

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section: Amendment Page: 1

Cottage by the Sea Tavern
Jackson County, Mississippi

Amendment for Purposes of Delisting Property From The National Register of Historic Places

The Cottage by the Sea Tavern nomination was filed under cover of the Historic Resources of Pascagoula, Jackson County, Mississippi and listed on the National Register of Historic Places on 20 Dec 1991. Since that date, the house has lost the qualities which originally caused it to be listed. The house was destroyed on August 29, 2005 by Hurricane Katrina and should be delisted.

Resource
Cottage by the Sea Tavern

Address
1205 Beach Blvd.
Pascagoula, MS

Section 11:

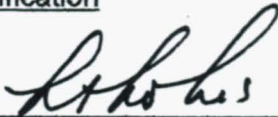
Form Prepared By:

William M. Gatlin, Architectural Historian
Mississippi Department of Archives and History
P.O. Box 571
Jackson, MS 39205-0571
601-576-6940

Date: February 8, 2008

Section 2:

Certification



State Historic Preservation Officer

Date: 5-19-2008

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Cottage by the Sea Tavern
other names/site number Fondren, Bobbie J. House

2. Location

street & number 1205 Beach Blvd. N/A not for publication
city, town Pascagoula N/A vicinity
state Mississippi code MS county Jackson code 59 zip code 39567

3. Classification

Ownership of Property

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
1	1 buildings
	sites
	structures
	objects
1	1 Total

Name of related multiple property listing:

Historic Resources of Pascagoula, MS

Number of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

Deputy State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

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

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Commerce/Restaurant: Trade

Current Functions (enter categories from instructions)

Domestic/Single Dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Greek Revival

Materials (enter categories from instructions)

foundation Brick

walls Asbestos

roof Asbestos

other N/A

Describe present and historic physical appearance.

The house once known as "The Cottage by the Sea Cafe and Pool Hall" is sited on a slight rise towards the front of its lot. The back yard to the north is deep. In front there is a lawn, and some foundation planting. The site is open, with no large trees.

This one-story raised cottage is a frame building with a low roof pitching four ways, and a ridge north and south in the center. The asbestos shingle roof with barrel tiles at the ridges fits down neatly, with no overhang on the sides. At the south, it goes to a boxed gutter on the front and sides of a porch running the full width of the building. The boxed gutter projects out above a simple boxed soffit supported by six wood boxed columns extending down to the wood porch floor, whose construction is faced by a wood fascia. The house has been extensively clad with asbestos siding. The building is about three feet above grade at the front, and is supported on all sides by brick piers. There is lattice infill between the piers. Later concrete steps the full width of the center porch bay give access to the porch.

Simple Greek Revival style dormers are centered on the front elevation, but are located nearer the front than the back or the sides. The bed molding at the gable eaves runs horizontally across the front of the dormer, and below is a fascia supported by two "pilasters" that run up each side of the six-over-six sash.

The porch columns have blocks at the top and an abacus with modern bed moldings, but have no bases. The rail has a thin top member, rectangular pickets, and a rather small bottom rail set higher above the porch floor than usual.

The openings of the front wall are curious. At each end is a low door frame set with door sash; above is a low three-light transom, which is slightly narrower than the door below. The door sash on the east end is an old four-panel door with glass panes replacing the wood panel. The west end door has a four-light sash in the top area, and is faced with a two-panel screen door, the insides of the rails and stiles of the upper panel being cut in curving shape. Next in, on each side, is a tall opening, one-over-one double-hung with a pair of louvered blinds, running down to the porch floor; its trim is larger than that of the end openings. In the center are two doors set closely together, their heads lining up with the two adjacent openings. The doors old four-panel doors, with glass panes replacing the top wood panels. The transoms above, which are the width of the doors, have three lights. There is one louvered blind to the exterior side of each door frame.

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On the east side are one-over-one double-hung sash windows, some with blinds. The second from the front has a small transom over the window, similar to and possibly lining up with the transom of the end door on the porch.

The east elevation has seven small one-over-one sash with louver blinds, the last being at the infilled end of the back gallery. The west elevation is similar, except that the second opening from the front has a small transom above.

The south elevation contains a full-length gallery set under the roof; however, infill can be seen at the southeast corner and at the southwest corner where an almost square addition, which starts slightly east of the southwest corner of the house mass, extends west past the plane of the west wall of the main house mass, runs north somewhat less than a quarter of the length of the weatherboarded west wall surface, and then returns east to the house's west wall.

