.

¹⁸⁸ "Pat Harrison Measured," *Biloxi Daily Herald*, December 10, 1918, 2.

¹⁸⁹ *Marine Review*, Vol. 47 (Cleveland and New York: Marine Review, September 1917), 341-342.

¹⁹⁰ Bellande, "Boat Building," *The Rudder*, vol. 35 (New York: The Rudder Publishing Company, May 1918), 16.

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By 1922, all the shipyards working under the Emergency Fleet Corporation had closed their Biloxi operations.¹⁹¹

Smaller Biloxi shipyards continued to produce and repair vessels for the seafood industry during the war, including those of Fred Moran and the Frenz Brothers.¹⁹² Another shipwright working during this era was Martin Fountain (1856-1938) who was said to have built over 100 schooners. As was the case with nearly all the boatyards, his was on the Back Bay. For a time he was also a partner in the Foster-Fountain Packing Company.¹⁹³ Between 1922 and 1925, he built the Craftsman gable-front Bungalow at 533 Howard Avenue where he lived with his family until building a new house of the same style on property he owned to the south, at 143 Keller Avenue, between 1925 and 1927.¹⁹⁴ Fountain's son Henry (1902-1964) was also a shipwright. He lived at 141 Keller Avenue in a Craftsman gable-front Bungalow which he built c.1923.¹⁹⁵ These three houses are extant, and are contributing resources in the East Howard Avenue Historic District (proposed). Among schooners built in the Fountain yard were the *Henry* (1903), the *Sarah Kennedy* (1905), and the *Sweet Heart* (1917).¹⁹⁶ None of these has survived.

The shipbuilding industry spawned numerous related businesses, including sail making. During this era, Charles Buckingham (1856-1939) and his son Milton (1901-1990) were well-regarded makers of canvas sails for schooners and other vessels. Charles worked for Foster Tent and Awning early in the 20th century and later acquired the business. After his death, Milton continued to manage the company. The Buckingham family was commissioned to make the sails for the *Glenn Swetman*, one of the replica schooners built for the Biloxi Seafood Industry Museum in 1992.¹⁹⁷

Just as the shipbuilding industry was dependent on the seafood industry, the lumber industry relied heavily on shipbuilding. Lumber mills existed harmoniously along the Back Bay with shipyards in the first half of the 20th century.¹⁹⁸ Among these were the Elder and Bradford

¹⁹¹ Bellande, "Boat Building;" Biloxi City Directory, 1922.

¹⁹² Bellande, "Boat Building;" "Fifty Boats Built in Winter Months," *Biloxi Daily Herald*, January 31, 1917, 1; "Biloxi Shipyards Are Being Pushed," *Biloxi Daily Herald*, September 13, 1916, 1; Biloxi City Directories, 1922, 1927.

¹⁹³ "Martin Fountain, Sr., Is Taken by Death," *Biloxi Daily Herald*, September 20, 1938, 1, 4.

¹⁹⁴ Biloxi City Directories, 1922, 1927; Sanborn Map, 1925.

¹⁹⁵ Biloxi City Directories, 1922-1958; Geraldine Blessey, Interview by Deborah Lee Emery, November 17, 1999, Center for Oral History and Cultural Heritage, University of Southern Mississippi, <http://digilib.usm.edu>.

¹⁹⁶ Bellande, "Boat Building."

¹⁹⁷ Val Husley, *Maritime Biloxi*, (Arcadia Publishing, 2000), 66; "C.M. Buckingham Dies in Biloxi," *Biloxi Daily Herald*, October 5, 1939, 1.

¹⁹⁸ Federal Writers' Project of the Works Progress Administration, *Mississippi Gulf Coast: Yesterday and Today, 1699-1939*, 37; Sanborn Maps, 1909, 1914.

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Saw and Planing Mill; the H.E. Latimer and Son Lumber Yard, the R.B. Dacey Lumber Company, and Back Bay Lumber and Box.¹⁹⁹

A number of women in Biloxi were in the labor force during the early years of the 20th century, many working at menial, yet demanding jobs. For example, most of the shrimp pickers in the canneries were women.²⁰⁰ Though most were whites of Slavic ethnicity, black women also labored in this industry.²⁰¹ Other women worked outside the home as domestic servants. Opportunities for women increased in the early 20th century, and gradually it became more acceptable for women to have professions or own businesses.

Businesswomen of this era included Mattie (d.1937) and Estelle Myhand (1864-1943), sisters who owned a millinery shop on the north side of Howard Avenue west of Magnolia Street.²⁰² This building is not extant, but their home, a Folk Victorian side hall dwelling built c.1910, remains at 134 Dukate Street. Another female entrepreneur was Katherine Lamm (1876-1944), who, from 1900 to 1941, was co-owner of the L&N Bakery. This manufacturing facility, which was located south of the railroad and west of Cuevas Street, is not extant.²⁰³ Lamm's house, built in 1928, is extant at 910 Howard Avenue, a short distance south of the former bakery site. It is significant as a rare local example of a Colonial Revival side hall dwelling, and for its association with Lamm.

Other professions that were acceptable for women during this time were nurse and teacher, roles filled by many notable Biloxi women. There were numerous women teachers in the schools of Biloxi in the early 20th century. As mentioned above, Fanny Nichols, a pioneering black educator, taught at the Biloxi Colored School for many years, and served as principal in the after World War II. Mary L. Meaut Michel (1887-1952) taught at Point Cadet School and Central High School. Mary L. Michel Junior High School, constructed in Biloxi in the 1950s, was named after this well-regarded teacher.²⁰⁴ Early nurses included Mary H. Trigg, who worked at the Biloxi Sanatorium from 1902 to 1904 and later managed the Greenville, Mississippi Sanatorium; and Florence Crofton Duncan (1871-1952), who had served at an American Hospital in Havana after the Spanish-American War, and was the first nurse to graduate from the Sanatorium's nursing program, in 1904.²⁰⁵

¹⁹⁹ Sanborn Maps, 1893, 1904, 1914, 1925; Biloxi City Directories, 1913, 1922, 1927, 1931.

²⁰⁰ Deanne Stephens Nuwer, "The Seafood Industry in Biloxi: Its Early History, 1848-1930; David A. Sheffield and Darnell L. Nicovich, *When Biloxi was the Seafood Capital of the World* (Biloxi City Council, 1979), 10, 66).

²⁰¹ "White and black workers are needed," *The Daily Herald*, November 16, 1889; U.S. Census of Population, 1920.

²⁰² Biloxi City Directory, 1913, 1922; Sanborn Map, 1925.

²⁰³ Sanborn Map, 1925.

²⁰⁴ Biloxi City Directory, 1927; Bellande, "Public Schools;" Skelton, Biloxi Schools, 1950-1959,

5.

²⁰⁵ Bellande, "Physicians, Dentists, and Nurses;" "Mrs. Duncan, Spanish-American War nurse, is

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Less often seen were women doctors. Among those who practiced in Biloxi in the early 20th century were Dr. Grace Bullas (1873-1918) and Dr. Emma Gay (1878-1972). Bullas, an osteopath, maintained an office at 304 Lameuse Street (northeast corner Lameuse and Jackson streets; not extant). She lived in the house at 159 Seal Avenue (formerly 175), a Colonial Revival style dwelling, built between 1904 and 1909, located in the West Central Historic District.²⁰⁶ Gay, with her husband Dr. Frank Gay, founded the Gay Asthma Clinic in 1928 in West Biloxi. The Gay's home was located on the north side of Beach Boulevard and the clinic was located to the rear, on Briarfield Avenue. Neither of these structures remains.²⁰⁷

Many women were in business as proprietors of boarding houses for tourists. Cora White (1864-1934), for example, was operating a boarding house in her home on Beach Boulevard by the first decade of the 20th century, mainly for teachers and tourists.²⁰⁸ Demand by vacationers was so great that Cora and her husband Walter White (1854-1942) acquired several adjacent houses along the beach which together comprised the White House Hotel. Some of these houses continued to be used to accommodate tourists after a new hotel building was erected in 1923 at 1230 Beach Boulevard. The Whites' original house was moved to 122 Morrison Avenue around this time. Both the hotel building and the Whites' residence are extant, and are located in the West Beach Historic District.²⁰⁹

The tourist industry in Biloxi accelerated in the early 20th century, and many visitors stayed in small boarding houses like the one started by Cora White. The downtown contained several of these with names like Bay View Cottage and Shady Side Cottage. At least one of the boarding houses of the era survives: the Brunet-Fourchy house at 138 Magnolia Street (c.1837, French Colonial Creole Cottage). The structure, used to house visitors from 1893 to 1909, is in the Biloxi Downtown Historic District.²¹⁰ Other businesses that were partly supported by tourists in this district are the Beaux Arts style Dukate Theater (760 Howard Avenue, 1899), and the Neo-classical style Saenger Theater, designed by Roy Benjamin (170 Reynoir Street, 1929).

As tourism became more important to Biloxi's economy, more recreational facilities were established to attract and entertain vacationers. The Naval Reserve Park contained one of the

taken by death," *The Daily Herald*, June 20, 1952.

²⁰⁶ Bellande, "Physicians, Dentists, and Nurses," "Dr. Grace Bullas died early today," *The Daily Herald*, October 18, 1918; Biloxi City Directory, 1913.

²⁰⁷ "Funeral Services Wednesday 2:30 for Dr. Fred Gay," *The Daily Herald*, January 6, 1953, 1; "Famed woman physician, Gay Clinic founder, dead," *The Daily Herald*, August 29, 1972, 2.

²⁰⁸ Biloxi City Directory, 1913; Sanborn Map, 1925.

²⁰⁹ West Beach Historic District, Biloxi, Harrison County, Mississippi, National Register 84002210; *The Buildings of Biloxi*, 133, 166.

²¹⁰ *The Buildings of Biloxi*, 97.

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area's new golf courses. In addition, the park had a major league spring training baseball park, a zoo, and picnic grounds.²¹¹ A small part of the Naval Reserve Park survives today as Hiller Park, though there are no known structures from the park's historic era.

Elaborate entertainment piers were among other attractions of this era. In 1912, the Biloxi Commercial Club took out advertisements in Northern publications boasting "the virtues of Biloxi as a winter haven and summer playground," which brought in a large number of tourists.²¹² One example is the Wachenfeld Pier, constructed around 1914 by Charles W. Wachenfeld, part owner of Dulion Dry Goods Company. Later he and his wife Hattie managed the pier, which included a pavilion where refreshments were offered, a dance hall, and locker rooms (one each for men and women). Gazebos provided seating areas for rest and people watching. The swimming experience was accentuated by the presence of diving boards, towers, and a swing. Boats could dock a boat at the end of the pier on the lower decks. The pier was a popular stop for tourists as well as servicemen during World War I. Wachenfeld Pier continued to be popular with vacationers and locals alike until it was destroyed by the Hurricane of 1947.²¹³ There have been numerous recreational piers in Biloxi over the years. Due to their vulnerable location on the Mississippi Sound, none have survived.

Historically, Biloxians have been fond of festivals, parades, and celebrations, which have proved to be important in attracting and entertaining visitors. The dedication of the new Back Bay Bridge in 1927 was sufficient reason for two parades, a community barbeque, public speakers, and a show. Three years later, for the dedication of the War Memorial Bridge (Biloxi-Ocean Springs Bridge), Army and Navy planes flew overhead, U.S. Coast Guard cruisers and local fishing boats crowded the bay, and a U.S. Marine Band accompanied a parade of Confederate veterans and other military groups.

Many celebrations started during the early 20th century have continued to the present. The Blessing of the Fleet began in 1929 at the beginning of shrimp season and has become a Biloxi tradition. The annual ceremony was linked to the old St. Michael's Church, established in 1907, which served the Point Cadet community. Many of the Catholic families in this neighborhood were connected to the fishing industry. The first Blessing of the Fleet consisted of two ceremonies, one on Biloxi's North Shore (now D'Iberville) on the property of Sacred Heart Church, and the other close to St. Michael's, by the seafood factories on the Mississippi Sound. Captains anchored their vessels nearby, and each received a blessing for the fishing season.²¹⁴

The first Oyster Festival, sponsored by the Elks Club as a charity event, was held on Labor Day weekend in 1934. The two-day program included booths and entertainment, a boxing match, and a ball at the Riviera Hotel Pavilion, with music by an orchestra led by Merrit Brunies

²¹¹ Powell, "Biloxi, Queen City of the Gulf Coast," 149.

²¹² Powell, "Biloxi, Queen City of the Gulf Coast," 145.

²¹³ Scholtes, 74.

²¹⁴ Edmond Boudreaux, *The Seafood Capital of the World: Biloxi's Maritime History* (Charleston SC: The History Press, 2011), 85-90.

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(1895-1973), a New Orleans jazz musician who relocated to Biloxi before 1930.²¹⁵ A Queen was chosen from a group of women, each of whom represented a different seafood packing plant; an oyster shucking contest was held among the men. In the spirit of neighborhood rivalry, factory workers from Point Cadet and Back Bay participated in a tug-of-war.²¹⁶ The Oyster Festival was held for several years, but appears to have been discontinued by 1947, when the Shrimp Festival was started in conjunction with the Blessing of the Fleet. This activity, which continues to the present day, included a street fair, and the crowning of a Shrimp Queen and King.²¹⁷

Mardi Gras, first celebrated in Biloxi in 1908, has been one of the most popular of the city's festivals for residents and visitors alike. In 1916, a group of citizens formed the Biloxi Carnival and Literary Association to coordinate the various parades, banquets, and balls; it continues today as the Gulf Coast Carnival Association. Except for wartime, Mardi Gras events have been held annually. In 1946, after the somber years of World War II, the community worked hard to create an elaborate celebration. Many of the city's children had never witnessed a Mardi Gras parade, and the City Council ensured that they could, by making the day a school holiday. It was also the first time most of the men and women stationed at Keesler Field had experienced Mardi Gras. Along with residents and tourists, they lined Howard Avenue to view King D'Iberville and Queen Ixolib in their lavish costumes, along with 17 floats, and four bands.²¹⁸ Balls were hosted at several locations, including, for many years, the Community House and the Buena Vista Hotel, which were located on Beach Boulevard in Biloxi's downtown.²¹⁹ Neither of these buildings has survived; the Community House was destroyed by Hurricane Camille in 1969, and the hotel was demolished in 1993.

By 1934, black residents had started a separate parade, called the Zulu parade, after the more famous New Orleans parade.²²⁰ A reporter from *The Daily Herald* covered Biloxi's 1946 Zulu parade, noting that there were four floats, including those entered by the Zulu Club, the Elks Club, and the colored school. Celebrators completed the festivities with a banquet at the

²¹⁵ Ray Thompson, columnist, "Know Your Coast," *The Daily Herald* (Biloxi-Gulfport), October 15, 1960, 4; U.S. Census of Population, 1930.

