

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name The New York

other names/site number _____

2. Location

street & number 63 Fruitland Park Road N/A ☐ not for publication

city or town Fruitland Park (Post Office = Wiggins) ☐ vicinity

state Mississippi code MS county Forrest code 35 zip code 39577

3. State/Federal Agency Certification

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

Kenneth H. P. Park Feb. 11, 1999
Signature of certifying official/Title Date

Deputy State Historic Preservation Officer

State of Federal agency and bureau

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

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- ☐ 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:) _____

The New York
Name of Property

Forrest Mississippi
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
1		sites
		structures
		objects
2		Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/hotel
DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Shingle Style

Materials

(Enter categories from instructions)

foundation Concrete (Footings)
walls Wood (Shingles)

roof Asphalt
other Glass
Brick (Chimneys)

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning & Development

Landscape Architecture

Period of Significance

1914 - 1949

Significant Dates

1914, 1919

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

- ☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data:

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

Name of repository:

Mississippi Gulf Coast Community College
Owner's Collection

The New York
Name of Property

Forrest Mississippi
County and State

10. Geographical Data

Acreage of Property 4.3

UTM References

(Place additional UTM references on a continuation sheet.)

1	1	6	2	9	2	8	3	0	3	4	2	2	0	9	0
Zone	Easting			Northing											
2															

3															
Zone	Easting			Northing											
4															

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

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

11. Form Prepared By

name/title David M. Morris, Jr./Project Manager

organization Eley Associates/Architects date October 7, 1998

street & number 418 East Capitol Street telephone (601) 354-2572

city or town Jackson state MS zip code 39201

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name Mrs. Marjorie Hess Morris

street & number 810 Euclid Avenue telephone (601) 353-0696

city or town Jackson state MS zip code 39202

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

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

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Narrative Description

In 1914 The New York, located on Fruitland Park Road in Fruitland Park, Forrest County, Mississippi, was built as a hotel on a gentle hill overlooking what is now the Illinois Central Gulf Railroad. It is at the edge of a circle of longleaf pines which were left at the top of the hill on the only remaining boulevard of the original town plan.

The New York is a 1 ½ story building of 3600 square feet. The building faces south and fronts on Fruitland Park Road (originally Park Avenue). The exterior of the hotel looks much the same today as it appears in early photographs. (See Figure 1.) It is a five bay Shingle style structure with a hipped roof. Each slope contains a large dormer with four identical, four over four, double-hung windows topped by an attic vent. The sixteen windows on the second level give the house great symmetry. Square-cut, sawn, pine shingles cover the walls and dormers; the scullery walls and crawl space skirt are flush vertical pine boards.

A wide porch stretches across the front of the house. Except for screen that has been added, the front porch remains unaltered. A skirt of vertical pine boards serves as a curtain wall along the front of the house below the porch. Inside the porch, the front door is centered on the front exterior wall and is topped by a large transom. Windows on the first floor are 32" x 74", single glazed, one over one, double-hung wood windows. One of these typical windows flanks each side of the door. Further to the west of the front door, a third window provides a southern exposure for the front first floor bedroom. To the east of the front door the original window was replaced with a door into the dining room.

On the east side of the building facing the Pine Circle, there are five typical windows; two in the kitchen and three in the dining room. A porch projects from a small addition on the north facade.

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The north side of the building faces a pecan orchard. Each of the two back bedrooms has a typical window, and there is a smaller 32" x 32" window in the bathroom. The skirt of vertical pine boards continues around the back of the house. Below the northwest bedroom at the back, a door provides access to the crawl space under the house. The house is supported by cross-braced, heart-pine timbers on concrete footings. The space under the house is six feet high at the back and gradually becomes lower as the ground slopes up toward the front. A 9' x 10' room is attached to the back northeast corner of the building. This room probably served as a scullery since it is attached to the kitchen and has a chimney.

The west elevation looks down on old U.S. Highway 49 and the Illinois Central Gulf Railroad. Each of three downstairs bedrooms on the building's west side has a typical window. On this side the vertical skirt contains one small opening giving some natural light to the crawl space under the house.

The interior plan for the first floor includes a 16' 7" x 23' 6" room used as the lobby and a 11' 10" x 26' 3" dining room as well as four bedrooms, a bathroom, a kitchen, and a scullery. The second floor includes seven bedrooms, a sitting room, and a hall. The original beaded board wainscoting, heart pine floors, five-paneled doors and hardware, and transoms over each of the bedroom doors remain throughout the interior. Although two fireplaces are not functional and have been painted, they are original sources of heat for the large lobby and for the hall on the upper level. (See Figure 2.) The building also used a ducted central heating system with a furnace in the crawl space. The controls and floor vents for this furnace system remain. The original walls and ceilings in battened beaver board paneling remain; however, much of it was warped and damaged due to a leaking roof. When replacing the roof with architectural shingles in the summer of 1998, it was discovered that the original wood shingles had been nailed over with asphalt shingles three times. The leaking roof caused so much deterioration of the back porch that it could not be repaired. Instead, it was rebuilt in its existing configuration.

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A few alterations have been made over the years. On the second floor, the sitting room was equipped to serve as a kitchen, and a sink with some cabinets were installed. An adjoining bedroom was made into a makeshift bathroom. A shower and commode were installed. On the first floor, a door and paneling were put up to separate a few feet of the lobby from the back hall in order to give more privacy to the back bedrooms and bath. The front dining room window was replaced with a door. Yet, most of the original ceilings and wall materials are intact. Interior damage caused by the leaking roof could be repaired; these alterations could be reversed, and the original condition of the building would be almost perfectly restored.

The original condition of the landscape can be determined from old photographs and a few surviving foundations and plants. On the east side of the building there is a terraced, grassy, open space with evidence of barn, shed, well and garage outbuildings around a circular, gravel drive. Sixteen blueberry bushes and two cypress trees were planted there in more recent years. To the north and behind the building there are acres of 80 year-old pecan trees planted by early owners searching for a profitable crop. To the west of the house some of the original tropical and exotic trees still grow.

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Statements of Significance

Criterion C:

The New York, originally a hotel, is locally significant under Criterion C for architecture because it is a well preserved example of a Shingle style building. The New York has several features that are typical of Shingle style architecture such as shingled walls without interruption (no corner boards), a steeply pitched roof line, multi-level eaves, strips of multiple windows, lack of decorative detailing, and a spacious front porch.¹

Although typical of Shingle style in several ways, The New York is also an atypical example of Shingle style in its simple symmetry. One of the identifying features of Shingle style is an asymmetrical facade with an irregular roof line. The combination of Shingle style and symmetry makes The New York a distinctive building in the area.²

Shingle style architecture appeared between 1880 and 1900 in the seaside resorts of the northeastern states. The New York recalls predominant features of other Shingle style hotels, such as "the great many-dormered roofs of the expansive resort hotels of the eighties, like the Thorndike and Bayview at Jamestown, Rhode Island."³ (See Figure 3) Shingle style is uniquely American. It was a high fashion architect's style adapted from at least three other traditions and offered great range of variation.⁴ In 1893 Frank Lloyd Wright built a house for himself in Oak Park, Illinois, in the Shingle style.⁵ While there are scattered examples today in all regions of the country, Shingle houses are relatively

¹Virginia and Lee McAlester, *A Field Guide to American Houses*.
(New York: Alfred A. Knopf, 1992), pg. 289.