Asbestos siding covers the walls. One assumes the side elevations were once weatherboards, and the front wall flush tongue-and-groove boards (or stucco).

As the function of this structure changed, so did the interior plan. Today, the structure has a center-hall plan--a wide central hall with steep stairs to the half-story separating two rooms on each side of the hall. Originally, the plan was more open than today. Typical doors have four panels and box locks. On one side of the hall, the doors have a three-light transom, and on the other, none. The baseboard is simple, with a bead atop. Several of the rooms have a wainscot.

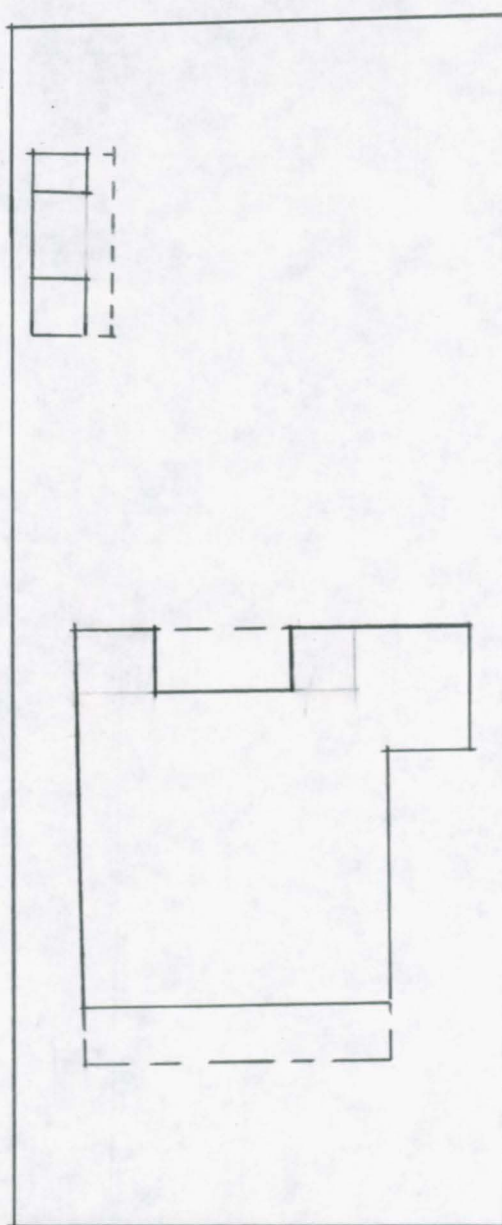
A classic Gulf-area Greek Revival building type of correct proportions, the house deserves a careful investigation to determine its true age and original design. The small doors on each end of the front are frequently found where open-side galleries once existed.

In the northwest corner of the lot is a non-contributing, three-bay car/boat-port with enclosed storage spaces. It appears to have been built in the 1950s, and has continuous brick water table, siding, various window types, and a shed roof with an overhang on the east side.

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1205 BEACH BLVD.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☐ locally

Applicable National Register Criteria ☒ A ☒ B ☐ C ☐ D

Criteria Considerations (Exceptions) ☒ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)
Commerce/Trade

Period of Significance
1872-1910

Significant Dates
1872

Cultural Affiliation
N/A

Significant Person
Charles Boster

Architect/Builder
unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

1205 Beach Boulevard is historically significant for its association with Charles Boster and with local commerce--specifically the resort industry of Pascagoula (see cover nomination). This element was built in 1872, and about 1878 became a tavern in the "Cottage by the Sea" resort hotel complex owned by Boster. The adjoining house at 1211 Beach is also a surviving element of the hotel, but has been significantly altered.

The Cottage by the Sea was Pascagoula's best-known late nineteenth-century establishment associated with its resort industry. Widely publicized in regional period travel publications, it attracted many to Pascagoula's beach and favorably impacted the area's economy.

The building is also significant in relation to the area's maritime history, as it is the sole surviving element associated with Captain Charles Boster, a sea captain.

The 1898 Sanborn map illustrates the complex of buildings that was the Cottage by the Sea--1205 Beach was flanked to the east by 1211 Beach; behind it were several buildings used as a kitchen, dining room, stables, storage, and guest rooms. According to the 1904 Sanborn map, 1205 Beach was being used as a restaurant and pool hall, and by 1909 it is merely listed as a hotel.