²¹⁶ Ray Thompson, columnist, "Know Your Coast," *The Daily Herald* (Biloxi-Gulfport), October 15, 1960, 4.

²¹⁷ "Arrangements for Biloxi Fleet Blessing Made," *The Daily Herald* (Biloxi-Gulfport), June 26, 1952, 1.

²¹⁸ Bellande, "Mardi Gras."

²¹⁹ "Biloxi Puts on One of Its Greatest Mardi Gras Programs," *The Daily Herald* (Biloxi-Gulfport), March 6, 1946, 1, 4; "Majesty Making Final Plans to Enter His Capital," *The Daily Herald* (Biloxi-Gulfport), February 15, 1947, 4; "Dewey Lawrence and Miss Walker Rule at Biloxi," February 18, 1958, 1; "Coast Carnival Group's Dance at Buena Vista," January 3, 1959, 9; Bellande, "Mardi Gras."

²²⁰ Bellande, "Mardi Gras."

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Savoy Club, and a dance at the Elks Lodge.²²¹ These buildings were located at 729 Main Street and 503 East Railroad Street, respectively; neither has survived.

The Biloxi Yacht Club has been a center of activity for year-round residents and vacationers since it was organized in the 19th century. The first clubhouse, designed by architect Theodore Brune (1854-1932), was built between 1902 and 1904. The structure was located offshore and connected to the Montross Hotel property by a long pier. The Hurricane of 1915 reduced the clubhouse to rubble. The following year, it was replaced by a similar structure, which withstood several storms before being brought down by Hurricane Camille in 1969.²²²

After road and rail expansion made travel to the Gulf Coast easier, Northerners comprised a significant part of Biloxi's winter vacationers. During the 1920s, many older hotels were expanded or renovated in response to the increase in tourism. Among these were the Biloxi Hotel, the Riveria Hotel (formerly the Montross), and the White House Hotel. The White House is the only one of these hotels that has survived. Several large new hotels were built during the decade as well, including the Buena Vista, Tivoli, Avelez and Edgewater Gulf hotels.²²³ None of these remains.

The Edgewater Gulf, a large and lavish hotel built in 1926 by Chicago developers, attracted many from that city. The hotel was modeled after the Edgewater Beach Hotel on the north side of Chicago, and designed by the same firm, Marshall and Fox, Chicago architects whose association extended from 1905 to 1926. The hotel property included a railroad depot, its own post office, and a golf course designed by Harry Collis of Chicago's Flossmoor Country Club. The site was cleared in 1971 for the expansion of the Edgewater Plaza shopping center.²²⁴

While the hotel was under construction, the abutting land to the east was subdivided as Edgewater Park, an exclusive residential subdivision of 195 lots, platted in 1926.²²⁵ At the time, Edgewater Park was located between Gulfport and Biloxi, in an area that was later annexed by the City of Biloxi, in 1965.²²⁶ Vacation homes in this area included the Voigt-Richie House at 147 Balmoral Avenue, and the Frederick E. Wyatt House at 133 Edgewater Drive, both extant. The former, a Spanish Eclectic style dwelling completed in 1927, was built as a winter home for William F. Voigt, a restaurant owner from Chicago. It was acquired in 1929 by Margery C. Johnson, a widow, who moved to the Gulf Coast from Muncie, Indiana.²²⁷ The house at 133

²²¹ "Biloxi Puts on One of Its Greatest Mardi Gras Programs," *The Daily Herald* (Biloxi-Gulfport), March 6, 1946, 1, 4.

²²² Biloxi Yacht Club, "BYC History," <http://www.biloxiyc.org>.

²²³ Powell, "Biloxi, Queen City of the Gulf Coast," 149.

²²⁴ Tom Barnes, "The Edgewater Gulf Hotel, Queen of the Coast," Nov 19, 2009, *Preservation in Mississippi*, (<http://misspreservation.com/2009/11/19/the-edgewater-gulf-hotel-queen-of-the-coast/>); Powell, "Biloxi, Queen City of the Gulf Coast," 154-155.

²²⁵ Harrison County Chancery Court Land Records, Deed Book 50/791.

²²⁶ "Biloxi Welcomes Annex Citizenship," *Biloxi Daily Herald*, December 9, 1965, 1.

²²⁷ Harrison County Chancery Court Land Records, Deed Book 180/222 and 550; "To Break

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Edgewater Drive was built in 1929 for Frederick E. Wyatt, a lumber industry executive from Rochester, New York. Wyatt's Tudor Revival residence was designed by local architect John T. Collins (1904-1985).²²⁸ Lots in the Edgewater Park subdivision had begun to be offered in the late 1920s, and sales were initially brisk. After the stock market crash in the fall of 1929, however, many owners abandoned their house plans, and development stalled for several years.

The early 20th century saw a more active local government as development accelerated. After the fire of 1900, the city quickly rebuilt. An electric light plant supplied homes and businesses with power, and illuminated streetlights. The plant also allowed for the establishment of an electric street car which was more efficient than the horse-drawn trolley had been in transporting residents to neighborhoods that were progressively farther from than the city's center.²²⁹ The Gulfport and Mississippi Coast Traction Company, which operated between c.1905 and 1926, connected Biloxi with other area cities.²³⁰ By 1922, one line extended 22 miles along the Harrison County beachfront.²³¹ The power house and car barn for the traction company were located on the southeast corner of Lameuse Street and the L&N Railroad.²³² These buildings are not extant.

The city of Biloxi expanded its boundaries further in 1906, first to accept a large tract of land on the Back Bay from the federal government that had been Naval Reserve property since 1832. As noted above, this land was developed by the city as a park. The same year, the boundaries of Biloxi were extended west to Beauvoir Road through annexation.²³³

The area between Beauvoir and DeBuys roads remained largely rural during the early 20th century, and many families here made at least part of their earnings through farming. Remaining resources that represent this period are the William Allen Farmhouse, a vernacular structure built in 1916, located at 2531 Pass Road; and the Ellis Lewis Farmhouse, a Craftsman gable front Bungalow built in 1926, located at 378 Popp's Ferry Road. Both farms had orchards, as depicted on the 1954 USGS Quad Map, possibly of pecan or citrus trees, which were common in the area. Many farmers also grew vegetables to sell, and kept chickens and cows for the family's use.²³⁴

Ground for Edgewater Park Home," Biloxi Daily Herald, February 11, 1927, 12; "Real Estate Deals Topped by Sale in Edgewater Park," *Biloxi Daily Herald*, March 11, 1929.

²²⁸ "Wyatt to Build Home in Edgewater Park," Biloxi Daily Herald, August 24, 1929, 2.

²²⁹ Powell, "Biloxi, Queen City of the Gulf Coast," 144.

²³⁰ E.L. Malvaney, "Traveling by Trolley in Mississippi: Gulfport-Biloxi," September 22, 2011, Preservation in Mississippi, <http://misspreservation.com/2011/09/22/traveling-by-trolley-in-mississippi-gulfport-biloxi/>.

²³¹ Powell, "Biloxi, Queen City of the Gulf Coast," 145.

²³² Sanborn Maps, 1904-1952.

²³³ Powell, "Biloxi, Queen City of the Gulf Coast," 144-145.

²³⁴ Harrison County Chancery Court Land Records, Deed Books 118/20, 81/183, 95/58 & 145/600; Harrison County Chancery Court Land Records, Will Book 2/28; U.S. Census of

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Biloxi's prosperity during this era is reflected in new government buildings and infrastructure. In 1908, a building that served the purposes of U.S. post office, courthouse, and customhouse was erected in downtown Biloxi.²³⁵ The building is located at 140 Lameuse Street and has served as Biloxi's city hall since 1960. An imposing Neoclassical style edifice faced in marble, it was listed in the National Register in 1984.²³⁶ Another example of a government building in the downtown area is the Biloxi Public Library at 124 Lameuse Street, a Mission style structure that was designed by local architect Carl E. Matthes Sr. (1896-1972). It was built in 1925 by the city on donated land when the demand for library facilities exceeded the capacity of the Creole Cottage.²³⁷

The 1920s witnessed a number of large infrastructure projects. One was the construction of U.S. Highway 90, which utilized portions of the Old Spanish Trail, and informally linked St. Augustine, Florida to San Diego, California. In Biloxi, the highway was routed along the beach road, now known as Beach Boulevard. Another significant improvement, construction of the Harrison County seawall, was completed in 1928.²³⁸ Several other projects were executed during the decade, including, as noted earlier, construction of a new Back Bay Bridge (1927) and a new Popps Ferry Bridge (1928).²³⁹

Several multi-family residential buildings were constructed during this era of rapid population growth, including the Craftsman style Kennedy Apartment Building at 131 Fayard Street, built c.1920, for Joseph C. Kennedy and his wife, Ella, who managed the apartments. Another example is the Idlewhile Building at 122 Fayard Street, a Colonial Revival style boardinghouse erected between 1909 and 1914. Both buildings are contributing resources in the Fayard Street Historic District (proposed), a small residential district of single- and multi-family dwellings, which is located near the historic commercial area.²⁴⁰

The Biloxi Downtown Historic District, listed in the National Register of Historic Places in 1998, is an important representation of the city's commercial past. A boundary increase is recommended for the historic district as part of this MRA update. Among extant buildings that date from the 1900-1929 era are the Schwan Building at 772 Howard Avenue (Neo-Eclectic/early 20th century commercial, c.1900), Standard Furniture Company at 759 Howard

Population, 1920, 1930 & 1940; Biloxi, MS Quad Map, 1954, USGS Historical Topographic Maps, <http://nationalmap.gov/historical>.

²³⁵ Powell, "Biloxi, Queen City of the Gulf Coast," 145.

²³⁶ National Register of Historic Places, US Post Office and Customhouse, Biloxi, Harrison County, Mississippi, 19840319.

²³⁷ *The Buildings of Biloxi: An Architectural Survey*, 95.

²³⁸ Powell, "Biloxi, Queen City of the Gulf Coast," 149.

²³⁹ Bellande, "Bridges and Ferries."

²⁴⁰ Biloxi City Directories, 1905-1952; U.S. Census of Population, 1910; *The Biloxi Daily Herald*, May 29, 1941, 5; Sanborn Maps, 1898-1952.

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Avenue (Italian Renaissance/early 20th century commercial, 1902), the Peoples Bank at 753 Howard Avenue (early 20th century commercial, 1904), the Masonic Temple at 713 Howard Avenue (Colonial Revival, 1911), the Gay Building at 152 Lameuse Street (Neo Classical, 1914), and the S.H. Kress Store at 818 Howard Avenue (Classical Revival/early 20th century commercial, 1927).

Most of these buildings housed a variety of commercial tenants, which changed as market preferences shifted over the years. For example, the Peoples Bank Building contained offices for the bank, and was also occupied by a cobbler, barber, fruit store, and photography studio in the first decade of the 20th century. By the 1920s, tenants included a dress shop, shoe store, and office space.²⁴¹ Other buildings in the district housed a single business, such as the S.H. Kress Store, the Biloxi branch of a national chain store based in Atlanta.²⁴²

Small businesses could be found in other parts of the city, including a cluster of stores at the corner of Howard Avenue and Oak Street in the Point Cadet neighborhood. In a primarily black neighborhood located north of downtown on Main Street, stores operating in the 1920s included a bakery and grocery.²⁴³ After the advent of the automobile age, neighborhood commerce included service stations, such as the Standard Oil Company Filling Station at 692 Howard Avenue. A house and canopy type station built in 1926, it appears to be the only extant service station of this era in Harrison County.²⁴⁴ The building has been adapted for use as a restaurant.

One of the city's more successful businesses was the one established by Edward Barq, Sr. (1871-1943) and his wife Elodie Graugnard Barq (1879-1968). The Barqs moved to Biloxi from New Orleans near the end of the 19th century and established the Biloxi Artesian Bottling Works. The company's best known product was Barq's Root Beer, first produced in the building at 140 Keller Avenue, constructed c.1898, which was individually listed in the National Register in 1984 under the Biloxi MRA.²⁴⁵ The Barqs' house, built between 1895 and 1905, was situated on the same lot, at 529 Howard Avenue.

In 1937, the Barqs renovated the vacant Edwards-Butler Motor Company building, which had been built by 1925 on the northeast corner of Lameuse and Railroad streets, to house their factory. By then, the couple owned 62 bottling plants in 22 Southern states, as well as a nationwide network of warehouses and delivery trucks. The Barqs revealed a preference for living close to their workplace when they built a house immediately north of the new factory, at 208 Lameuse Street. This dwelling, a Craftsman side-gable bungalow was built in 1937. Reportedly, Ed Barq made sure that large windows on the south side of his house, aligned with windows on the north side of the factory, made it easy for him to keep an eye on business around the clock.

²⁴¹ Sanborn Maps, 1909, 1914, and 1925; Biloxi City Directories, 1913, 1922, and 1927.

²⁴² Bellande, "20th Century," Sanborn Maps, 1948, 1952; Biloxi City Directories, 1927-1958.

²⁴³ Biloxi City Directories, 1922, 1927.

²⁴⁴ Harrison County, MS, Chancery Court Land Records, Deed Book 43/236.

²⁴⁵ National Register of Historic Places, E. Barq Pop Factory (8400216), Biloxi, MS MRA, 1984.

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After Ed's death in 1943, Elodie retired and their son Edward Barq, Jr. took over the management of the company.²⁴⁶ The Barq's brand continues to be produced by Coca-Cola, but there is no longer a bottling operation in Biloxi. The Lameuse Street plant may be extant as part of the industrial building currently on the site, but this has not been investigated.

Biloxi was the home of several notable artists during this period. Perhaps the best known of these was George E. Ohr (1857-1918), who is often referred to as the first art potter in the United States. Ohr was born in Biloxi and trained as a blacksmith. At a young age, he moved to New Orleans and eventually became an apprentice potter to another Biloxi native, Joseph Fortune Meyer (1848-1931). After opening his own shop, Ohr initially focused on dishware and other easily sold household items. He soon began to produce pottery more akin to works of art. His exhibit at the 1885 New Orleans World's Fair made him famous in the art world. From 1888 to 1890, he worked with Meyer at the New Orleans Art Pottery. He returned to Biloxi in 1890 and dedicated his career to creating unusual, ornamental pieces. He became known for vessels of innovative forms and distinctive glazes. His eccentric character earned him the nickname of the "Mad Potter of Biloxi," and tourists commonly stopped by his shop to be entertained, usually purchasing a souvenir of their visit.²⁴⁷

After the fire of 1894 destroyed his pottery, he began to divide his time between Biloxi, where he rebuilt his business, and New Orleans, where he worked part time with Meyer at Sophie Newcomb College (now part of Tulane University). Ohr gained wide recognition after winning a silver medal for the most original art pottery at the 1904 St. Louis World's Fair, but never succeeded at making a living solely through his art pottery. In 1909, he turned his pottery into an auto repair shop and opened a business with his sons. Before his death, he packed up several thousand unsold pots. They were discovered in 1968 by an antique dealer in the Ohr son's auto repair shop. After Ohr's work was brought to light, new interest emerged, and his pieces became highly valuable. Ohr's Biloxi Art Pottery and adjacent home were located on the west side of Delauney Street (now G.E. Ohr Street), north of Howard Avenue in downtown Biloxi; both buildings have been removed.²⁴⁸ The George Ohr Arts and Cultural Center, established in 1994, is housed in the Ohr-O'Keefe Museum, which opened in 2010 at 386 Beach

²⁴⁶ "Coast Invited To Inspect Modern Bottling Plant of Barq Root Beer Company," The Daily Herald, December 8, 1937, 3; "Ed Barq, Biloxi Bottler, Buried Sunday Afternoon," The Daily Herald (Biloxi Gulfport), May 24, 1943, page 1; "Co-Founder of Bottling Firm Dies at Biloxi," The Daily Herald (Biloxi-Gulfport), November 9, 1968, 2.