²Ibid.

³Vincent Scully, *The Shingle Style Today or the Historian's Revenge*.
(New York: George Braziller, Inc., 1974), pg. 20.

⁴Op.Cit. McAlester, pgs. 289-299.

⁵John Milner Baker, *American House Styles: A Concise Guide*.
(New York: W.W. Norton and Company, 1994), pg. 111.

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uncommon except in coastal New England.⁶ Therefore, The New York is a rare example of Shingle style architecture.

Finally, The New York possibly reflects the influence of the immigrant movement which took place in the Piney Woods of south Mississippi early in the twentieth century. The developer of Fruitland Park and probably the builder of The New York was F.B. Mills. His home was in Onodaga county in New York state.⁷ It is possible that the design of the hotel was patterned after the work of architects in the northeastern United States. Though generally used for grand and expansive residences, the Shingle style "worked equally well for inexpensive buildings. Because of this the Shingle style had become by 1884 a natural way of construction, limited only by the fact that its method of construction extended mainly to one or two family homes, summer clubhouses, or summer hotels."⁸ The New York is significant as a distinctive and rare example of Shingle style architecture in the local area as well as throughout the country. Therefore, it is worthy of consideration for the National Register of Historic Places for its significance in architecture.

It is apparent that The New York was an important part of the original plan for Fruitland Park. First, the hotel site was a prominent spot near the top of a hill. The plot designated for the hotel had a landscaped site plan. Winding, picturesque paths with tropical trees and shrubs were planned. (See Figure 4.) Two palm trees and three Chinese parasol trees on the west side of the house are remnants of the landscaping design. Remains of a graded circular roadway on the east side of the hotel led to wooden outbuildings, including a well, garage and barn. (See Figure 5.) The hotel site is located just west of what has become known as the Pine Circle. In the town plan it is labeled "City Park." James Thatcher who came as a 17 year-old boy with his family from Ohio wrote about the beginning of the Pine Circle in his account of his experiences:

⁶Op.Cit. McAlester, pg. 290.

⁷*Looking Ahead: Farms and Orchards on the Development Plan*, pg. 1.
(Document in Fruitland Park Collection).

⁸Vincent J. Scully, Jr., *The Shingle Style and the Stick Style: Architectural Theory and Design from Richardson to the Origins of Wright*.
(New Haven: Yale University Press, 1971), pg. 97.

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"In the land clearing a small plot of pine trees was left on a point overlooking the town site. A circle track was graded around the plot of trees and was called the Pine Circle.... In the early days of Fruitland Park this location was used as a meeting place for the community young and old.... The first get-together was in the summer of 1914. Over two hundred people were present, but not one automobile was there."⁹ (See Figure 5.)

Such community gatherings, including a stump speech attributed to Senator Pat Harrison, are documented in early photographs. (See Figure 6.)

The approach to the Pine Circle was the most important boulevard of the town plan. It was to be decorated with trees, shrubs, and roses. Today, the boulevard, the Pine Circle, and The New York are among the few remnants of the town plan.

Criterion A:

The New York is also locally significant under Criterion A in the area of community planning and development because it is the best preserved building in Fruitland Park, Mississippi, an early venture in developing a northern farmers' community in the cutover timberlands of south Mississippi. Between 1906 and 1915 a wave of immigration took place in the Piney Woods of south Mississippi. (See Figure 7.) Hundreds of people pulled up stakes in the Midwest and other parts of the country in response to marketing and advertising by owners of thousands of acres of cutover timberland. (See Figure 8.) The immigrants arrived mostly by train to begin a new life that promised a sunny climate with perfect conditions for farming. Their story is one of frustration and disappointment. Although most of the immigrants gave up and returned to their homeland, some stayed and made the best of their decision. Most of the immigrant farm colonies disappeared.¹⁰ Some became communities of citizens who contributed to the development of south Mississippi. Fruitland Park, Mississippi, is one such community.

⁹James Thatcher, *Fruitland Park*. (Document in Fruitland Park Collection).

¹⁰Richard Aubrey McLemore, ed., *A History of Mississippi, Volume II*.
(Hattiesburg: University and College Press of Mississippi, 1973),
pgs. 222-223.

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Up until the end of the nineteenth century, the Piney Woods of south Mississippi was a sparsely populated land where immense forests of virgin longleaf pine grew undisturbed. As the demand for wood grew, speculators bought large blocks of the virgin timber from small south Mississippi farmers who considered trees a nuisance.¹¹ Railroads opened the forests, and sawmills sprang up along railroads. Huge lumber companies raced to cut out the virgin forests.¹² Between the years 1904 and 1915 Mississippi ranked third in the nation in lumber production.¹³ But when the logging was complete, the landscape of south Mississippi had changed from thousands of square miles of virgin longleaf pine to a desolate, treeless land of scrub oaks, stumps, and ghost towns.¹⁴

The lumbermen had no interest in replanting or in restoring the land. They found taxation of the land that produced no profits unacceptable. From 1909 to 1914 they launched a concerted effort to dispose of their cutover lands to midwestern farmers. The Mississippi Land Development Company and the Mississippi Colonization Association were established for the purpose of selling the land.¹⁵

Hundreds of immigrants came to Mississippi to establish farm colonies. One example of a farm colony was Fruitland Park, established as Mills Farms in 1914. F.B. Mills, owner of a flower and vegetable seed business in Rose Hill, New York, advertised for sale over 20,000 acres of land in south Mississippi. (See Figure 9.) He distributed brochures to northern and midwestern farmers advertising the climate and the fertile land. Three of these brochures still exist. (See Figure 10.) Land and settlement offers of one acre orchard homes, 10 acre profit sharing farms and larger farm homes included the business support of agriculturalists and a produce marketing department, as well as

¹¹Ibid. pg. 214.

¹²Noel Polk, ed., *Mississippi's Piney Woods: A Human Perspective*.
(Jackson: University Press of Mississippi, 1986), pg. 22.

¹³Op.Cit. McLemore, pg. 214.

¹⁴Op.Cit. Polk, pg. 22.

¹⁵Op.Cit. McLemore, pg. 222.

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guaranteed dairy market pricing.¹⁶ (See Figure 11.) The company building department including a "competent architect and builder" offered cottage and bungalow kit designs in fourteen (14) styles. (See figure 12). One deal included 40 acres of fenced land, a five room cottage, a barn, water well, five cows, 40 hens, and trees, shrubs, and flowers for \$3,000. (See Figure 13.)

Mr. Mills had a definite and detailed plan for Fruitland Park to be established along what became the Illinois Central Gulf Railroad. (See Figure 14.) It was a grand plan with named streets and boulevards and homesites laid out as well as lots for churches, parks, a school, hotel, hospital, country club, factories, office buildings, etc. (See Figures 15 and 16.) The designs for Fruitland Park reflect the grid network modified by boulevards and curving streets typical of the City Beautiful and Garden City movements at the turn of the century.¹⁷ Similar designs by such planners as Frederick Law Olmsted and John Nolen began a new era in American small town urbanism rediscovered in such recent planned communities as Seaside, Florida.¹⁸ (See Figures 17, 18 and 19.)