In 1880 the Democrat-Star noted: "The first thing that will attract your attention after reaching the water's edge will be the extensive improvements of Mr. Chas. Boster, whose exquisitely fine taste is known in everything he builds or undertakes. While he has the finest furnished bar in the South, he has also added large hotel accommodations, which we are glad to say, has been taxed to its utmost capacity in accommodating his summer friends in the past season."

In 1890 the New Orleans Daily Picayune reported that "His [Captain Charles Boster's] "Original Cottage by the Sea" is one of the most attractive resorts in the South, the compact elegance of which is in keeping with the abundant entertainment afforded at his table and bar. He has a most valuable collection of marine curiosities which are

☒ See continuation sheet

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displayed in glass showcases, and many fine oil and other pictures that embellish the walls of his hotel and saloon." The Southern Manufacturer concurred, stating the complex was "the most popular resort on the Gulf Coast, which is but a deserving compliment to Charles Boster, the Proprietor," noting:

This Hotel is in the town of Pascagoula is on Front St., immediately facing the Bay of Pascagoula, giving a fine view of the Islands shipping, etc., and receiving in full during the summer months the cool balmy breezes from the Gulf of Mexico, and is nicely fitted up in all respects to accommodations of guests, large airy rooms; one of the best appointed and coolest dining rooms to be found on the Gulf Coast, a fine wharf extending out in the bay fifteen hundred feet with a roomy fishing pier at the head, with bath houses attached on each side where the finest salt bathing to be found on the coast can be enjoyed the whole summer. The table is par excellent, the attraction of the Hotel, where the best markets, surrounding country, and waters of the Bay can furnish are supplied to the guests with a lavish hand which combined with the efficient service maintained in every department.

The 1891 Biographical and Historical Memoirs of Mississippi says that the complex could accommodate about sixty guests and refers to it as "one of the best and most completely furnished hotels in the Mississippi Sound." It was lighted throughout by gas, had a long wharf extending out in the water, to which several bath houses were attached, and was connected by telephone with all parts of Pascagoula, Moss Point and Scranton. Room rates are described as moderate, and the kitchen "unsurpassed."

Along the Gulf, published circa 1896, states that the hotel consisted of several detached houses, and that "no finer table, no better beds, no more airy rooms and no more magnificent view can be obtained at any of the dozen or more resorts of this kind along the Gulf." The complex is described as being composed of buildings with "large airy rooms and wide verandahs," and as being "solidly constructed and fitted to withstand the few cool winds of the winter months." Of 1205 Beach, the book notes: "The saloon is the finest fitted place of its kind to be found between New Orleans and Mobile, having a polished hardwood bar, behind which are mirrors of various sizes. The floor is neatly carpeted and arranged about the walls are many showcases in which are exposed to view all sorts of curiosities of the Mexican Gulf and Caribbean Sea picked up by Capt. Boster during his travels."

Captain Charles Boster was born in 1828 in Hamburg, Germany, and educated there. He came to the United States in 1845, and enlisted in the U.S. Navy, serving on the frigate Cumberland during the Mexican War. After the war, he sailed around the world, and then served three years on an Arctic whaler. Returning to the U.S., he took up residence in New Orleans, engaging in the mercantile and steamboat business. During the 1850s, Boster was proprietor of the bar of the steamer Creole, a passenger boat operating out of the port of New Orleans, servicing the Gulf Coast. At the close of the Civil War, Boster

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moved to several places before locating in Pascagoula in 1878, where he opened a tavern in the subject building. He eventually added hotel accommodations and named it "Cottage by the Sea."

According to Biographical and Historical Memoirs of Mississippi: "Mr. Boster has held different public positions of honor and trust, and has been for years, and is at present, a member of the Board of Health of Pascagoula, and is prominently identified with all the progressive movements of the place. Since 1854 he has been a member of the Masonic fraternity. He is a man of genial disposition, and has that kind consideration for the rights and comforts of other people which fit him peculiarly for the business he so successfully conducts." The Southern Manufacturer in 1899 wrote that Boster "has attained an enviable reputation in the community, by his public spirit and fair dealing with his neighbors and with his guests by his genial disposition and his close attention to their wants and comforts."

In 1910 the Jonas Green family acquired the building and converted it to a residence. The Green family sold it in 1957 to the Farleigh family, who sold to the Fondren family in 1978.

In summary, 1205 Beach is the sole surviving element associated with Charles Boster and is a tangible link to the resort industry, a major theme in Pascagoula's historic context, representing its socio-economic impact on the area's urban fabric.

9. Major Bibliographical References

For Bibliography See Context Statement.