²⁴⁷ Patti Carr Black, "George E. Ohr: America's First Art Potter," Mississippi History Now, <http://mshistorynow.mdah.state.ms.us/articles/30/george-e-ohr-americas-first-art-potter>.

²⁴⁸ Mississippi Department of Archives and History, Historic Resources Inventory Database, <http://www.apps.mdah.ms.gov/Public/search.aspx>.

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Boulevard in Biloxi. The museum, designed by Los Angeles architect Frank Gehry (b.1929), maintains a gallery of Ohr's pottery.²⁴⁹

Another artist who worked in Biloxi during this period was painter William Woodward (1859-1939). Woodward was born in Massachusetts and studied at the Rhode Island School of Design and the Massachusetts Art Normal School. After being recruited to teach fine arts at Tulane University in 1884, he spent most of his career in New Orleans. He became aware of the Impressionist style of art through summer study at the Académie Julian in Paris. He is well-known for his paintings of the Vieux Carré, executed in this style. Woodward helped organize the Newcomb Art College, and founded the New Orleans Art Pottery, hiring Joseph Fortune Meyer and George Ohr who were young ceramicists at the time. One of Woodward's best-known paintings is "Biloxi Art Pottery" (1890s), which depicts George Ohr at work in his studio. The painting is in the collection of the Biloxi Public Library and is currently on loan to the George Ohr Art and Cultural Center.²⁵⁰

After suffering a debilitating injury, Woodward and his wife Louise Giesen Woodward (1862-1937), also an artist, retired to Biloxi in 1923. Despite Woodward's injury, he continued to paint, and also produced etchings of local scenes.²⁵¹ The Woodwards lived in a Tudor Revival house on Kensington Avenue which was built for them in 1927 in the Oak Park subdivision near the Back Bay. The property was acquired by the U.S. Army in 1943 by eminent domain and is now part of Keesler AFB.²⁵² With Mary Ethel Dismukes (1870-1952) and other artists, the Woodwards organized the Mississippi Gulf Coast Art Association at the Biloxi Public Library in 1926. The group held an exhibit of the work of area artists in 1927, and it became an annual event.²⁵³

Dismukes was a photographer and painter. Born in Tennessee, she moved to Biloxi with her family in 1897. She studied at the Art Student's League of New York from 1900 to 1902, after which she returned to Biloxi to work as an art teacher in local schools. She retired in 1914 to focus on her own artwork, but continued to give private lessons in her home near the south

²⁴⁹ Patti Carr Black, "George E. Ohr: America's First Art Potter," Mississippi History Now, <http://mshistorynow.mdah.state.ms.us/articles/30/george-e-ohr-americas-first-art-potter>.

²⁵⁰ Patti Carr Black, *Art in Mississippi* (Seattle: Marquand Books, 1998), 127; Bellande, "William Woodward (1859-1939)," Biloxi Historical Society, <http://biloxihistoricalsociety.org/node/72>.

²⁵¹ Patti Carr Black, *Art in Mississippi* (Seattle: Marquand Books, 1998), 127.

²⁵² Bellande, "William Woodward (1859-1939)," Biloxi Historical Society, <http://biloxihistoricalsociety.org/node/72>.

²⁵³ Bellande, "William Woodward (1859-1939)," Biloxi Historical Society, <http://biloxihistoricalsociety.org/node/72>; Bellande, "Three Hundred Years of Biloxi Art and Mary Ethel Dismukes (1870-1952)," Biloxi Historical Society, <http://biloxihistoricalsociety.org/node/75>.

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end of Lameuse Street (not extant).²⁵⁴ As an artist for the Public Works of Art project from 1933 to 1934, she produced four oil paintings of Biloxi subjects, including Beauvoir, the Church of the Redeemer, the Iberville monument, and a scene of the fishing industry. She also worked as a photographer for the Works Progress Administration in Mississippi's southern counties. Three of her images appeared in *A Guide to the Magnolia State*: "Conti House, Natchez," "The Carder," and "Dunleith, Natchez."²⁵⁵

The Great Depression (1929-1941)

In April of 1930, the new War Memorial Bridge was dedicated. The two-mile span shortened the route between Biloxi and Ocean Springs by seven miles at a time when the numbers of automobiles were increasing in the region. It represented a cooperative effort among Harrison and Jackson counties, the Mississippi Highway Commission, and the federal government. The bridge was converted to a fishing pier after a new one was completed in 1962, but was reduced to rubble by Hurricane Katrina in 2005.²⁵⁶

The decade of the 1930s would be dominated by federal actions designed to resolve the economic crisis brought on by the stock market crash. President Franklin D. Roosevelt, elected in 1932, implemented a series of economic programs known as the New Deal. The various agencies that were created provided assistance to Americans through a combination of direct relief, assistance to business, regulatory reform, and government job creation. The largest of the programs was the Works Progress Administration, or WPA, begun in 1935. The WPA completed all types of projects across the country, becoming the pre-eminent New Deal agency for job creation.²⁵⁷

In Biloxi, the WPA provided financing for several projects that employed local tradesmen, including the construction of a new Community House in 1938. The building was a Colonial Revival style structure and had an auditorium with seating for 1,200 people. Located on Beach Boulevard east of Main Street, the Community House was a center for public gatherings and performances until 1969, when it was destroyed by Hurricane Camille.²⁵⁸ Other

²⁵⁴ Bellande, "Three Hundred Years of Biloxi Art and Mary Ethel Dismukes (1870-1952)," Biloxi Historical Society, <http://biloxihistoricalsociety.org/node/75>; Biloxi City Directories, 1922-1949.

²⁵⁵ Bellande, "Three Hundred Years of Biloxi Art and Mary Ethel Dismukes (1870-1952)," Biloxi Historical Society, <http://biloxihistoricalsociety.org/node/75>; *A Guide to the Magnolia State*, 147, 242, 501.

²⁵⁶ Ray Bellande, "1930 War Memorial Bridge," Ocean Springs Archives, <http://www.oceanspringsarchives.net>.

²⁵⁷ Scharff, 497-498.

²⁵⁸ "New Beach Community House," July 11, 1938, 5

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WPA-supported developments included street paving, water works improvements, a new city barn, an airport hangar, and an athletic field on Lee Street north of the L&N Railroad. The West End Fire Station, located at 1046 Howard Avenue in the West Central Historic District, was built in 1937 with help from a WPA grant.²⁵⁹

New Deal agencies also funded construction projects for educational facilities during the 1930s. The WPA funded painting, plastering, and other repairs to Howard No. II and Lopez Schools in 1935. A Public Works Administration (PWA) grant supported the construction of Biloxi Junior High School on East Howard Avenue, completed in 1943. The junior high school, which later was converted into an elementary school, was razed during the 2004-2005 school year.²⁶⁰ The WPA also supported non-construction projects such as sewing rooms, day nurseries, and rural libraries, which provided jobs typically filled by women. In Biloxi, the WPA sewing room, under the direction of Mrs. Lucille Barthes, was located at Lameuse Street and Railroad Avenue.²⁶¹

The Boy Scout Camp at Biloxi's Naval Reserve Park was built in 1938 through the support of the National Youth Administration (NYA), part of the WPA. One of the NYA's missions was to create work for young unemployed adults. Work in the park, which took place in late 1937 and early 1938, included the construction of eight cabins and a mess hall. Park improvements also included installation of raised flower beds, and planting of cedar and dogwood trees. The *Biloxi Daily Herald* reported that 35 boys were at work in the park in February. The Boy Scout Camp was moved across Biloxi Bay in 1941 after the city transferred the property to the U.S. Air Force for use as a military base.²⁶² The project to develop a Veteran's Administration Home and Hospital on the Back Bay, completed in 1933, provided jobs during construction, and also created permanent jobs.²⁶³

In the 1930s, seafood packing continued to be Biloxi's principal industry. The city was home to approximately 40 plants which produced around 20 million cans of oysters and shrimp, as well as 17,000 gallons of raw oysters, each year.²⁶⁴ During this era, however, the industry

²⁵⁹ "20th Century," <http://biloxihistoricalsociety.org/node/251>; Biloxi School History, 2001-2010; Sanborn Map, 1952; "Biloxians Keep Your Loyal and Efficient City Commission in Office" (advertisement), *Biloxi Daily Herald*, June 19, 1938, 6, 7.

²⁶⁰ Mississippi Department of Archives and History, Historic Resources Inventory Database.

²⁶¹ "Open House Tomorrow," July 6, 1936, 5.

²⁶² "Mess Hall at Boy Scout Camp at Biloxi Nearing Completion," *Biloxi Daily Herald*, January 3, 1938, 9; "NYA Officials Coast Visitors," *Biloxi Daily Herald*, February 25, 1938; "Beautify Naval Reserve Park," *Biloxi Daily Herald*, March 17, 1938, 6; "Biloxians Keep Your Loyal and Efficient City Commission in Office" (advertisement), *Biloxi Daily Herald*, June 19, 1938, 6 & 7.

²⁶³ Lang, 65.

²⁶⁴ Scholtes, 54; Schmidt, 7.

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experienced significant change.²⁶⁵ Previously, companies had owned fleets of fishing vessels, and employed the fishermen who supplied the factories. In the 1930s, owners sold their ships and began contracting with independent operators. In 1932, the fishermen went on strike, seeking higher rates for their catch. After a nine-week stalemate, the owners finally yielded to these demands.²⁶⁶ Other developments in the industry during this era included the milling of shell for poultry feed, soil enhancement, and road fill; and the production of frozen seafood.²⁶⁷ In 1933 the state approved the use of motorized oyster boats, which eventually led to the abandonment of sailing vessels by the seafood industry. As a consequence, the schooner races that had been popular in Biloxi since the late 19th century came to an end. The last race of the white winged queens was held in 1938.²⁶⁸

The tourist industry struggled during the Depression, but many visitors were attracted by gambling venues on the Gulf Coast. Gambling was illegal in Mississippi at the time, but the lack of a statewide enforcement agency, along with the revenue created for local government through fines, created a climate in which such establishments operated openly. In Biloxi, gambling could be found at any number of beachfront hotels, including the Edgewater Gulf, the Tivoli, the Buena Vista, and the White House. Liquor was also illegal in Mississippi during (and well beyond) the Depression, despite the fact that National Prohibition was repealed in 1933. As was the case with illegal gambling, local authorities declined to enforce liquor laws, recognizing the benefits to the economy. The Broadwater Beach Hotel, built in 1938, was built specifically for guests interested in gambling. Pete Martin, Sr., an admitted rum-runner and gambler, was the main stockholder.²⁶⁹ Except for the White House, which has been recently restored, none of the hotels of this era have survived.

Few private vacation homes were built during this period. Lot sales virtually shut down in exclusive subdivisions like Edgewater Park, and construction slowed along Beach Boulevard. The Wafer-Mannion House, built c.1937 for Dr. Raymond Wafer and his wife Grace, is one of the few known examples of a vacation home built in the 1930s. The couple moved to Biloxi after Dr. Wafer was transferred to the new U.S. Veterans Hospital in 1933. In 1937, he was transferred to the Veterans Hospital in Danville, Illinois. Later that year, the Wafers purchased a beachfront lot for \$3,000 and built the Spanish Eclectic style house, still located at 2518 Beach Boulevard.²⁷⁰

²⁶⁵ Federal Writers' Project of the Works Progress Administration, *Mississippi Gulf Coast: Yesterday and Today, 1699-1939*, 72.

²⁶⁶ Powell, "Biloxi, Queen City of the Gulf Coast," 151.

²⁶⁷ Scholtes, 54; Schmidt, 7.

²⁶⁸ Powell, "Biloxi, Queen City of the Gulf Coast," 150.

²⁶⁹ Powell, "Biloxi, Queen City of the Gulf Coast," 150-151; Deanne S. Nuwer, "Gambling in Mississippi: It's Early History."

²⁷⁰ Biloxi Daily Herald, June 1, 1933; Harrison County Chancery Court Land Records Deed Book 214/274; Biloxi Daily Herald, February 24, 1937; U.S. Census of Population, 1930.

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In April 1930, Biloxi passed its first zoning ordinance. The ordinance placed restrictions on construction south of Beach Boulevard in some areas. It also prevented the erection of buildings that would obstruct the wind or obscure views of the beachfront, and required new buildings in protected districts to be compatible in design and use to existing structures. The intent of the ordinance, proposed by the City Beautification Committee, was to preserve the natural beauty of the city's beachfront.²⁷¹ The ordinance was passed at a time when zoning was relatively new in Mississippi. Biloxi's ordinance was not supported by the state's enabling legislation, approved in 1924, which did not recognize aesthetics as a land use matter.²⁷²

A more specific ordinance was passed in June of 1936. This law designated the city's beachfront, and the north side of Beach Boulevard within 60 feet of the centerline, as a special district. The ordinance prohibited signs, billboards, filling stations, tourist camps, and other commercial buildings in the area between Oak Street on the east and the city limits on the west.²⁷³ These regulations were adopted as residents looked forward to construction of a sand beach in five areas of Biloxi, a project that was completed in 1937. The beaches were located on the east and west sides of downtown, near the lighthouse, west of the cemetery, and on the east end of the peninsula between 6th and 7th streets.²⁷⁴

In 1940, a comprehensive zoning ordinance was adopted that delineated districts in all areas of the city, and established regulations for use, density, and lot standards. A zoning map divided the city into five districts, three residential, and one each for commercial and industrial uses. At the time the ordinance was passed, most of the city was developed, and zoning, to a large extent, was applied to conform to existing conditions.²⁷⁵

Among provisions retained from the previous ordinance was the ban on commercial structures and signs for most of the sand beach. South of U.S. Highway 90, businesses were restricted to two areas; the area between Oak Street and the east end of the peninsula; and downtown roughly between Bohn and Dukate streets. The beach in West Biloxi, in unincorporated Harrison County, had been similarly protected by the Board of Supervisors, who approved a set of land use regulations in 1939.²⁷⁶ In later years, restrictions on beach development were challenged. A "limited commercial" district established in some areas of

²⁷¹ "Biloxi Adopts First Zoning Ordinance," *The Daily Herald* (Biloxi-Gulfport), May 2, 1930, 1; "Beautification Meeting Held," *The Daily Herald* (Biloxi-Gulfport), March 15, 1928.