One of the few remaining buildings of the original town plan is The New York. Although built as a hotel in 1914, used later as a home, and standing vacant for many years, The New York has remained basically unchanged. (See Figure 20.) The hotel, built in the Shingle style, was one of the first and most important buildings of this planned community. (See Figure 21.)

A 1914 Storey & Clark upright piano stood in the lobby until 1998. The hotel desk and register remain. The register, with the dates and names of the guests, documents the hotel's operation from 1914 to 1919. The register also provides a record that many of the visitors were indeed from the Midwest and the North. (See Figure 22.)

¹⁶Op.Cit. *Looking Ahead*, pgs. 20-30.

¹⁷John W. Reps, *The Making of Urban America*.
(Princeton: Princeton University Press, 1965), pg. 497.

¹⁸David Mohny & Keller Easterling, ed., *Seaside: Making a Town in America*.
(New York: Princeton Architectural Press, Inc., 1991), pgs. 55, 93 & 268.

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Much of the history of Fruitland Park is preserved in original documents in the form of deeds, business records, written memoirs of one of the original settlers, original advertising brochures, early photographs, survey maps, correspondence, town plans, landscape plans, even a poem written by one of the immigrants expressing disappointment and bitterness. Copies of many of the documents are on file at the Perkinston Campus of Mississippi Gulf Coast Community College.

Many of the details of tree harvesting by large corporations and the demise of the virgin timberlands of the Piney Woods are documented.¹⁹ The story of Fruitland Park details some of the struggles and successes of the immigrants who responded to the advertising strategies used by the owners of cutover pine lands.

Fruitland Park is one example from an important yet overlooked period of Mississippi history. It was part of the organized plan to convert cutover pine lands of south Mississippi into farms. Like many of the colonies established during the years 1906 - 1915, Fruitland Park did not develop into the town that was envisioned. Most of the colonies where farmers had cleared a few acres were left behind and "grew up in broom sage and scrubby oaks, monuments to the blasted hopes of the many who had attempted but failed to build farms in a country designed by nature to grow pine trees."²⁰

¹⁹Op.Cit. McLemore, pgs. 212-223.

²⁰Ibid., pg. 223.

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- Forrest County, MS, Deed Book 111: pg. 475.
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Verbal Boundary Description

The New York is located in the SW 1/4 of Section 35, Township 1 South, Range 12 West, Forrest County, Mississippi. In the official description of the hotel property in the deed of October 27, 1997, references to the circle (Pine Circle) and the original boulevard named Park Avenue are used. The property on which the hotel is located is described as follows:

Begin at a point 1005.68 feet East of the 1/2 Section corner between Sections 34 and 35, Township 1 South, Range 12 West, Forrest County, Mississippi; thence run East 418.82 feet; thence run South 15 degrees 45 minutes East parallel with the Illinois Central Railroad 320 feet to the edge of a circle on a county road, formerly Park Avenue, said point being 180 feet from the center of said circle; thence run counter clockwise with said circle 222.7 feet to a point on the Northern boundary of said county road, formerly Park Avenue; thence run Westerly on a course which is at a right angle with said Illinois Central Railroad 249 feet; thence run North 15 degrees 45 minutes West 549.02 feet to the Point of Beginning, and containing 4.30 acres, more or less; together with all improvements thereon and appurtenances thereunto belonging.

Boundary Justification

The New York and the 4.30 acres on which it is located were included in a deed recorded on May 8, 1917, conveying all of the townsite of Fruitland Park, except for the lots that had been sold, from F. B. Mills to L. Floyd Hess for the payment of a note dated April 21, 1917.

In March of 1935 the present boundaries of the hotel property were designated in a deed conveying the building and approximately 4.30 acres from L. Floyd Hess to B. L. Hart. (See Figure 23.)

Elizabeth E. Hart conveyed the property to J. D. Saxon by a deed filed for record on August 24, 1950.

On October 20, 1997, Paul David and Patsy Saxon conveyed the same property to Marjorie Hess Morris by deed recorded in Book 0779 page 673 in Forrest County, Mississippi.

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Photographs

The following information is the same for all photographs:

- (1) The New York
- (2) Fruitland Park, Forrest County, Mississippi
- (3) David M. Morris, Jr.
- (4) September, 1998
- (5) Mississippi Department of Archives and History