N/A See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre.

UTM References

A

1	6	3	5	0	8	5	0	3	3	5	7	6	5	0
Zone		Easting				Northing								

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

B

Zone		Easting				Northing								

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

N/A See continuation sheet

Verbal Boundary Description

BK 2, Lot 7 & W12' Lot 8, SQ 1, McRae Hotel TR, Less Pt. for garage AP
SEC 8-8-6 DB 619-660 M866.16

N/A See continuation sheet

Boundary Justification

The boundary includes the entire city lot that has historically been associated with the property.

N/A See continuation sheet

11. Form Prepared By

name/title Robert J. Cangelosi, Jr., Architect

organization Koch and Wilson Architects, A Prof. Corp. date 3 June 1991

street & number 1100 Jackson Avenue telephone 504/581-7023

city or town New Orleans state LA zip code 70130

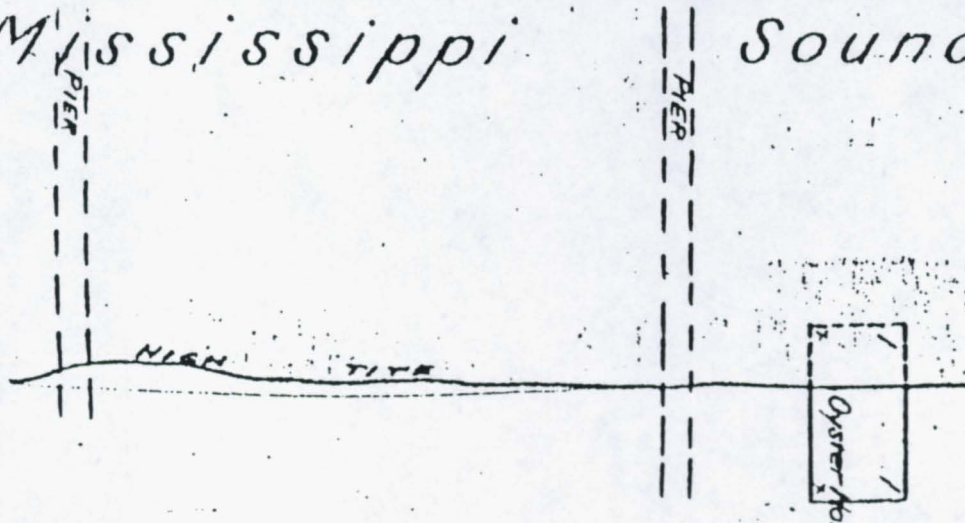
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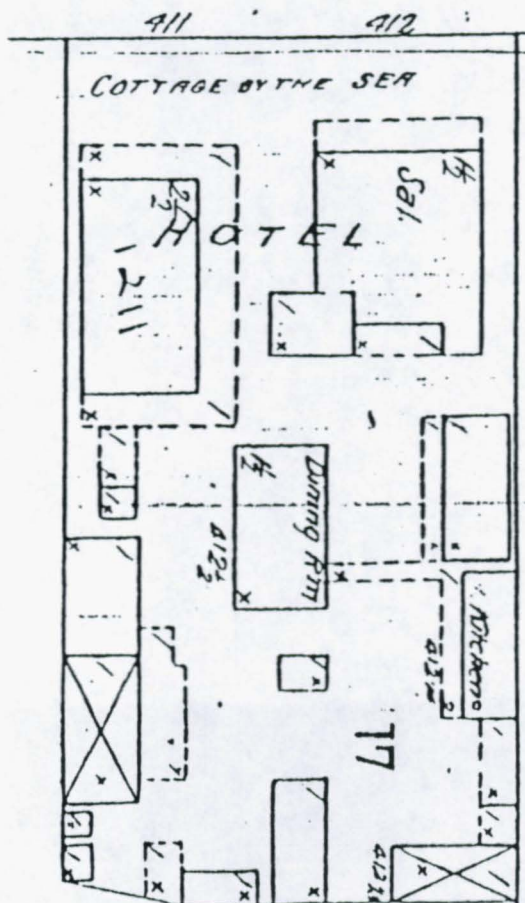
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1898 Sanborn Insurance Map

Mississippi Sound



FRONT





COTTAGE BY THE SEATAVEN

SOUTH ELEVATION

1 OF 3



COTTAGE BY THE SEA TAVERN

WEST ELEVATION

NO 13



Cottage By The Sea Tavern
down elevation (Historic photo)

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