²⁷² Zoning Enabling Act, State of Mississippi, 1924.

²⁷³ "Zoning Ordinance Adopted at Biloxi," *The Daily Herald* (Biloxi-Gulfport), June 2, 1936, 1-2.

²⁷⁴ "Work Is Begun On Biloxi Sand Beach," *The Daily Herald* (Biloxi-Gulfport), July 16, 1936, 1; Bellande, "20th Century."

²⁷⁵ "Proposed Zoning Ordinance City of Biloxi, Mississippi," *The Daily Herald* (Biloxi-Gulfport), May 7, 1940, 6, 7.

²⁷⁶ "Zoning Ordinance Adopted by Board," *The Daily Herald* (Biloxi-Gulfport), December 29, 1939, 1.

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West Biloxi's beach enabled the construction of structures such as the Broadwater Beach Marina (1965) before the City Council re-established the previous zoning in 1969.²⁷⁷

World War II (1941-1945)

The outbreak of war in Europe in 1939 triggered a concern regarding military preparedness in the United States, and increased spending was authorized. War Department plans called for an Air Corps increase of almost ten times the peacetime force.²⁷⁸ In hopes of bringing a military base to Biloxi, the Chamber of Commerce offered the War Department 832 acres of land on the Back Bay which included an airport, a golf course, the Naval Reserve Park, a baseball park, the Boy Scout Camp, and part of the Oak Park subdivision.²⁷⁹ The offer was accepted, and the base was rushed into service starting in June 1941.²⁸⁰ Construction contracts were awarded to the Newton and Glenn Construction Company of Hattiesburg, Bernard Knost Construction of Pass Christian, and the J.A. Jones Construction Company of Charlotte, North Carolina.²⁸¹ A flood of laborers entered Biloxi to work on base construction, augmenting the local population.²⁸² By September 1941, 12,000 workers were employed at Keesler Field.²⁸³ In 1940, the entire population of Biloxi had numbered 17,475.²⁸⁴ When the U.S. military was placed in an operational status in December 1941, 17,719 recruits were housed on the facility.²⁸⁵

Construction continued into 1943, as a second, and then a third building campaign were undertaken.²⁸⁶ Initially understaffed, in 1942 the base began an effort to replace its military instructors with 468 civilian teachers, placing ads locally.²⁸⁷ When hostilities ended,

²⁷⁷ "Sand Beach in Danger," The Daily Herald (Biloxi-Gulfport), November 19, 1968, 4; "Sand Beach Action Important Step," March 22, 1969, 4.

²⁷⁸ *A Brief History of Keesler AFB and the 81st Training Wing*, (Keesler Air Force Base, MS: 81 TRW History Office, 2011), 5.

²⁷⁹ Powell, "Biloxi, Queen City of the Gulf Coast," 152.

²⁸⁰ Sullivan, *The Mississippi Gulf Coast*, 147.

²⁸¹ *A Brief History of Keesler AFB and the 81st Training Wing*, 6; Dale Milton Titler, and Gary M. Murphy. *Keesler Field: Inception to Pearl Harbor 1939-1941*, (Keesler AFB, MS: Keesler Technical Training Center, Office of History, 1983), 32.

²⁸² Titler and Murphy, 47.

²⁸³ Sullivan, *The Mississippi Gulf Coast*, 147.

²⁸⁴ U.S. Census of Population, 1940.

²⁸⁵ Gail R. Russell, *Keesler Field: The War Years 1941-1945*. (Keesler Air Force Base, Mississippi: Office of History, Keesler Technical Training Center, 1986), 37; Titler and Murphy, 88.

²⁸⁶ Patricia Parrish and Linda C. McFarland, *Keesler Air Force Base Then and Now* (Keesler Air Force Base, MS, 1991), 16.

²⁸⁷ *A Brief History of Keesler AFB and the 81st Training Wing*; Parrish and McFarland, 24.

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approximately 478,000 trainees had passed through the installation, the largest of its kind in the United States.²⁸⁸ Keesler Field was designated a permanent facility in October 1945.²⁸⁹

As the number of jobs in Biloxi increased, the population exploded and a housing shortage ensued. Many established residents made accommodations for newcomers. Largus and Fleta Camp, who lived on the northeast corner of Beach Boulevard and Magnolia Street, divided their large home (not extant) into apartments and built cottages on their property. This enterprise was referred to by the owners as "Camp's Friendly Home."²⁹⁰

Houses were constructed by private developers in the numerous subdivisions that were hastily platted after it was known that Keesler Field would become a reality. One of the new neighborhoods was Keesler Heights, planned by White House Cottages Company in 1941. It consisted of 44 homes which were similar in appearance, designed by Fort and White Architects of Jackson, Mississippi. Each house had a living room, dining room, kitchen, bath, two bedrooms, and a screened porch. A garage or porte-cochere was also included. It was anticipated that most of the homes would be occupied by officers, since only housing for enlisted men had been built on base at the time. Though resources used in construction were restricted during the war, the developers were confident that they would be able to procure materials, since Biloxi was designated as a National Defense Area.²⁹¹ The Keesler Heights neighborhood is located between Irish Hill Drive and Father Ryan Avenue, west of White Avenue. Thirty-two of the original houses remain on the main drive, Keesler Circle. Houses that were located on White Avenue have been removed. Those on the north side of the neighborhood were also razed, apparently for the construction of Irish Hill Drive.

Keesler officers lived in other nearby neighborhoods, including Oak Park, which had been platted in 1928.²⁹² The dwelling at 1261 Kensington Drive, a Colonial Revival style structure built in 1929, was acquired by Colonel Arthur W. Brock, Jr. (1882-1961) and his wife Nancy after Brock was named Commanding Officer of Keesler Field and Commandant of the Air Corps Technical School in July of 1941. Brock did not remain in Biloxi long; he was reassigned to a base in Greensboro, North Carolina the following April. His replacement, commander, Colonel Robert E.M. Goolrick (1886-1946), rented the Brocks' house for the remainder of his tenure as Keesler Field Commander, until April of 1945.²⁹³

²⁸⁸ Parrish and McFarland, 37; Scholtes, 99-100.

²⁸⁹ Parrish and McFarland, 36.

²⁹⁰ Bellande, "Biloxi Homes;" Sanborn Map, 1948; Biloxi City Directory, 1936.

²⁹¹ "Cottage Co. To Build 44 Houses," *Biloxi Daily Herald*, September 29, 1941, 1, 10.

²⁹² Harrison County, MS, Chancery Court Land Records.

²⁹³ Harrison County, MS, Chancery Court Land Records, Deed Books 245/296 & 277/140; Biloxi Daily Herald. "Brock Assumes Duties at Biloxi," July 17, 1941; Mississippi Department of Archives and History, Cultural Resources Survey, Historic Sites Survey Form for 301 (1261) Kensington Drive, c.1976; "Military Farewell for Brock," *Biloxi Daily Herald*, April 17, 1942, 1; "Colonel Goolrick Going to Western Headquarters," *Biloxi Daily Herald*, April 11, 1945.

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By 1943, more than 7,000 black airmen were stationed at Keesler Field as pre-aviation cadets, radio operators, aviation technicians, bombardiers, and aviation mechanics.²⁹⁴ The first class of black aviation mechanics graduated in 1944, after which they were transferred to Tuskegee, Alabama where the first black Army Air Corps pilots were trained. One of these pilots was Lawrence E. Roberts (1922-2004) who came to Keesler Field in 1943 as a private. The following year, he was assigned to train with the Tuskegee Airmen. He served as a pilot during World War II and later conflicts, returning to Keesler AFB as an instructor in 1949 and 1969. He ended his career at the rank of colonel, and retired to the Gulf Coast in 1975.²⁹⁵

The Army also provided opportunities for women, who had few roles in the military before World War II other than as nurses. After the Women's Army Auxiliary Corps (WAAC) was signed into law on May 15, 1942, Gulf Coast women were encouraged to enlist. The WAAC was seen as a way for women to take over clerical duties, allowing more men to be available for combat. Keesler's WAAC unit was activated on May 10, 1943, and deactivated on December 14, 1946.²⁹⁶

The World War II population of the Point Cadet Coast Guard base increased to 41 officers and 275 enlisted men. To accommodate the added personnel, supplies and equipment, several new buildings were constructed. Among these were additional barracks, administrative and operational control buildings, another mess hall, munitions storage, a sickbay and dental clinic, and supply warehouses. Also added were aircraft parking spaces and taxi ways, and a second seaplane ramp.²⁹⁷ None of these structures is extant.

In 1940, the Mississippi Legislature passed a bill that created the Biloxi Port Commission to help with the buildup for war. The commission was authorized to acquire land and construct a shipyard in order to meet U.S. Navy demands for vessels. The Biloxi Boat Building Corporation, later named the Westergard Boat Works of Biloxi, built submarine chasers, mine sweepers, hospital ships, firefighting tugboats, and repaired PT boats.²⁹⁸ Westergard was located on the Back Bay, at the north end of Lee Street.²⁹⁹ Among boats produced by the company was the *USS Pitchlynn*. This vessel, launched in 1944, was a large harbor tugboat that served the Philadelphia Naval Shipyard for the remainder of the war. Smaller boatyards continued to

²⁹⁴ A Brief History of Keesler Air Force Base and the 81st Training Wing, 11; Blacks in the Army Air Force During World War II, 46-47.

²⁹⁵ Eric Summers, Jr., 81st Training Wing Public Affairs, "Tuskegee legacy honored by serving community," Keesler Air Force Base, <http://www.keesler.af.mil>, February 15, 2012; "Keesler trained mechanics for Red Tails," The News Courier (Athens, Alabama), January 20, 2012, <http://www.eneWSCourier.com>.

²⁹⁶ A Brief History of Keesler Air Force Base and the 81st Training Wing, 37.

²⁹⁷ "History of Coast Guard in Mississippi," U.S. Coast Guard, <http://www.uscg.mil/d8/staGulfport/history.asp> (accessed April 20, 2012).

²⁹⁸ Nuwer, Deanne Stephens. "Shipbuilding Along the Mississippi Gulf Coast."

²⁹⁹ Sanborn Map, 1948.

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operate in Biloxi during this period, building vessels for shrimping, oystering, and fishing.³⁰⁰ No
shipyards survive from this era.

³⁰⁰ Bellande, "Boat Building;" Sanborn Map, 1944.

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F. Associated Property Types

The following property types are associated with the historic contexts developed for Biloxi, Mississippi: residential, commercial, religious and institutional. It is conceivable that additional property types may be discovered as additional architectural survey is conducted.

1. Residential Resources

The vast majority of the resources surveyed to date, about 87 percent, are residential buildings. Biloxi's residential architecture represents a variety of forms and styles.

Forms

Vernacular

The most common type of resource identified for this studied was vernacular, which refers to simple structures designed and built locally, often by the property owners themselves without the help of an architect or professional builder. Vernacular buildings often exhibit features from one or more nationally popular building styles, but are not of one particular style. In vernacular architecture the building form and function is more important in defining the structure than the style alone, and the form often becomes the character defining feature. Vernacular buildings included in the survey date from c.1835 to c.1960, and are found in all areas of the Biloxi peninsula. Of the 213 buildings designated as vernacular, 78 do not have forms of an established category, 66 are bungalows, and 29 are classified as shotgun houses. Other forms associated with vernacular dwellings include center hall, Biloxi cottage, Creole cottage, rectangular cottage, and L-front. These forms are also seen in association with formal styles.

Center Hall

Other than bungalow, the form that occurs in the greatest frequency is center hall. Thirty-one examples were surveyed (3 percent of the total), all but one of which were built as dwellings. A center hall house is generally five-bays-wide with a central entry and a full-width porch. In cases where multiple doors are present the central door is larger or more decorative, drawing the eye to the center. Houses of this form date from mid-19th to the mid-20th century in Biloxi, and are most common in the Downtown, West Central, and West Beach areas. An example is the Clemens House at 764 Water Street, which was built between 1852 and 1854, and is listed in the National Register. It is a one-story five-bay-wide, hip roof, Greek Revival style

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house with an inset full-width porch supported by square Tuscan columns. Other features include a Greek key architrave, and an entry door with a transom and sidelights.³⁰¹

Biloxi Cottage

Biloxi cottages are relatively rare; only 17 examples were surveyed for the current project. Houses of this type are one story in height, two-bays-wide and two bays deep, and have a full-width porch and a hip, front gable, or gable-on-hip roof. The form became popular during the building boom of the 1880s and 1890s, and continued as a standard type until about 1920.³⁰² The house at 618 Copp Street exemplifies this form. Built in 1884, it is a four-room, hip roof dwelling, with an inset full-width porch supported by bracketed turned posts.³⁰³ MDAH identified at least 27 examples of the form that were destroyed by Hurricane Katrina or demolished shortly afterward. These were located in the older developed areas of the peninsula: Point Cadet, East Central, Downtown, and Back Bay. Numerous other Biloxi cottages have been lost over years to other hurricanes, demolition, or unknown reasons.³⁰⁴ Extant examples are most common in the East Central area.

Creole Cottage

Even rarer, with only eight examples, is the Creole cottage, a house that is two-bays-wide and one or two bays deep. A house of this type has a side-gable roof with an inset full-width porch. Examples date from the 19th century (c.1835-1900); most are located in the Downtown and East Central areas. The house at 657 Howard Avenue, built c.1880, is a good example. It is a one-story two-bay-wide vernacular dwelling with an inset full-width porch supported by box columns.

Shotgun

Fifty-four examples of the shotgun form were surveyed, including its several variations. This simple house type was utilized in Biloxi from around 1880-1950. The principal type is one room wide and three rooms deep. The rooms are directly connected; no corridor is present. The house at 127 Cedar Street, destroyed by Hurricane Katrina, was typical of this form. Built c.1900, it was a one-story, one-bay-wide vernacular house with a gable roof and an inset full-

³⁰¹ *The Buildings of Biloxi*, 103.

³⁰² *The Buildings of Biloxi* 31.

³⁰³ Building of Biloxi, 78; Harrison County GIS.

³⁰⁴ MDAH database; *The Buildings of Biloxi*, 31-35.

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width porch supported by turned posts.³⁰⁵ Nineteen examples survive, mainly in the Downtown and Central areas of Biloxi.

Double Shotgun

A common subtype of the shotgun form is the double shotgun. With 20 examples, this form represents 37 percent of all Shotguns in Biloxi. A double shotgun is two-bays wide, or double the width of a shotgun house, and contains two rows of aligned rooms. Houses of this type are frequently seen in the East Central and Downtown areas. Among examples is the Henriques-Slay House, a Folk Victorian dwelling built c.1902, located at 128 Magnolia Street.