EXTERIOR

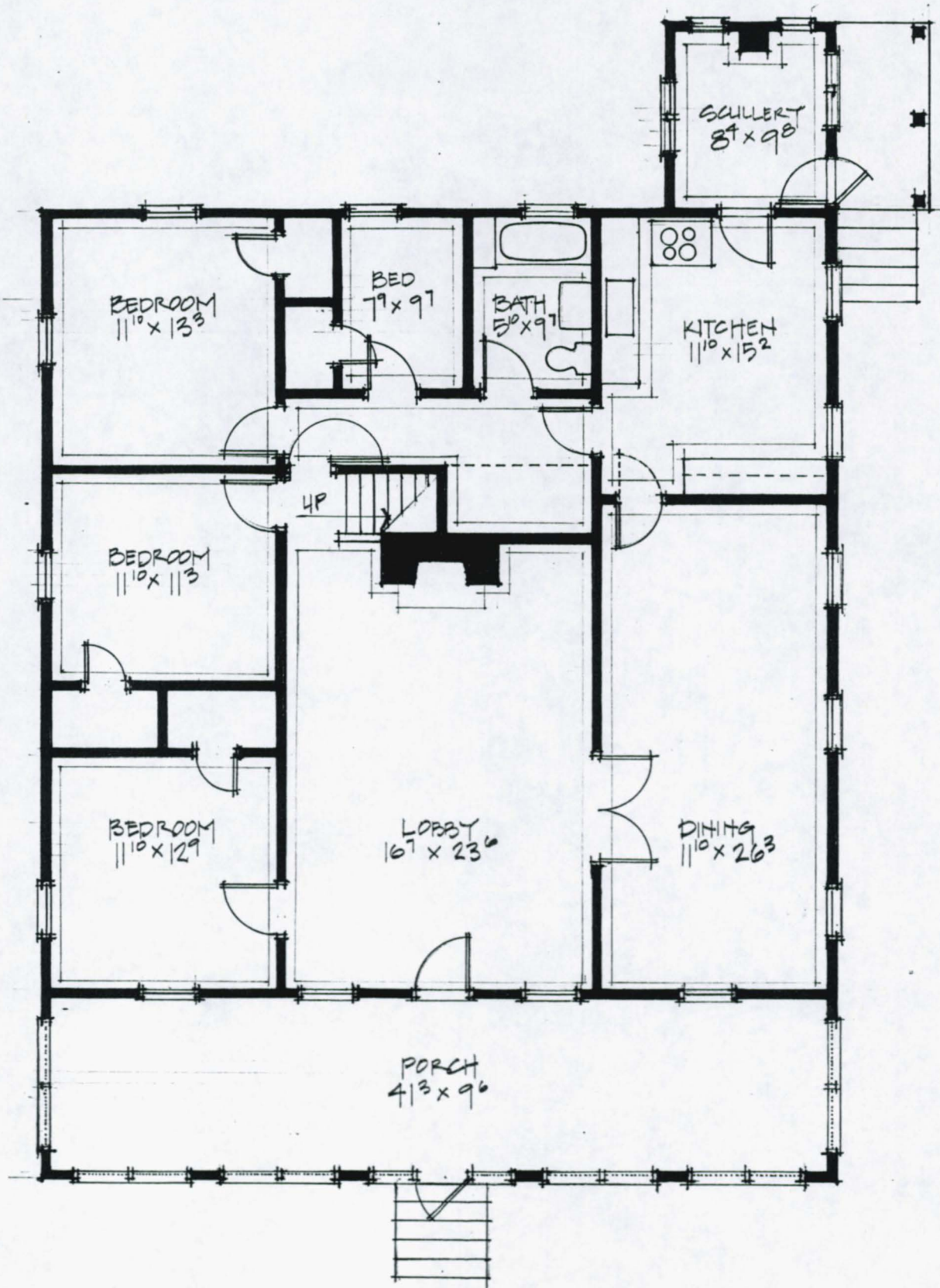
Photo #

- | | |
|----|--|
| 1 | Context, view east up boulevard to Pine Circle from the railroad |
| 2 | Context, view west to The New York down boulevard from Pine Circle |
| 3 | Front (south) facade, view to north |
| 4 | East elevation, view to west |
| 5 | Northeast corner with scullery, view to southwest |
| 6 | Northwest corner with crawlspace access, view to southeast |
| 7 | West elevation with palms and Chinese parasol trees, view to east |
| 8 | Detail at dormer and chimneys, view to southwest |
| 9 | Detail at shingled corner and skirt, view to southeast |
| 10 | Front porch, view to west |

INTERIOR

Photo #

- | | |
|----|--|
| 11 | Lobby mantle, wainscot, paneled ceiling and hall partition at first floor, view to north |
| 12 | Inside of front door, transoms, wainscot and paneled ceiling at lobby, view to south |
| 13 | Hall mantle at second floor, view to north |
| 14 | Typical bedroom at second floor, view to east |
| 15 | Hotel registration desk |



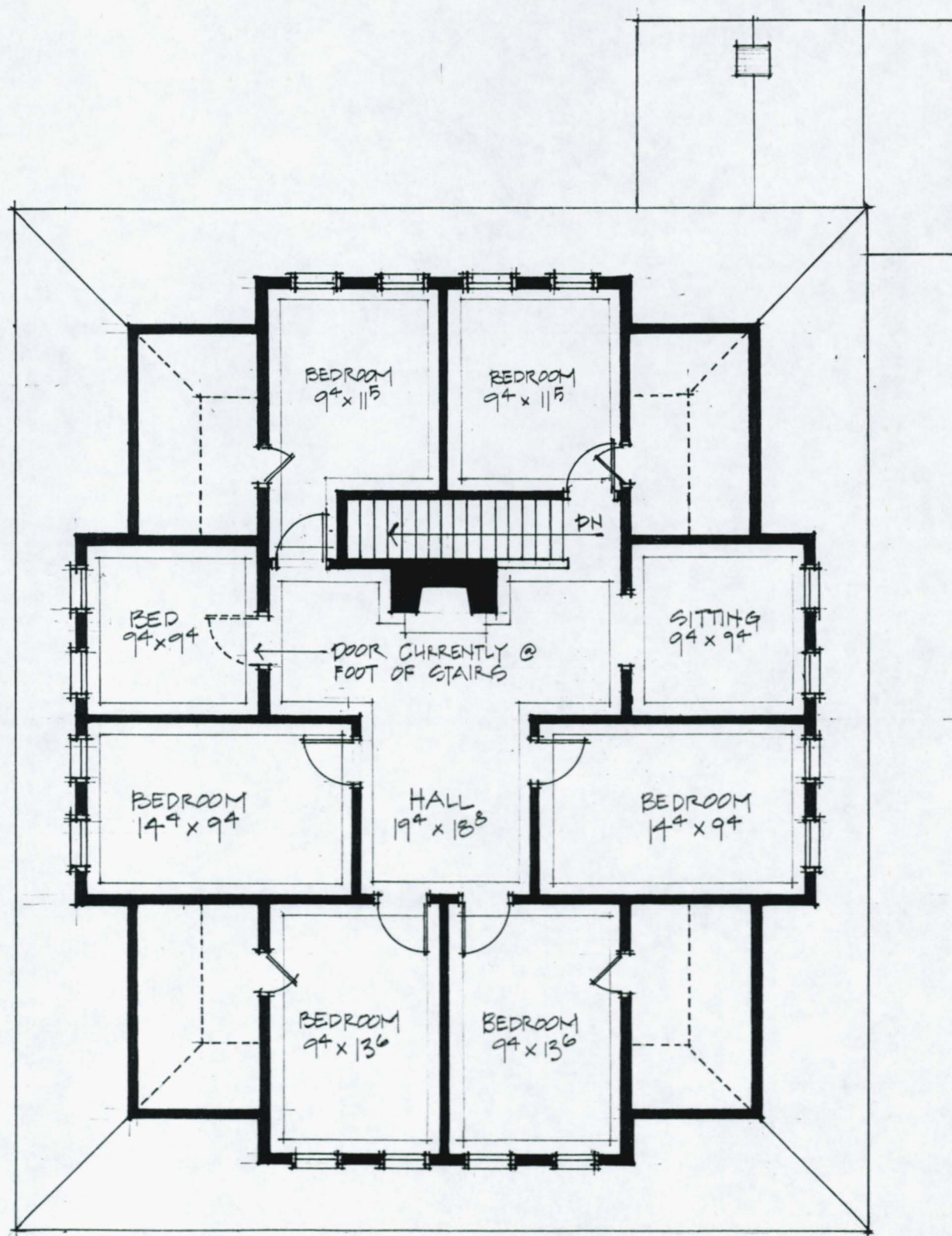
The New York

Fruitland Park, Forrest Co., Mississippi

Scale: 1/8"=1'-0"

First Floor Plan





The New York

Fruitland Park, Forrest Co., Mississippi

Second Floor Plan

Scale: 1/8"=1'-0"