Lateral Wing

Among subtypes that are seen less frequently is the lateral wing shotgun of which 10 examples were surveyed. A lateral wing shotgun is a shotgun house with a perpendicular extension from the rear of the core structure. The majority of lateral wing shotgun dwellings that were surveyed are located in the Central area. The Alice Morris house at 210 Main Street in Biloxi's is a good example of this subtype. Built in 1880, it is a one-story, one-bay-wide Folk Victorian house with a lateral wing and intersecting gable roof. Distinctive features include cut-away corners, variegated shingles in the gable end, turned porch posts and a jig-sawn frieze.

L-galleried Shotgun

An L-galleried shotgun house is a simple shotgun with a porch which wraps around the main façade and continues across a side elevation. Each room has a door which opens onto the gallery. Only three examples of this form were surveyed in Biloxi. The house formerly located at 121 Oak Street in the Point Cadet neighborhood of Biloxi was a good example of this subtype. Built c.1890, this house was one-story in height, and had a hip roof. The inset porch wrapped around the left façade. Features included bracketed turned posts, a jig-sawn balustrade, and a spindle frieze. This house was removed prior to Hurricane Katrina.³⁰⁶ Extant examples are found in the Fayard Street Historic District (proposed) and Upper West Central Historic District (proposed).

L-Front

Nine L-front dwellings, dating from 1890 to 1910, were surveyed in Biloxi. Most of these are associated with Queen Anne or Folk Victorian style dwellings. Houses of this type are

³⁰⁵ *The Buildings of Biloxi*, 62.

³⁰⁶ *The Buildings of Biloxi*, 34.

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found in the Downtown, West Central and West Beach areas. L-front houses are one to one-and-a-half stories in height, and are composed of a front gable section with a side ell. The two sections are of equal height with a continuous roofline. The main entrance is in the ell, and the front porch occupies the front re-entrant angle. Examples include the Queen Anne style house at 234 Lameuse Street (1904) and the Folk Victorian house at 995 Thelma Street (1900).

Side Hall

Ten side hall houses, dating from 1895 to 1928, were surveyed in Biloxi. Seven of these were associated with houses of the Folk Victorian style, and three with houses of the Colonial Revival style. Most were located in the East Central, Downtown, or West Central areas. Side hall dwelling were one-and-a-half to two stories in height, two bays wide, and three rooms deep, with front gable or hip roofs. Examples include the house at 647 Water Street, a Folk Victorian style dwelling built c.1904; and the Katherine Lamm House at 910 Howard Avenue, a Colonial Revival style dwelling, built in 1928.

Bungalow

The most common historic house form in Biloxi is the bungalow, of which 271 examples were surveyed, including several variations: gable-front, side-gable, and hipped. Bungalows are common in the East Central, Downtown, Central, West Central, and West Beach areas of Biloxi, and were surveyed in large numbers in the East Howard Avenue, Lameuse Street, and Upper West Central historic districts (all proposed), and the West Beach Historic District (amended). The bungalow form is frequently paired with houses of the Craftsman style.

Bungalows are typically small houses in Biloxi, one- or one-and-a-half stories in height, and have low-pitched roofs with wide eaves. A front porch, either partial or full width is an essential feature. Decorative features may include brackets under the eaves, exposed rafter tail ends, and tapered porch piers on pedestals. Exterior siding may be clapboards, shingles, brick, or a combination of materials such as brick and stucco.

The most common type of bungalow surveyed in Biloxi is the gable-front, of which there were 184 examples. The Craftsman style house at 334 Lameuse Street is an example of this subtype, which is distinguished by a front-facing gable roof. This dwelling was built c.1915 and features tapered porch piers on brick pedestals, a front gable full-width porch, and exposed rafters.

Other subtypes that were surveyed include the side-gable (48 examples) and hipped bungalow (16 examples). The house at 491 Howard Avenue, built c.1920, was a fine example of a side-gable bungalow and featured exposed rafters, knee braces, board-and-batten siding below windows and shingles above, and a partial-width porch with an adjacent pergola. It was

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destroyed by Hurricane Katrina.³⁰⁷ An example of a hipped bungalow, built in 1922, is extant at 149 Benachi Avenue. Craftsman in style, this dwelling has an inset full-width porch, exposed rafters, tapered piers on stuccoed pedestals, and a hipped dormer.

Twenty-three examples of bungalows with other roof forms, such as jerkin-head or gable-on-hip, were surveyed. Among these is the Army Telhihard House at 214 Porter Avenue, built in 1926, which has a side jerkin-head roof. Other distinctive features of this dwelling are a full-width porch with tapered piers on brick pedestals, and decorative exposed rafters.

Styles

French Colonial

Of formal styles found in Biloxi, the French Colonial style is the rarest. Though it was a fashionable mode in the early years of the community, there would never have been great numbers, as the population was low at the time. Four buildings of the French Colonial style, constructed between c.1835 and c.1850, were surveyed. Three of these are located in the Downtown area, and one is in Back Bay. Buildings of this type have steeply pitched roofs and porches supported by narrow wooden columns. Openings often have casement windows and narrow paired doors with iron strapped shutters. A porch which spans the length of the house and may wrap around one or more facade is an integral part of the structure. There are no interior hallways. Stairways, when present, are often located on the exterior of the house. All rooms have an entrance from the porch. This style began to go out of fashion as Americans came into the area after the 1803 Louisiana Purchase and was not used after the Civil War; however, many of the associated building forms, such as center hall and Creole cottage, continued to be built into the mid-twentieth century.³⁰⁸

Among the small number of examples that remain are the Old Brick House at 622 Bayview Avenue, built c.1850, and the Magnolia Hotel at 119 Magnolia Street, built in 1847. Both buildings are listed in the National Register of Historic Places.³⁰⁹ The Old Brick House is a one-and-a-half story, three-bay-wide dwelling with a side-gable roof and three gable dormers built in the Greek Revival style with a Creole plan. Features include a central entrance with pilasters, transom, and sidelights; a cabinet; and gable end parapets.³¹⁰ The Magnolia Hotel is a two-and-a-half story, brick-between-post, five-bay-wide structure with a front-gable roof and four gable dormers. The building features a central entrance with transom and sidelights, a

³⁰⁷ The Buildings of Biloxi, 81.

³⁰⁸ McAlester, Virginia, and A. Lee McAlester. *A Field Guide to American Houses*, 2009, 122.

³⁰⁹ National Register of Historic Places, Biloxi Garden Center (Old Brick House), Biloxi, Harrison County, Mississippi, National Register #73001011; National Register of Historic Places, Magnolia Hotel, Biloxi, Harrison County, Mississippi, National Register #73001013.

³¹⁰ The Buildings of Biloxi, 108; National Register #73001011.

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wraparound gallery on the first and second level, exterior staircases, and multiple exterior entrances.³¹¹

Greek Revival

Only four Greek Revival style structures were surveyed in Biloxi; these were all dwellings built in the 1850s: the Clemens House at 764 Water Street, Beauvoir (Jefferson Davis House), at 2244 Beach Boulevard, the Labuzan-Stirling House at 127 Morrison Avenue and the Brunet-Fourchy House at 138 Rue Magnolia. All three dwellings are based on the center hall form and are one-story in height. Other shared features include hip roofs, front porches supported by columns, double hung wood windows with multi-light sash, transoms and sidelights at the main entry, and architrave surrounds at window and door openings. The Clemens House is listed in the National Register under the 1984 Biloxi MRA.³¹² Beauvoir was listed in the National Register in 1971 and designated a National Historic Landmark in 1973.³¹³ It is also a Mississippi Landmark (1985), a Biloxi Landmark (2010), and was documented by James Butters for the Historic American Buildings Survey (1936).³¹⁴ The Brunet-Fourchy House was individually listed in the National Register in 1984 under the 1984 Biloxi MRA.

Several outstanding examples of the Greek Revival style were destroyed by Hurricane Katrina, including the Toledano House (also known as the Philbrick House and the Tullis House) at 360 Beach Boulevard, built in 1856; the Hermann House (also known as the Keller House) at 580 Beach Boulevard, built c.1840; and the Santini House, located at 860 Beach Boulevard, built c.1840.³¹⁵ The Toledano House and the Hermann House had been individually listed in the National Register, and were removed in 2008. Both houses had also been documented by the Historic American Buildings Survey.³¹⁶ The Santini House was a contributing resource in the West Central Historic District.

No buildings constructed between 1855 and 1880 were identified in the survey. Few buildings were constructed during the Civil War and Reconstruction eras because of poor

³¹¹ *The Buildings of Biloxi*, 99; National Register # 73001013.

³¹² National Register of Historic Places, Clemens House, Biloxi, Harrison County, Mississippi, National Register #84002180.

³¹³ National Register of Historic Places, Beauvoir (Jefferson Davis House), Biloxi, Harrison County, Mississippi, National Register #84002180.

³¹⁴ MDAH Historic Resources Inventory Database; Historic American Buildings Survey, Beauvoir, James Butters photographer, 4-22-1936, HABS MISS 24-BILX.V, 1-9; *The Buildings of Biloxi*, 146.

³¹⁵ *The Buildings of Biloxi*, 122.

³¹⁶ HABS, Filbrick House, James Butters, HABS MISS 24,-BILX, 4—3; HABS, Keller House, East Beach, HABS MISS, 24 BILX, 2—4.

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economic conditions. Among styles that were popular in other parts of the country but are underrepresented in the Biloxi, and the South in general, are Gothic Revival, Italianate, and Second Empire.³¹⁷

Folk Victorian

Folk Victorian was the most common house style in late 19th and early 20th century Biloxi; 53 examples, dating from 1880 to 1910, were documented for the FEMA/MDAH survey. Houses of this style display Victorian stylistic details such as porches with spindle work and jig-sawn trim, and bracketed cornices. Among associated forms are Biloxi cottage, shotgun, side hall and L-front. Folk Victorian dwellings are most frequently seen in the West Beach and West Central historic districts (amended); and the Upper West Central and East Howard Avenue historic districts (proposed).

The residence at 151 Porter Avenue, built in 1911, is one of nine examples of Folk Victorian in the West Beach Historic District (amended). The house exhibits decorative elements typical of the mode, including turned columns, a spindled frieze, a vergeboard in the front gable, and decorative jig-sawn brackets. Other distinctive examples of Folk Victorian include the house at 126 Seal Avenue, built in 1897, located in the West Central Historic District (amended); the shotgun house at 366 Lameuse Street, built between 1890 and 1895, and the double shotgun dwelling at 579 Howard Avenue, built c.1900. Among individual properties that exhibit the style are the Ott-Cornell House at 368 Clay Street, a side hall house built c.1905; and the Creel House at 370 Meaut Street, a Biloxi cottage built c.1895.

Queen Anne

The Queen Anne style was also popular among Biloxi residents during the period dating from 1880 to 1910, and 33 examples were surveyed. The style is characterized by steeply pitched, irregularly-shaped roofs; variously sized single and grouped windows; a variety of decorative elements and siding types; and asymmetrical façades with partial or full-width porches. Queen Anne style houses are most frequently found in the East Howard Avenue Historic District (proposed) and West Central Historic District (amended).

The house located at 1080 Bolton Lane, built between 1890 and 1895, exemplifies the style. The intact dwelling possesses style-defining elements such as a bay window, a corner turret, a wraparound porch with bracketed turned posts, a spindle frieze, and a turned balustrade. Other fine examples include the house at 1007 Howard Avenue, built c.1903, the house at 129 Seal Avenue, built c.1905.

Non-extant Queen Anne style houses include the Charles T. Howard House, a large and elaborate example which stood on the northeast corner of Beach Boulevard and Bellman Street,

³¹⁷ McAlester, 200, 212, 242.

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and the L-front cottage at 960 Howard Avenue; both were built c.1890. The Howard house was designed for coastal life, with a wraparound double gallery, and a two-story open-air tower. The house's elaborate porches were supported by turned posts with jig-sawn brackets, and had spindled balustrades and friezes. The house was destroyed by Hurricane Camille. The house at 960 Howard Avenue was distinctive for its cut-away bay and decorative porch. It was destroyed by fire in 1999.³¹⁸

Queen Anne Vernacular

Eight Queen Anne Vernacular houses dating from 1890 to 1910 were surveyed in Biloxi. Houses of this mode generally have vernacular forms enhanced with decorative elements of the Queen Anne style. The structure at 136 Magnolia Street, a simple cottage with jig-sawn brackets, turned porch posts, and shingles in the front gable, is an excellent example. Other houses of this type are located in the Fayard Street Historic District (proposed), the West Central Historic District (amended), and the Upper West Central Historic District (proposed).

Free Classical

The Free Classical style is frequently classified as a subset of the Queen Anne style. The two styles often have similarities in regards to floor plans, roof forms, and decorative elements. Free Classical architecture, however, emphasizes classical ornamentation, such as columns, Palladian windows or vents, and gable ends with pediments or returns. Six examples of the style, dating from 1904 to 1914, were surveyed. Among these were the Bond House at 932 Howard Avenue, built in 1904 (listed in the National Register), and the cottage at 130 Seal Avenue, built c.1905, located in the West Central Historic District.³¹⁹ The Bond House is a two-story, hip roof structure which features a two-story porch supported by Tuscan columns. The entrance has transom and sidelights with a pediment over the opening. The cottage at 130 Seal Avenue is one story in height and has a gable-on-hip roof. Classical features include an inset full-width porch is supported by Ionic columns, and a Palladian-like vent in the gable.

Eastlake

Like Free Classical, the Eastlake style is also associated with Queen Anne architecture. It is based on Queen Anne forms, with the difference being in the ornamentation. Eastlake houses are highly ornamented with abacus spindle work, a spindle screen with circular opening, or sunburst motifs. Only five examples, dating from c.1885 to c.1905, were surveyed in Biloxi.

³¹⁸ *The Buildings of Biloxi*, 44, 128.

³¹⁹ National Register of Historic Places, Bond House, Biloxi, Harrison County, Mississippi, National Register #19840518.

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One of the best examples is the house at 632 Howard Avenue. This is a one-and-a-half story dwelling with a gable-on-hip roof, and a wraparound porch accentuated with a cross gable at the entry. Decorative features include round arched truss work, a sunburst motif, turned posts and balustrade, and a door with transom and sidelights.³²⁰

Colonial Revival

The Colonial Revival style was part of the Eclectic movement, which emerged around 1880 and drew on Ancient Classical, Medieval, Renaissance Classical, and Modern architectural traditions for stylistic inspiration.³²¹ It enjoyed an extended period popularity in the United States, and was adaptable to a variety of building types and form. In Biloxi, the Colonial Revival style was utilized from about 1880 to 1950; only 33 examples were inventoried here, however, suggesting that it was not as popular locally as in other parts of the country. Elaborate houses of the style were built for business owners or as vacations homes in beachfront areas. More modest examples served as homes for middle-class residents, and were found in most parts of the peninsula. The West Beach Historic District is home to approximately half of the city's Colonial Revival style buildings.