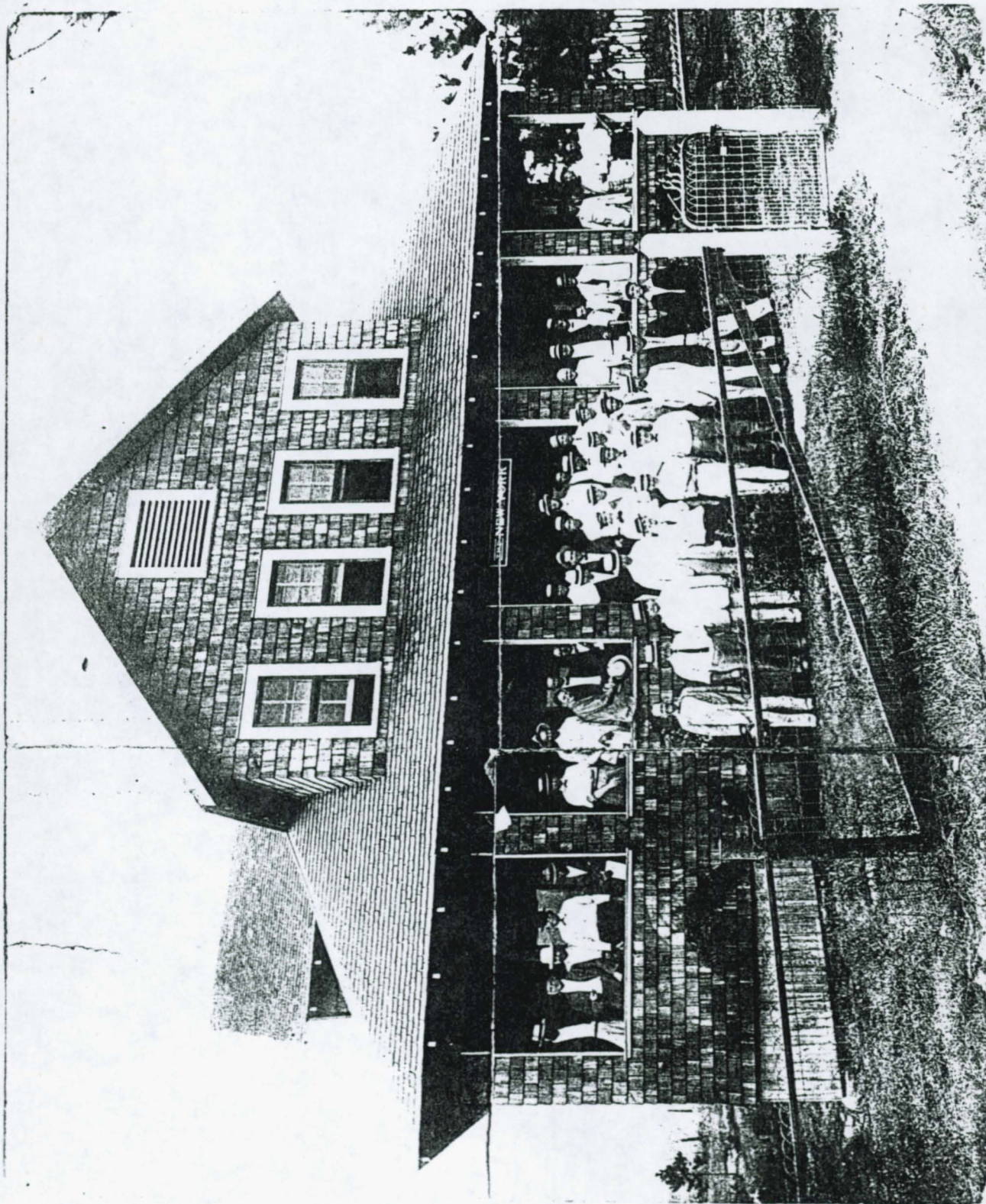


Figure 1