The O.G. Swetman House at 1210 Beach Boulevard (1905) in the West Beach Historic District, stands as an excellent intact example of the style. The two-and-a-half story house is largely defined by its elaborate double-galleried full-width porch. The edifice was designed by William T. Harkness and built in 1905. Other examples include the Katherine Lamm House, a side hall dwelling at 910 Howard Avenue (1928); and the Olivia Ott House, a center hall dwelling at 125 Rodenburg Avenue (1910-1920). In addition to the side hall and center hall forms, examples of Cape Cod and T-front were found in Biloxi. A Colonial Revival Biloxi cottage, built between 1884 and 1887, was formerly located at 434 Reynoir Street in the city's Central neighborhood. This house had a pedimented inset full-width porch supported by square Tuscan columns, transomed entry doors, and wood double hung windows with six lights in each sash. It was destroyed by Hurricane Katrina.³²²

Colonial Revival Vernacular

Of the Colonial Revival vernacular, a classification of simple building types with Colonial Revival detailing, 25 examples were surveyed. The style was seen locally from about 1900-1950 and is found in nearly all areas of the Biloxi peninsula. It is most common in the West Central Historic District (amended), Upper West Central Historic District (proposed), and

³²⁰ *The Buildings of Biloxi*, 83.

³²¹ McAlester and McAlester, 319.

³²² *The Buildings of Biloxi* 116.

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West Beach Historic District (amended). Dwelling forms that display the style include bungalow, center hall, and shotgun.

The Balthrope House at 1114 Beach Boulevard (c.1900) in the West Beach Historic District stands as a good intact example of a Colonial Revival Vernacular center hall house. The edifice owes its architectural significance to its distinctive features, including the full-height wood triple-hung-sash windows, hip roof dormers on the main and rear façades, the balcony with picketed balustrade, gable returns on the east and west façades, jig-sawn woodwork, and the hip full-width porch supported by square paneled columns.

Other Colonial Revival Vernacular houses include a bungalow at 541 Howard Avenue (1920) in the East Howard Avenue Historic District (proposed), and a duplex at 141 Hopkins Boulevard (c.1950) in the West Central Historic District (amended). The bungalow is a one-story, three-bay-wide frame dwelling with a side-jerkinhead roof with gable returns, and a pedimented portico supported by square Doric columns. The duplex is two stories in height, has a three-bay façade, and is faced in brick. The central entry is framed by pilasters supported a pedimented gable. Windows are multi-light steel casement.

Neo-Classical

The Neo-Classical style was seen throughout the United States in the first half of the 20th century, and was employed in substantial homes, and commercial and civic buildings. Fourteen examples of the style, dating from c.1900 to 1957, were surveyed in Biloxi. Half of these were dwellings, most of which are located in the West Beach Historic District, and half were commercial or public buildings, most of which are located in the Biloxi Downtown Historic District.

The stately two-and-a-half-story Hahn-Dantzler house is an outstanding example in the West Beach Historic District. Among distinctive features of the dwelling are its wraparound porch and two-story portico, both supported by Corinthian columns. The main entry has a transom and sidelights, framed by pilasters and a deniculated cornice. Other elements include an entablature with dentil molding, modillions, pedimented gables, and a porte-cochère. This house, along with others of the style located at 1096 Beach Boulevard (1900), and 122 Morrison Avenue (c.1900), represent the type of grandiose dwellings that once lined Beach Boulevard, many of which have succumbed to storms.

Another imposing example of Neo-Classical domestic architecture, now gone, was the Laz Lopez House, built c.1902, which was located on the north side of Howard Avenue between Reynoir and Croesus streets. Designed by Theodore Brune (1854-1932) of New Orleans, the dwelling replaced a home destroyed in the devastating fire of 1900. The new home was a two-and-a-half story edifice with a wraparound porch supported by Ionic columns. A second story gallery accentuated the central bay and continued as an open verandah. Distinctive features

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included a Bedford limestone façade, a terracotta tile roof, and an onion domed turret. This residence was torn down in 1920 to make way for a multi-tenant commercial building.³²³

Craftsman

The formal style represented in the greatest number in Biloxi is the Craftsman Style. This style was initiated in California, and was most popular in the United States between 1905 and 1930.³²⁴ According to *The Buildings of Biloxi*, the style remained in vogue locally until about 1945.³²⁵ This was longer than in the United States in general, where the popularity of the style diminished after about 1930.³²⁶ Identifying features include a low-pitched gable roof with a wide, unenclosed eave overhang (usually with exposed rafters), decorative beams or braces under the gables, full or partial width porches supported by tapered square columns, and the columns, or pedestals upon which they rest, frequently extend to the ground.³²⁷

The Craftsman style was seen in 154 of the buildings surveyed. The most common forms associated with this style are bungalows, gable-front bungalow, side-gable bungalow, and hipped bungalow. Craftsman style houses and bungalows were particularly conducive to life along the Mississippi Gulf Coast; they were typically inexpensive to build, and their wide eaves and porches afforded a degree of comfort during hot, humid summers. Craftsman style dwellings were surveyed in all areas of the peninsula except Back Bay and West Biloxi; they are seen most frequently in the following historic districts: Upper West Central (proposed), West Beach (amended), West Central (amended), and East Howard Avenue (proposed).

Among Biloxi's many excellent examples is the John P. Moore Jr. House, a Craftsman gable-front bungalow built c.1910, located at 134 Morrison Avenue in the West Beach Historic District (amended). The house is a one-story gable-front dwelling with a full-width porch supported by tapered columns atop brick pedestals. Distinctive architectural features include a gable vent, modillions, decorative rafter tails, and double-hung-sash and casement windows. Other examples of the gable-front form of the style include the residence at 1484 Wilkes Avenue, constructed between 1910 and 1922; and the house at 334 Lameuse Street, built c.1915.

The house at 149 Benachi Avenue, built in 1922 is an example of a Craftsman hipped bungalow. Features include an inset full-width porch, exposed rafters, tapered columns on

³²³ *The Buildings of Biloxi*, 89.

³²⁴ McAlester, Virginia, and A. Lee McAlester. "Eclectic Houses: Craftsman." *A Field Guide to American Houses*. New York: Knopf, 1984. 453. Print.

³²⁵ Nuwer, Deanne, and Michael Sicuro. *The Buildings of Biloxi: An Architectural Survey*. 2010 ed. Biloxi: City of Biloxi, 2000. Pp. 37.

³²⁶ McAlester, Virginia, and A. Lee McAlester. "Craftsman" in *A Field Guide to American Houses* (New York: Knopf, 1988), 453.

³²⁷ McAlester, Virginia, and A. Lee McAlester. "Eclectic Houses: Craftsman."

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stuccoed pedestals, and a hip dormer. The Army-Telhihard House, a Craftsman bungalow at 214 Porter Avenue, built 1926, is distinctive for its side jerkinhead roof. Features include central door with sidelights, tapered columns on pedestals, and decorated exposed rafters.

The house at 1084 Lafayette Street, built in 1927, is the only known Airplane Bungalow in Biloxi, and represents a rare subtype of the Craftsman style. The type is defined by a gabled "pop-up" unit that comprises the second floor. Characteristics of the Craftsman style seen in this house include a low-pitched gable roof with wide overhanging eaves, exposed rafters, and bands of multi-light casement windows. The siding is stucco, with board and batten on the second-story gable.

A multi-family version of the style is seen in the Kennedy Apartments at 131 Fayard Street in the Fayard Street Historic District (proposed). The building is a two-story, two flat apartment house. Architectural details include: two-story porches with jerkinhead roofs, jig-sawn gable vents, and wide eaves with knee braces and exposed rafter tails. According to a 1922 *Biloxi Daily Herald* article, Ella Kennedy hosted a banquet for those involved in the building's construction, including: Ellis Lewis, O. Allen, W.A. Fritz, Henry Eistetter, Horace Switzer, Joe West, Harry Haise, William Marine, A.L. Mangin, Vincent Marie, W.J. Collins, G.L. Collins, and John Collins, "who built the handsome apartment house in record time."³²⁸

Despite the abundance of Craftsman style homes in Biloxi, many have been lost over the years due to storms and other causes. The house at 491 Howard Avenue was a particularly fine example. Built c.1910, it was a one-story, side-gable bungalow with a gable partial porch. Decorative features included exposed rafters, knee braces, tapered columns on pedestals, board-and-batten dado, and pergola. This property was destroyed by Hurricane Katrina.³²⁹

Craftsman Vernacular

Also seen in significant numbers locally is the Craftsman vernacular style, a classification that includes vernacular buildings with some Craftsman stylistic elements. Seventy examples were surveyed in the West Central, Central, Downtown, West Beach, and East Central neighborhoods of Biloxi. The surveyed properties dated from 1905-1950, and were associated with a range of forms, including all subtypes of bungalow, as well as Biloxi cottage, center hall, and double shotgun.

The residence at 1353 Father Ryan Avenue (1935) is an intact example of the Craftsman vernacular house, with exposed rafters and a partial-width front-gable porch supported by square columns. Another example of the style, constructed in the later years of its popularity, is the residence at 171 St. Paul Street (1947). This house has a partial-width front-gable porch,

³²⁸ *The Sun Herald* [Biloxi], 5 Jan. 1962; page 1.

³²⁹ *The Buildings of Biloxi*, 81; MDAH database

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exposed rafter tails, triangular gable vents, and asbestos siding. Both houses are located in the West Beach Historic District (amended).

Other good examples include the house at 139 Benachi Avenue, a gable-front bungalow (c.1920), located in the West Central Historic District; and the Nichols House at 270 Main Street, a Biloxi cottage (c.1905).

Tudor Revival

Tudor Revival was a popular house style throughout the United States in the 1920s and 1930s, and is seen in houses ranging from large mansions to small cottages. The small number of surviving examples in Biloxi, only nine, suggests that it never thrived here. The reason probably related to the style's lack of consideration for the climate; eaves were typically shallow, and porches were not emphasized. The majority of local examples are residences which were built between 1930 and 1948 and are mainly located in the West Central and West Biloxi neighborhoods.

Notable dwellings of the style include the Wyatt House at 133 Edgewater Drive, built in 1929 as a vacation home. This is a one-story structure with a multi-gable and hip roof, covered in terra cotta tiles. The entry is in a segmental arched opening with a stone, Tudor arched surround. Walls are faced in brick and the gables are clad in stucco with half-timbering. Other features include bands of multi-light wood casement windows, and stone accents.

Mission

A style which was seen in Biloxi at the same time was the Mission style. It appears that this mode was no more common than Tudor Revival, as only eight examples were surveyed. Most of these were residences, built between c.1920 and c.1928, situated in Biloxi's West Central area. The style was mainly popular in the Southwest United States, but was seen to some degree throughout the nation. Common features include round- and segmental-arched openings, stucco walls, tile roofs, porches and patios. Also characteristic are scalloped parapets with quatrefoils or other decorative openings. The house at 1326 Father Ryan Avenue (1923) is a one-story example. It has stucco walls, a flat roof with a curvilinear parapet, and a gable roof tower. Other features include a terra cotta tile roof, and an arched opening that partially encloses a small front porch.

Spanish Eclectic

The Spanish Eclectic Style shares some characteristics with the Mission style; the distinction between the two is that the former relies heavily on details inspired by Moorish, Byzantine, Gothic, and Renaissance architecture. Like Mission, Spanish Eclectic architecture

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was most common in the Southwest United States but is also seen in parts of the nation that were experiencing growth during the time it was in vogue.

In Biloxi, only five houses of the style, all single-family residences, were identified in the recent survey. Among these are two outstanding examples that were built as vacation homes: the Voigt-Ritchie House at 147 Balmoral Avenue (1927), and the Wafer-Mannino House at 2518 Beach Boulevard (c.1937). The Voigt-Ritchie House is a two-story house with stucco siding, an irregular plan and multi-hip roof. Decorative elements include an entry with a ceramic tile surround, exposed rafters, tile walkways, and an iron fence. The Wafer-Mannino House is a two-story house with a multi-level hip roof, and an irregular plan. It is faced in stone and roofed in red pantiles, and has a double gallery on the main façade. Windows are multi-light steel casement.

Minimal Traditional

The Minimal Traditional style represented a small, inexpensive house type during a period of high demand. It is common in most parts of the United States. In Biloxi, the style is represented by 106 buildings, all of which are single-family residential dwellings, except for three duplexes. Houses of this style date from about 1930 to 1960. Minimal Traditional styles are typically one-story in height, and have low-pitched side-gable roofs with shallow eaves. Usually a house of this style has at least one front-facing gable or hip ell. Seventy percent of the houses of the type surveyed in Biloxi are located in the West Beach Historic District (amended), an area that was developed largely during the period of the style's popularity.

Because of the huge demand for housing in the 1940s and 50s, entire neighborhoods sometimes were built out with houses of the Minimal Traditional style. For example, 12 of the 14 dwellings in the Brister Place subdivision, developed c.1950, are Minimal Traditional. These houses are in the 1300 block of Brister Place, and at 179 St. Francis Street. In the Keesler Heights subdivision, planned in 1941 to accommodate Keesler officers, 32 of the 33 extant dwellings are of the Minimal Traditional style. These homes are all addressed on Keesler Circle, and date from 1941 to 1945.³³⁰

Examples of the style include the house at 183 Keesler Circle (1942), a one-story, wood frame dwelling with a side gable roof with shallow eaves. A small hip roof porch with square posts shelters the entry. Windows are wood double hung with multi-light sash, and dentil trim along the top of the frames. 1370 Brister Place (1950) is a one-story, three-bay wide dwelling with a side-gable roof with shallow eaves and asbestos siding. The southern two bays comprise a projecting front gable. Windows are single and paired with vinyl replacement sash and wood surrounds. The entry has a four-panel door and wood surround with simple architrave molding across the top.

³³⁰ "Cottage Co. To Build 44 Houses," *Biloxi Daily Herald*, September 29, 1941, 1, 10; Harrison County, MS GIS.

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Three Minimal Traditional duplexes were identified in Biloxi. These are the dwellings at 145 Hopkins Boulevard, 1221 Irish Hill Drive (c.1945) and 1347 Father Ryan Avenue (1951).

Ranch

The Ranch style had become a dominant house style in the United States by the 1940s. Ranch houses are one-story in height and have low-pitched hip, cross-gable, or side-gable roofs with wide eaves. A small front porch is usually present, often created by a recessed entry under the eaves. Cladding may be brick, stone, or wood, or a combination. Houses of the style frequently have grouped windows to emphasize horizontality.³³¹

In Biloxi, 91 Ranch houses, dating from 1940 to 2004, were surveyed. Eighty-five percent of these were located in the West Central and West Beach neighborhoods. Early examples of the style were small; this may have been partly because the established areas of the city had been subdivided into lots with narrow frontages. A simple example, built in 1940, is extant at 166 Morrison Avenue in the West Beach Historic District (amended). This is a one-story, three-bay-wide dwelling with a side-gable roof. Windows are fixed sash and wood double-hung with multi-light sash. Other features include wide eaves and shiplap siding.