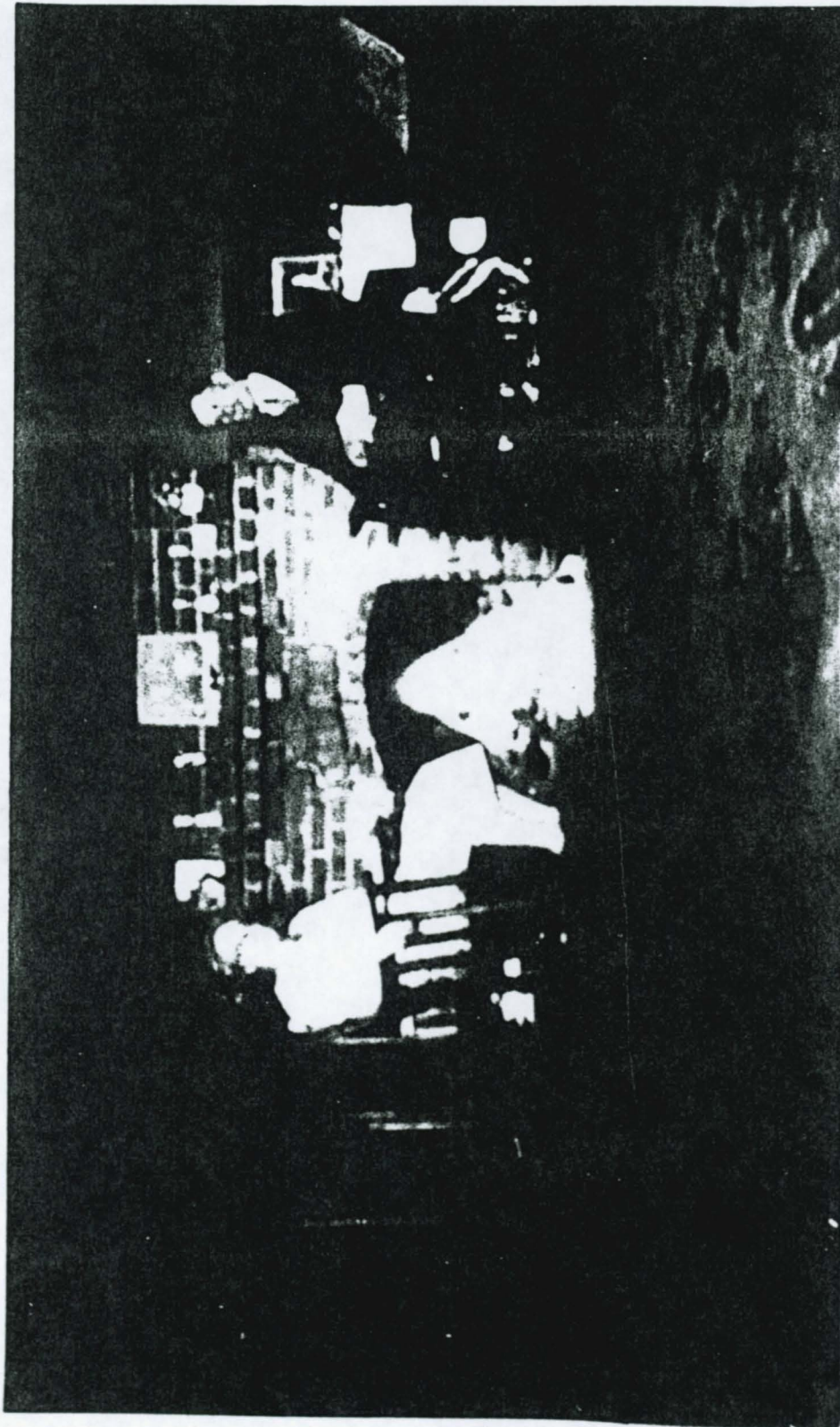
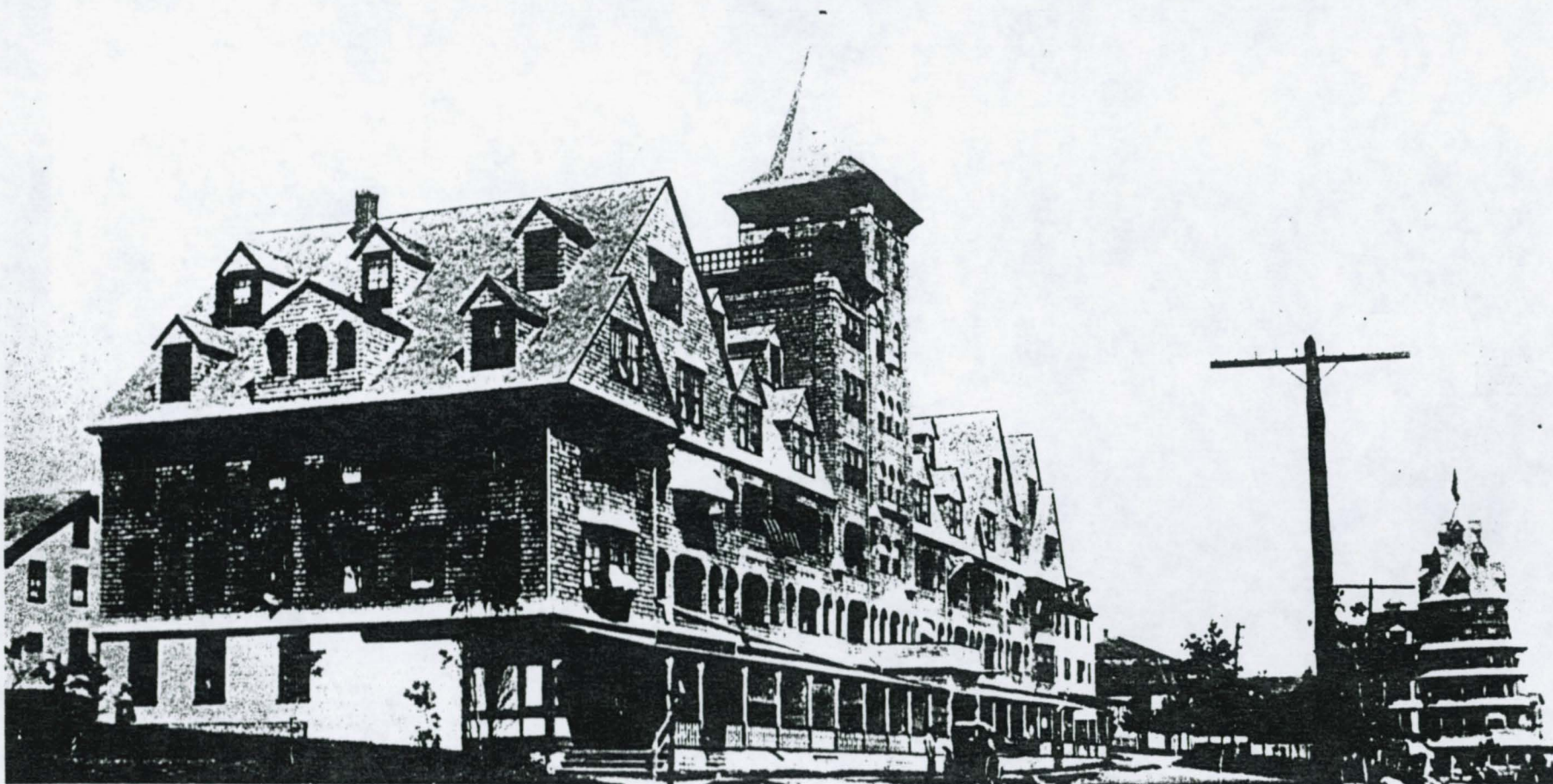


Figure 2



85. Hotel Thorndike, Jamestown, R.I. c. 1885. (Stanhope Collection, Newport)

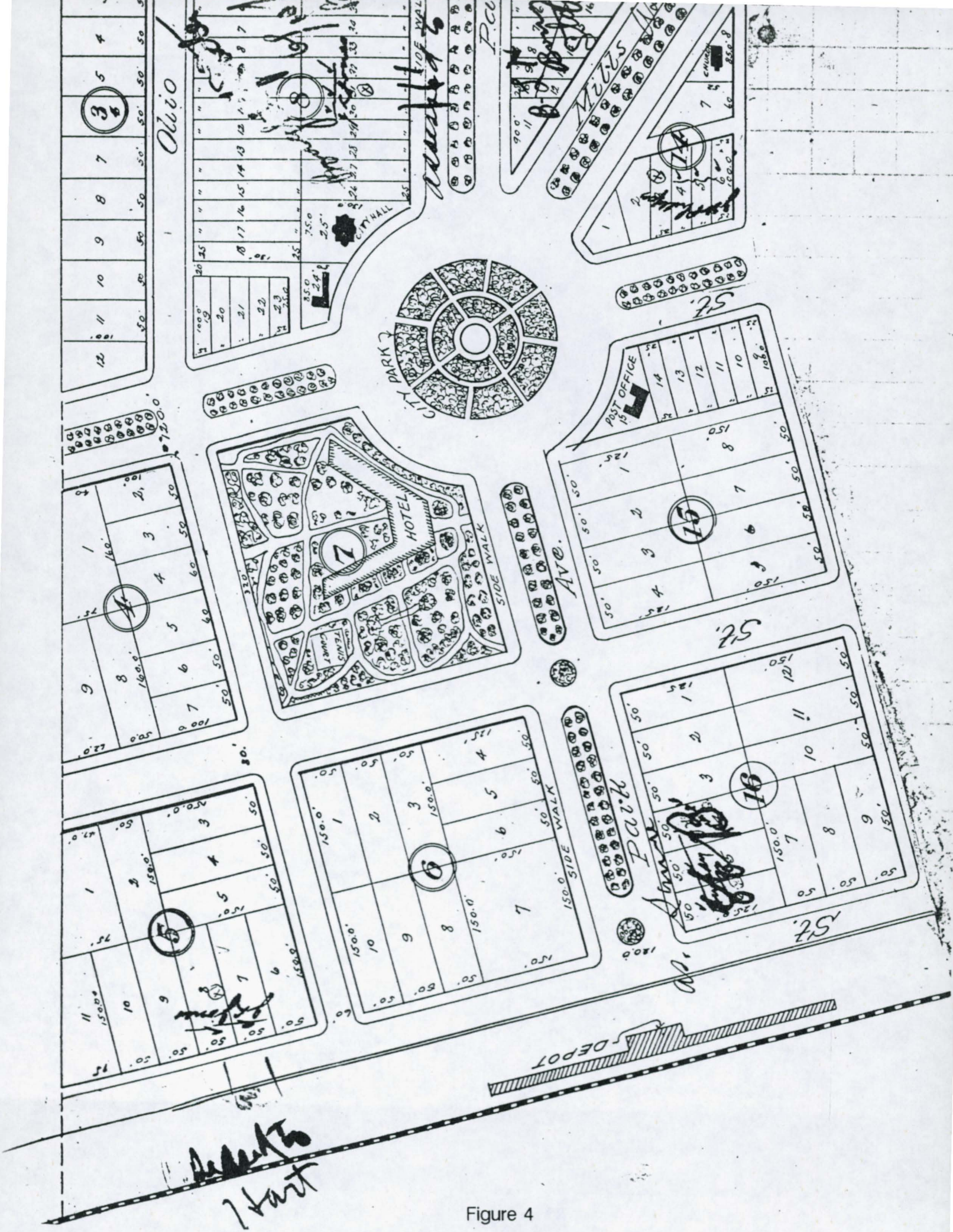


Figure 4

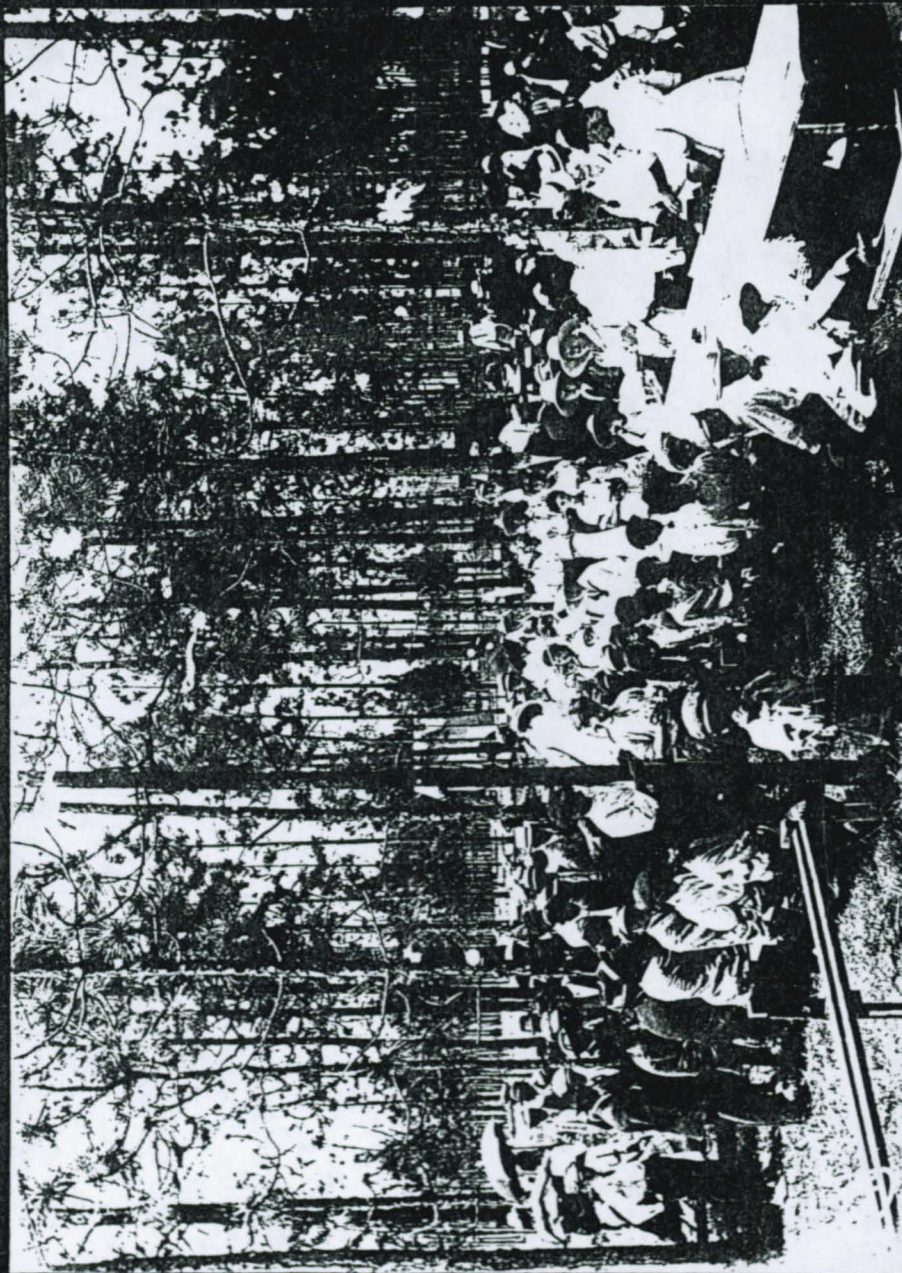


Figure 5

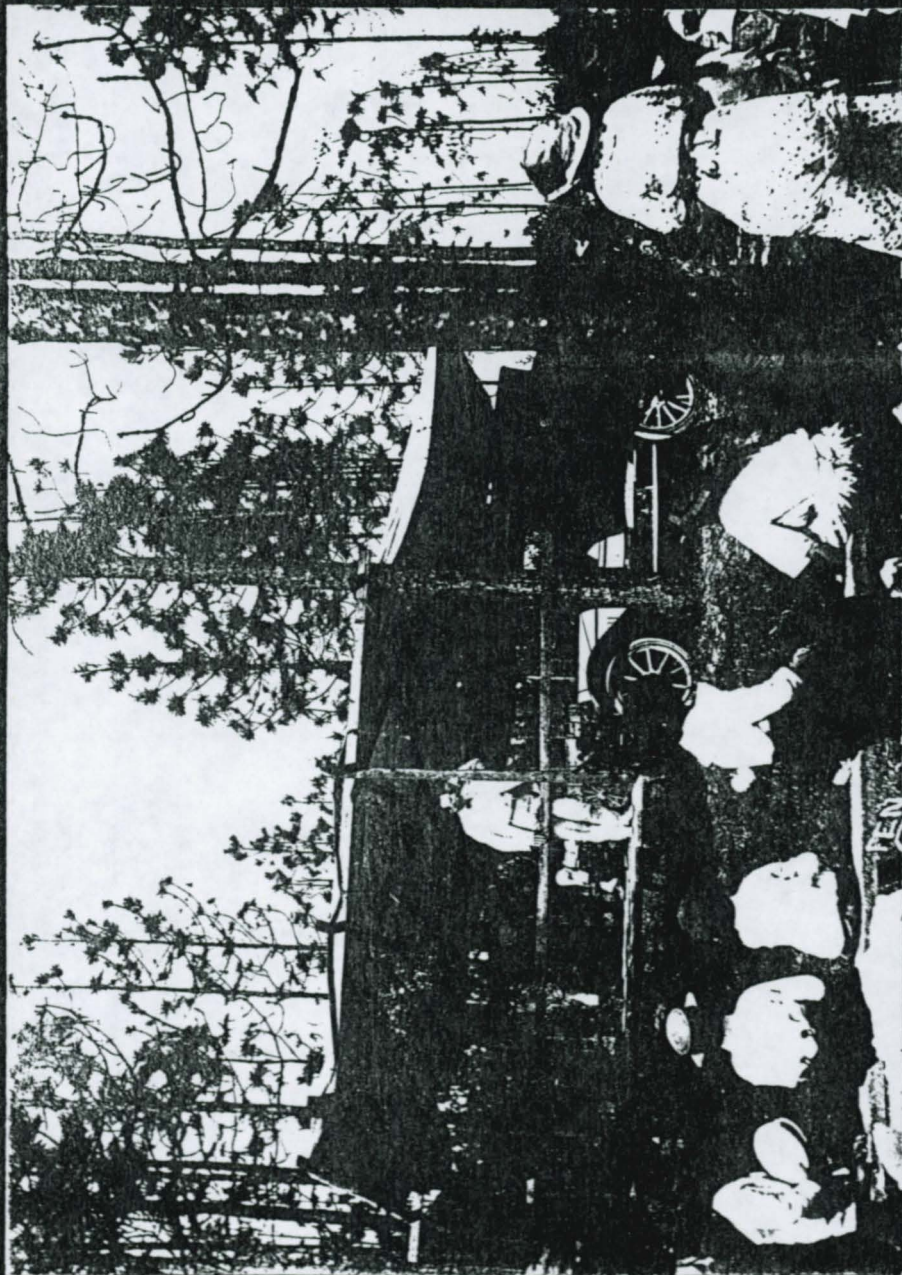


Figure 6

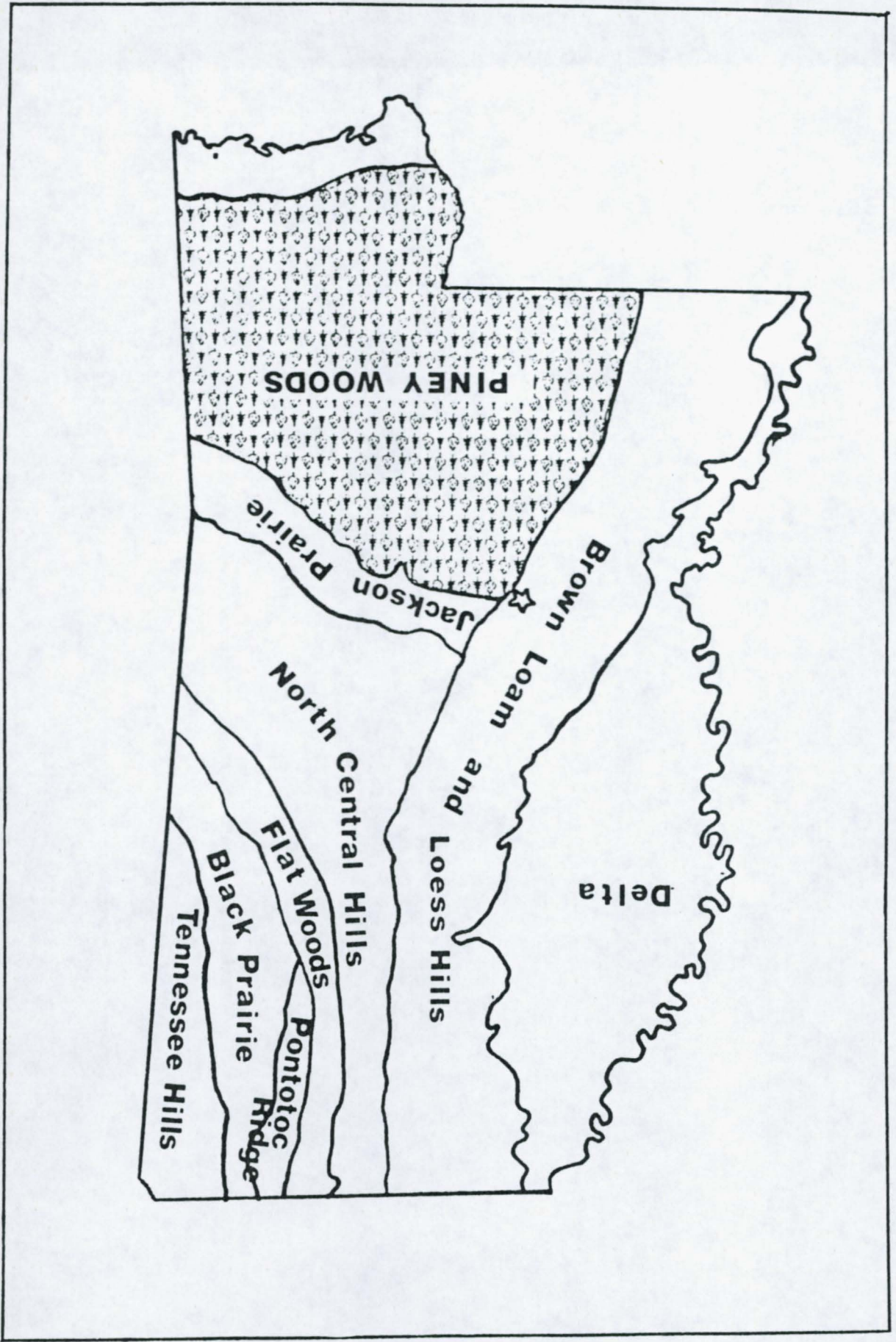


Figure 7

MILLS FARM COMPANY

(INCORPORATED)

FRUITLAND PARK, (Bond P. O.) MISS.

Northern Agency, Rose Hill, N. Y.

This Book is published to answer many letters of inquiry regarding the actual conditions of the Gulf Coast Country of Southern Mississippi.

One of the most important considerations of the prospective land purchaser is the location of the property in which he is about to invest.

There are two things that enhance its value: First, soil, healthfulness, etc., and second, accessibility both to railroads and large centers of population.

We own thousands of acres of selected Truck and Fruit Farm Lands in Southern Mississippi and had these facts in mind when selecting the lands which we are now developing and offering to our friends and customers in this favored section.

OUR PURPOSE AND PLANS

It is our business to develop Farms, Fruit and Nut Orchards, Poultry Farms, Orchard Homes, etc., to meet the requirements of the purchasers, as fully described in this Book. Our interest does not cease simply with this. We wish to help honest, industrious people who are willing to help themselves and we have expert Agriculturists and Fruit and Poultry Experts whose advice will at all times be given to any of our customers free of charge.

GREAT FUTURE FOR THE SOUTH