Several good examples of the style are in the Azalea Gardens subdivision, which was platted in the late 1940s. Among these are 155 and 159 Azalea Drive, both built between 1952 and 1960. The house at 155 Azalea Drive is a one-story, three-bay wide frame structure with a hip roof and wide eaves which extend to shelter the front stoop. Fenestration includes a fixed picture window and multi-light steel casement windows. Cladding is beige brick of varying shades. The house at 159 Azalea Drive is similar in plan and roof form. It has an inset entry sheltered by eaves, a fixed picture window flanked by operable aluminum sash, and single aluminum double-hung sash windows. The exterior is clad in beige brick laid in stack bond.

The dwelling at 160 Azalea Drive, built in 1960, is a larger example of the style, with a four-bay wide façade and an attached two-car garage. Two lots of the Azalea Gardens subdivision were combined to create the 12,000 square foot property needed to accommodate this version of the style.

Good examples located in the West Central Historic District include 162 Oak Grove Place (1954) 148 Hopkins Boulevard (1965). The former, built in 1954, is a brick-faced, five-bay-wide dwelling with a hip roof, wide eaves and an inset entry porch. Windows are three-light aluminum awning sash, in groups of three, including corner windows. The Hopkins Boulevard house is a brick-faced, two-bay wide dwelling with a side gable roof and wide eaves. Windows are four-light aluminum awning sash in singles and pairs.

Five houses of the split-level form of the Ranch style were identified in Biloxi. Split level houses have the general characteristics of the Ranch style. The main difference is that split level houses have at least three levels: a ground level, a lowered level, and a raised level. The

³³¹ McAlester and McAlester, 479.

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sections of the house are connected by interior stairways. The dwelling at 127 St. Paul Street (c.1965), located in the West Beach Historic District, is a good local example. The entry is located at ground level in a one-story section; two-story section on the south side represents the lowered and raised levels of the house. Both sections have hip roofs. The house is faced in brick on the ground level and the lowered level, and in composite wood siding on the raised level.

Contemporary

Fourteen examples of the Contemporary style were identified in Biloxi, dating from about 1950 to 1970; all but one of these were dwellings. Houses of this mode generally have a flat or low-pitched gable roofs with overhanging eaves, often with rafters. Contemporary style houses lack ornamentation, and achieve their distinctive appearance through composition and contrasting materials, including various combinations of stone, wood, and brick. During the post-World War II era, it was a preferred residential style among architects, who often integrated landscaping into the design.³³²

Outstanding examples of the style include the homes at 1125 Lafayette Street and 172 Azalea Drive, both built around 1950. The former is located in the Gaynel Gardens subdivision in the north part of the West Central area. It is a two-story, split-level house that blends materials, including board-and-batten siding, stone, and brick. The entry consists of double eight-panel doors with decorative carving. Windows include single fixed sash, a ribbon of aluminum triple-hung windows, and a semi-hexagonal bay with aluminum double-hung sash. Site features include a wrought iron and stucco fence, a circular fountain, and mature landscaping. The Azalea Street house, located in the West Beach Historic District, also exhibits characteristics of the Contemporary style such as a flat roof with wide eaves, brick cladding, and lack of decorative detailing. The one-story, frame house has an inset entry porch and multi-light steel casement windows.

Neo Eclectic

The FEMA/MDAH survey identified 60 examples of the Neo-Eclectic style, mostly residences, dating from 1964 to 2006 and located in the following areas of Biloxi: East Central, Downtown, Central, West Central, and West Beach. The Neo-Eclectic style references traditional modes by incorporating elements of historic architecture. Subcategories identified by McAlester and McAlester include Mansard, Neo-Colonial, Neo-French, Neo-Tudor, Neo-Mediterranean, Neoclassical Revival, and Neo-Victorian.³³³

All of the examples surveyed are located in historic districts, and most are noncontributing elements. Four resources were recorded as contributing: the house at 137 Suter

³³² McAlester and McAlester, 477.

³³³ McAlester and McAlester, 486-487.

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Place, built in 1965, located in the West Central Historic District; and houses at 1312, 1333, and 1337 Father Ryan Avenue, all built in 1964 and located in the West Beach Historic District. All four of these dwellings are examples of the Neo-Colonial subtype.

Significance of Residential Resources

Residential resources are being analyzed in relation to the following historic contexts: Colonial Era, 1720-1810; Antebellum Period, 1810-1861; Civil War, 1861-1865; Reconstruction, 1865-1877; Late 19th Century Economic Prosperity, 1878-1929; The Great Depression, 1929-1941; World War II, 1941-1945; and, Post-World War II Economic Expansion, 1945-1969. The residential buildings located in the potential historic districts are being evaluated at the local level under Criterion A for significance in the area of Community Planning and Development and Criterion C for architectural significance. In general, individual buildings are being evaluated at the local level under Criterion C for architectural significance.

The architectural styles chosen by Biloxians illustrate their awareness of national trends in architecture and their level of sophistication in regards to domestic design. The city retains a wealth of significant residential buildings, and these buildings symbolize the broad life experiences of the residents based on class, race and economic status. The period of significance for this study begins in 1720, the year of the first European settlement in the city, and ends in 1969. Residences constructed in this period represent a wide range of building forms and architectural styles, including vernacular variances of nationally recognized styles, including French Colonial, mid-19th Century styles including Greek Revival, Late Victorian styles including Italianate and Queen Anne, Late 19th and Early 20th Century Revivals including Colonial Revival, Classical Revival, Tudor Revival and Mission style, Late 19th and Early 20th Century American Movements, predominantly Craftsman style, and Modern Movement, including Ranch and Minimal Traditional.

Registration Requirements for Residential Resources

The residential resources comprising this property type must be associated with the residential development of the City of Biloxi during the period of 1720 to 1969. In the case of individual buildings being nominated they must be architecturally notable local examples of a specific building type or style and must retain a high degree of integrity. Elements of a historic district are required to be at least typical examples of a specific building type or style and must retain sufficient architectural integrity to contribute to the sense of time and place in their neighborhood.

The setting and location of the historic residences are of great importance. In most cases they should reflect the residential development patterns established in the city over the period of significance. The residences must retain their historic physical characteristics such as setback, scale, massing, and in the case of a district, their spatial relationships to each other.

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All the contributing elements in a district and the individually nominated residences must possess a high degree of integrity in design, materials, and workmanship to be significant for architecture; however, buildings in a district do not have to be as architecturally intact as an individually-nominated building.

Feeling and association are closely tied to the aforementioned characteristics. If the requirements for the preceding attributes are met, then the buildings will undoubtedly also retain a high degree of integrity in regards to feeling and association.

2. Commercial Resources

Many of the historic commercial buildings are concentrated along Howard Avenue in the Biloxi Downtown Historic District. Generally, these buildings are one or two stories in height, and faced in brick or stucco. Those in the downtown district are built to the sidewalk. The majority were built between 1900 and 1930. Most housed a variety of retail, wholesale and service establishments.

Only two Italianate style buildings were identified in the survey, both commercial structures. Some buildings of the style were present in Biloxi's downtown during the prosperous years following construction of the railroad, as evidenced by photographs dating from the late 19th and early 20th centuries.³³⁴ Most of these have been demolished, or do not retain the historic features that define the style. Joseph Swetman's Drug Store at 790 Howard Avenue, built in 1894, fits into the latter category. The building retains its form and second story segmental-arched window openings, but the storefront has been altered and the cornice has been removed.³³⁵

The building at 792 Howard Avenue, completed in 1895, may be the best surviving example of the style. It is a two-story brick building with a two-bay facade. On the second story are two groups of three round-arched windows; a continuous molding at the spring line curves upward to form a hood for each opening. The second story is stucco, scored to resemble stone. Other features include a dentilled first story cornice, and a bracketed cornice at the top of the structure. The original storefront and window sash have been replaced.³³⁶

The Romanesque Revival style was frequently employed in the design of large scale commercial and civic buildings, and less frequently in houses. Buildings of the style have masonry walls, often of rough-face stone or brick with stone accents; round arched windows and porch supports, towers, and asymmetrical facades. The only example of the Romanesque Revival style surveyed in Biloxi was the Peoples Bank at 750 Howard Avenue in the Biloxi

³³⁴ Jamie Bounds Ellis and Jane B. Shambra, *Biloxi* (Arcadia Publishing, 2009), 12; MDAH, Cooper Postcard Collection, "North Reynoir Street, Biloxi, Miss," Item 347 & "West Howard Avenue, Biloxi, Miss," Item 348.

³³⁵ *The Buildings of Biloxi*, 88, 93.

³³⁶ *The Buildings of Biloxi*, 88.

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Downtown Historic District, built in 1898. Located on the northwest corner of Howard Avenue and Lameuse Street, the building is two stories in height and has a four-bay-wide main façade. The recessed round arched entry at the corner is supported by stone columns and voussoirs. A conical roof oriel with rinceau panels and a copper roof is situated above the entry. Other features include wood windows with double hung sash, quoins, and parapet gable walls. The building was designed by architect William T. Harkness (1869-1941).³³⁷

Other examples of the style included the Bank of Biloxi, built c.1894, located on the west side of Lameuse Street between Jackson Street and Howard Avenue, and City Hall, built in 1896, located in the middle of Main Street facing south onto Howard Avenue, designed by architect G.F. Taylor of Greenville, Mississippi. Both buildings have been demolished.³³⁸

Other commercial resources are found throughout the city, but not in the concentration found in the downtown commercial core. Commercial buildings in Upper West Central Biloxi primarily date from the 20th century and are located along Division Street, an important east-west arterial road. The two-story concrete block commercial vernacular building at 964 Division Street (date) is an example. West Central Biloxi is primarily a residential area. However, beginning in the 1940s, commercial development along Howard Avenue created a mixed-use neighborhood. The three-story brick building at 968 Howard Avenue (1949) houses telephone equipment. Another example is found at 1009-1013 Howard Avenue, a mid-20th century commercial building with three storefronts. While the downtown commercial buildings are mostly built to the sidewalk, the more diverse commercial resources do not have a uniform setback. While some, such as the building at 968 Howard Avenue (Date) is set on the sidewalk, the building at 1009-1013 Howard Avenue (Date) is set back on its lot, providing off-street parking.

Mid-twentieth century commercial buildings include Torricelli Motors, located at 663 Howard Avenue built in 1945; and a multi-tenant commercial building at 260 Main Street, completed in 1952. Both buildings are devoid of ornamentation and reflect the simplified forms of the post-World War II era. Torricelli Motors is a front gable building with a stepped parapet. The main façade has brick veneer, and a central entry flanked by large display windows. On the east side, facing Dukate Street, are three garage bays. The building at 260 Main is two stories in height and has eight storefronts, each with a central entry flanked by paired double-hung windows. The building has a flat roof, parapet wall, and is faced in brick on the front and sides. Both of these buildings are freestanding, with the main façade built to the sidewalk. No parking lot was provided at the time of their construction. As was the case in the downtown area at the time, street parking was adequate.

The only Queen Anne style commercial building identified in Biloxi is located at 796 Howard Avenue in the Biloxi Downtown Historic District. The building, located on the northeast corner of Howard Avenue and the former Magnolia Street right-of-way, has two

³³⁷ *The Buildings of Biloxi*, 44, 92; NRHP Biloxi Downtown

³³⁸ *The Buildings of Biloxi* 43, 44.

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finished facades with stucco siding, and a flared conical roof oriel window at the corner. Second floor windows have segmental arches and decorative hoods. The building has good integrity with the main exterior alteration being the remodeled storefront.

The Colonial Revival style is expressed in two commercial buildings which were surveyed, the Masonic Temple at 713 Howard Avenue (1911) in the Biloxi Downtown Historic District and the Arcadia-Ness Creamery at 902 Howard Avenue (1932).

The Neo-Classical style was seen throughout the United States in the first half of the 20th century, and was employed in substantial homes, and commercial and civic buildings. Of the fourteen examples of the style surveyed in Biloxi half were commercial or public buildings, most of which are located in the Biloxi Downtown Historic District, including the S.H. Kress Store at 814 Howard Avenue (1927), the Saenger Theater at 170 Reynoir Street (1929), and the Gay Building at 152 Lameuse Street (1914).

Tourism has been an important industry in Biloxi since the antebellum period. Hotels, boarding houses and vacation homes served the tourist industry. The Magnolia Hotel, built in 1847, is the only remaining hotel from the antebellum period. The Civil War and Reconstruction years saw a decline in tourism, but the industry rebounded, especially after 1870, when the New Orleans, Mobile & Chattanooga Railroad was completed and new hotels opened. However, no such resources from that period are known to survive. In the 1920s, a number of large resorts opened in Biloxi to serve the tourist industry. The White House Hotel, built in 1923 and enlarged in 1927, is the only extant hotel from this era.

Significance of Commercial Resources

Commercial resources in Biloxi are being analyzed in relation to the following historic contexts: Colonial Era, 1720-1810; Antebellum Period, 1810-1861; Civil War, 1861-1865; Reconstruction, 1865-1877; Late 19th Century Economic Prosperity, 1878-1929; The Great Depression, 1929-1941; World War II, 1941-1945; and, Post-World War II Economic Expansion, 1945-1969. The commercial buildings located in the potential historic districts are being evaluated at the local level under Criterion A for significance in the area of Commerce and Community Planning and Development and Criterion C for architectural significance. In general, individual buildings are being evaluated at the local level under Criterion A in the area of Commerce and Community Planning and Development and Criterion C for architectural significance.

The commercial resources in Biloxi reflect the economic development of the community within the broader context of national events during the various periods examined. The factors of design, materials, scale and setting provided by the commercial resources illustrate population trends and the growth and expansion of the city. The same factors are explicative of the spread of national trends in architecture as applied to traditional building forms.

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Registration Requirements for Commercial Resources

The commercial buildings comprising this property type must be associated with the city's historic development during the period 1720 to 1969.

An individually-eligible commercial property should be a locally important and well-preserved example of an architectural style or building type and represent commercial activity that contributed to the economic and civic well-being of the community. Individually-nominated commercial buildings must possess a high degree of integrity of design, materials, workmanship, location, feeling, and association.

The buildings comprising historic districts are to be rated as either contributing or noncontributing. These designations delineate each building's relative standing within the district, according to the National Register criteria. Elements in districts should be a representative example of local commercial building types or commercial activities. Buildings in a historic district do not have to be as architecturally intact as an individually-nominated building, but each contributing property must retain sufficient architectural integrity to convey the sense of time and place of the district. Integrity of feeling, association, setting, and location of commercial buildings within a district is important. Additionally, the buildings must retain their historic physical characteristics such as setback, scale, massing, and spatial relationships to each other.

3. Religious Resources

Religious resources are defined as buildings or structures that are owned by a specific religious congregation and used by them for worship services. Although the period of significance extends from 1720 to 1969, no known religious buildings built before 1900 are thought to survive. The extant historic churches are typically either brick or wood-framed. The religious buildings in Biloxi express the architectural development of the city during the historic period covered by this study whether they occupy buildings converted from other uses or were architect-designed buildings. Among the former is the Lighthouse Apostolic Church at 769 Division Street located in the 1940 Art Deco space which formerly housed the United Novelty Company. Buildings constructed in the Gothic Revival, Neo-Classical and Modern styles are also represented.

The Cathedral of the Nativity of the Blessed Virgin Mary (1902), located at 870 Howard Avenue is a Gothic Revival church with a square bell tower. Its distinctive features include lancet windows, buttresses, groin vaults, and stained glass windows. The First Presbyterian Church (1957) at 1340 Beach Boulevard with its monumental tetrastyle pedimented portico supported by Doric columns is a textbook example of a mid-20th century example of Neo-classical design.

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The range of resources associated with the religious life of the community includes schools. Our Mother of Sorrows School at 800 Division Street (1941) is the only non-residential example of a Colonial Revival vernacular style that was surveyed. It is a two-story, three-bay wide building with a hip roof and the central entry sheltered by a shallow one-story pavilion. Windows are wood double hung with multi-light sash. The sole non-residential building of Tudor Revival style surveyed is the Sacred Heart Academy, at 870 Nativity Drive in Biloxi's downtown. It was designed by local architect John T. Collins and completed in 1933 by Collins Brothers Construction Company. Sacred Heart is a two-story, seven-bay-wide structure with a hip roof. The exterior walls are faced in brick. Entry doors are in round-arched openings with stone hoods, and windows are wood double-hung with multi-light sash. Decorative features include stone rosettes, decorative brick panels, cooping, cast stone panels with Biblical scenes, and a parapet niche containing a cast stone Virgin Mary sculpture.

St. Michael's Church at 177 1st Street in Point Cadet (1964) is an example of the Modern style. The church is a two-story cylindrical building with a monolithic concrete frame and a poured concrete scalloped shell roof. One-story, flat roof vestibules with arc-shape plans provide entry on the north and south sides of the main sanctuary. Thin concrete panels with pilasters run from ceiling to floor around the perimeters of the main sanctuary and chapel. Full-length modernistic stained glass windows sit between the concrete panels. The windows include a panorama with several large fishes and nets, reflective of the livelihood of many of the original parishioners of the church. Jackson architect James T. Canizaro (1905-1984) designed the building.

Significance of Religious Resources

Religious resources in Biloxi are being analyzed in relation to the following historic contexts: Colonial Era, 1720-1810; Antebellum Period, 1810-1861; Civil War, 1861-1865; Reconstruction, 1865-1877; Late 19th Century Economic Prosperity, 1878-1929; The Great Depression, 1929-1941; World War II, 1941-1945; and, Post-World War II Economic Expansion, 1945-1969. The religious buildings located in historic districts are related to the development of the community and are being evaluated at the local level under Criterion A for significance in the area of Community Planning and Development and under Criterion C for architectural significance. Individual religious properties are being evaluated at the local level under Criterion C for architectural significance.

The architectural styles chosen by the religious congregations of Biloxi illustrate their awareness of national trends in architecture. The religious resources constructed during the period of significance represent a range of building types and styles, including vernacular

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buildings, Gothic Revival, Neo-Classical and Modern styles. Church buildings symbolize a commitment by their congregations to the community and a certain level of permanence within the development of the city.

Registration Requirements for Religious Resources

The religious resources comprising this property type must be associated with Biloxi's historic development during the period 1720-1969. In the case of individual buildings, they must be architecturally notable local examples of a specific building type or style and must retain a high degree of integrity. Elements in a historic district are required to be at least typical local examples of a specific building type or style and must retain sufficient architectural integrity to contribute to the sense of time and place in their community.

The setting and location of all historic religious properties are of great importance. All the individually-nominated properties and contributing elements in a district must possess a high degree of integrity of design, materials, and workmanship in order to be significant for their architecture; however, those buildings in historic districts do not have to be as architecturally intact as an individually-nominated building. Feeling and association are closely tied to the aforementioned characteristics. If the preceding attributes are met, then the property will undoubtedly also retain integrity of feeling and association.

4. Civic Resources

Civic resources have developed at various times over the period of Biloxi's historic development from 1720 to 1969. These resources include buildings which serve the purposes of federal, state and local government, public safety, education and funerary purposes. These buildings reflect the development of Biloxi's civic character and many serve dual roles as important architectural and cultural landmarks for the city.

The Biloxi City Cemetery was established in the early 19th century. Recording of burials began in 1841, but the ground is believed to have been used as a cemetery as early as 1811. There are several plots and mausoleums associated with the early families of the city such as the Fayards, Ladners, Reynoirs, and Holleys. The old section of the cemetery is listed in the National Register as part of the West Beach Historic District.

The Biloxi Lighthouse, built in 1848, is a reminder of the maritime activities that were an important part of the city's economy. The lighthouse was engineered in Baltimore and shipped by boat in pieces. It was the first cast iron lighthouse to be erected in the South, and the second in the United States. The lighthouse was closed during the Civil War. It was automated in 1926, and from 1939 to 1968, the United States Coast Guard had responsibility of the site. In 1968, the Coast Guard deeded the lighthouse to the City of Biloxi. Significant damage to the structure

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caused by Hurricane Katrina was repaired by Collins Construction Company between 2008 and 2010.

In 1908, a building that served the purposes of U.S. post office, courthouse, and customhouse was erected in downtown Biloxi. The building is located at 140 Lameuse Street is an imposing Neoclassical style edifice faced in marble. Since 1960, the building has served as Biloxi's city hall. A new U.S. Post Office and Federal Building was completed in 1958 at 139 Main Street in the Modern style.

The Biloxi Public Library at 124 Lameuse Street, a Mission style structure that was designed by local architect Carl E. Matthes Sr. (1896-1972). It was built in 1925 by the city on donated land when the demand for library facilities exceeded the capacity the existing library.

The West End Fire Station at 1046 Howard Avenue (1937) is an important illustration of the city's commitment to the health and safety of the residents. The city suffered a devastating fire in 1900 and organized its fire department in 1904. The Colonial Revival-style fire station is also important as an example of a WPA-funded public building.

The First Street Waterworks Plant (1943) at 1352 Father Ryan Avenue, an example of a public building in the Art Moderne style, is a two-story stuccoed building with curved corners, glass block windows, and horizontal banding. The central entrance is flanked by ribbed pilasters and surmounted by a circular awning. Alterations to the building in recent years have masked some original elements such as a stepped parapet, and the metal facing on the awning. The First Street Waterworks Plant is a small, one-story, three-bay wide structure with a central entrance surmounted by a rounded, metal awning. Other elements include stucco walls, curved corners and horizontal banding.

Modern architecture essentially refers to structures with simple designs not based on historical precedence. Chief characteristics of the style included rectilinear forms, use of the latest materials, open plans, and a lack of ornamentation. Modern architecture was seen in the United States as early as the 1930s; by the 1950s, it had become widely accepted. In Biloxi, the style was utilized in churches, lodges, and commercial and public buildings. Ten buildings of the style, dating from 1952 to 1966, were surveyed. Half of these are located in the Biloxi Downtown Historic District.

The best local examples of the Modern style are the West End School, located at 140 St. John Avenue (1952), designed by Biloxi architect I. Daniel Gehr (1895-1959), and the U.S. Post Office at 135 Main Street (1958) in the Biloxi Downtown Historic District. The school is a one-story brick building with a flat roof. It is anchored on the south by a tall auditorium. From the northeast corner of the auditorium, a low classroom wing extends northward. Each classroom is defined by a separate entry and band of windows.

The U.S. Post Office is a three story with one-story wings and a rectangular tower. The roof is flat. Most of the building is faced in brick; other siding includes roughcast panels on the upper levels of the east and west sides. Windows and doors are aluminum with fixed glass. The east and west sides have continuous bands of windows.

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Significance of Civic Resources

The public resources in Biloxi are being analyzed in relation to the following historic contexts: Colonial Era, 1720-1810; Antebellum Period, 1810-1861; Civil War, 1861-1865; Reconstruction, 1865-1877; Late 19th Century Economic Prosperity, 1878-1929; The Great Depression, 1929-1941; World War II, 1941-1945; and, Post-World War II Economic Expansion, 1945-1969. The public buildings located in Biloxi, whether in historic districts or individually-nominated, are evaluated at the local level under Criterion A for significance in the area of Community Planning and Development, Education, Politics/Government and Social History and under Criterion C for architectural significance.

The civic resources in Biloxi illustrate the growth and development of the community as a civic entity. Unlike many residential and commercial resources, which reflect the aspirations of the individual, public resources are the result of community-wide decisions about how to organize and deliver government services. Public buildings act as statements of civic and public pride and many are clearly architectural landmarks. The wide variety of architectural styles employed in public buildings.

Registration Requirements for Civic Resources

The civic resources comprising this property type must be associated with Biloxi's historic development during the period 1720-1969. In the case of individual buildings, they must be architecturally notable local examples of a specific building type or style and must retain a high degree of integrity. Elements in a historic district are required to be at least typical local examples of a specific building type or style and must retain sufficient architectural integrity to contribute to the sense of time and place in their community.

The setting and location of all historic public properties are of great importance. All the individually nominated properties and contributing elements in a district must possess a high degree of integrity of design, materials, and workmanship in order to be significant for their architecture; however, those buildings in historic districts do not have to be as architecturally intact as an individually-nominated building. Feeling and association are closely tied to the aforementioned characteristics. If the preceding attributes are met, then the property will undoubtedly also retain integrity of feeling and association.

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G. Geographical Data

The boundaries of the area contained within the Historic Resources of Biloxi Multiple Resources nomination consist of the city limits of Biloxi as indicated on the Biloxi, MS and Ocean Springs, MS USGS Quadrangle maps, 1954, photorevised 1970 and 1976, scale 1:24000.

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H. Summary of Identification and Evaluation Methods

The destruction caused by Hurricane Katrina coupled with the age of the Biloxi MRA created the need for an assessment of damage to historic properties; an updated context for resources that survived; and an evaluation of the large number of buildings that had become eligible since the original cover document was completed in 1984. The updated multiple property listing for Biloxi is based on a documentation project conducted by the Federal Emergency Management Agency (FEMA) in collaboration with the Mississippi Department of Archives and History (MDAH), from 2010 to 2014. The project consisted of an intensive level survey which yielded Mississippi Resource Inventory Forms (MRIFs) for 1,010 resources, including previously listed and newly identified properties, and Mississippi Landmarks. Most of these resources were within the boundaries of the 10 historic districts that were identified. Determinations of Eligibility (DOEs) were prepared for the historic districts, three of which were amendments of previously listed districts, and 42 individual properties. The steps of the project are summarized as follows:

- Identified previous surveys.
- Compiled a list of known historic properties that had been destroyed by Hurricane Katrina or demolished in its aftermath.
- Conducted a preliminary literature search, including primary and secondary sources.
- Identified important themes and resource types.
- Identified known extant historic properties.
- Mapped locations of known resources, areas of high potential for previously unidentified historic resources, and areas of low potential for historic resources (such as areas developed after 1969).
- Conducted a reconnaissance survey to verify known resources, locate previously unidentified resources, and delineate boundaries for potential historic districts. All streets were driven in areas of high potential. Areas of low potential were generally omitted from the survey. The reconnaissance survey was informed by preliminary research. It was known, for example, that the seafood packing industry was of primary importance in the development of the city. Research showed that no seafood canneries remained; therefore, surveyors looked for a broader range of properties including worker's housing, factory owner's homes, ships, and buildings that housed related industries. Even these secondary types of resources were rare, so any that were identified were recorded, as long as the property retained sufficient integrity to convey its historic character.
- Conducted an intensive survey of resources identified through the previous steps. For intensive survey, field teams were equipped with GIS-generated field maps, GPS

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receivers, digital cameras, and 35mm cameras for black and white photography. Information was recorded using a data dictionary developed for the project by the National Park Service. Only properties visible from the public right-of-way were surveyed, and no interiors were viewed.

- Conducted research on individual properties and historic districts, including land records, maps, newspaper articles, oral histories, cemetery records, city directories, U.S. Census records, local histories, and other sources.
- Applied the National Register Criteria of Evaluation to determine the eligibility of properties surveyed. This included determining areas and periods of significance for each property, and finalizing boundaries for historic districts.
- Prepared MRIFs and DOEs for eligible individual properties and historic districts.

Significant property types were defined using several factors including function, architectural classification, and period. Historic contexts were based on local history, previous studies, and an analysis of data from the 2010-2013 survey. Integrity requirements were derived through comparisons between pre- and post-Hurricane Katriana conditions. At least 60 NR-listed individual properties and contributing resources in historic districts were destroyed by the 2005 storm. It is estimated that hundreds of potentially eligible resources were also destroyed or damaged. Many of the resources that survived are now rare examples of an architectural style, a historic event, a time period, or a neighborhood. Properties with diminished integrity because of a loss of fabric, were included in the survey as long as they retained sufficient integrity to convey their historic character.

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL COVER DOCUMENTATION

MULTIPLE NAME: Biloxi, Mississippi MPS

STATE & COUNTY: MISSISSIPPI, Harrison

DATE RECEIVED: 12/05/14

DATE OF 45th DAY: 01/21/15

REFERENCE NUMBER: 64501235

☒ ACCEPT ☐ RETURN ☐ REJECT 1-21-2015 DATE

ABSTRACT/SUMMARY COMMENTS:

Accept MPS AD
Reflects Conditions post Kehring

RECOM./CRITERIA Accept AD

REVIEWER J. Gibson DISCIPLINE _____

DATE _____

DOCUMENTATION see attsched comments Y/N



HISTORIC PRESERVATION

Jim Woodrick, director
PO Box 571, Jackson, MS 39205-0571
601-576-6940 • Fax 601-576-6955
mdah.state.ms.us



November 25, 2014

Mr. Paul Loether
Program Director, National Register of Historic Places
National Park Service
1201 Eye Street, NW (2280)
Washington, D.C. 20005

Dear Mr. Loether:

We are pleased to enclose the amended Multiple Resource Area form for:

Historic Resources of Biloxi-Amended

The MRA documentation was approved for filing by the Mississippi National Register Review Board at its meeting on November 20, 2014.

We trust you will find the enclosed materials in order and will let us hear from you at your convenience.

Sincerely,

A handwritten signature in cursive script that reads "H.T. Holmes".

H.T. Holmes
State Historic Preservation Officer

By: William M. Gatlin

National Register Coordinator