James Wilson, Secretary of the U. S. Department of Agriculture, on the South says: "You are going to find your land getting away from you, and prices advancing. People from the North and West are coming Southward; this is the realm of future prosperity. Why, even I have stolen away for a day or two to regale myself in your wonderful climate in an attempt to overcome a cold. Up in my State, Iowa, we lost several thousand people in the decade just past. Watch for tremendous increases in your land values within the next few years."

So spoke the general veteran of fourteen years' service as Secretary of the Federal Department of Agriculture, one of the most important positions in the President's Cabinet. Mr. Wilson works as hard as the proverbial farmer, and he has devoted years of his life to advancing the cause of agriculture. To-day he is as enthusiastic over it as in the old days before folks dreamed of the great development possible in the new realm of farming—that of the cotton belt.

WHY WE BOUGHT LAND IN MISSISSIPPI

For several years we had been looking for a large tract of land in the most favored section of the United States where we could locate ourselves and friends and, after considering many different sections from California to Florida and all along the Gulf of Mexico Coast, we decided that the lands we are now developing, everything considered, are as near ideal as anything we were able to find. We have the climate, the soil, the rainfall, a healthy locality, pure water, good markets, and can raise three crops a year, so that we are now offering great opportunities to Farmers, Gardeners, Fruit Growers and Live Stock Raisers.

WE MAKE HOMES FOR OUR CUSTOMERS

We are not a Land Company simply selling land, but we develop Farms and make complete Homes for such of our customers as may desire. Read the Book all through carefully and study our plans and liberal offers.

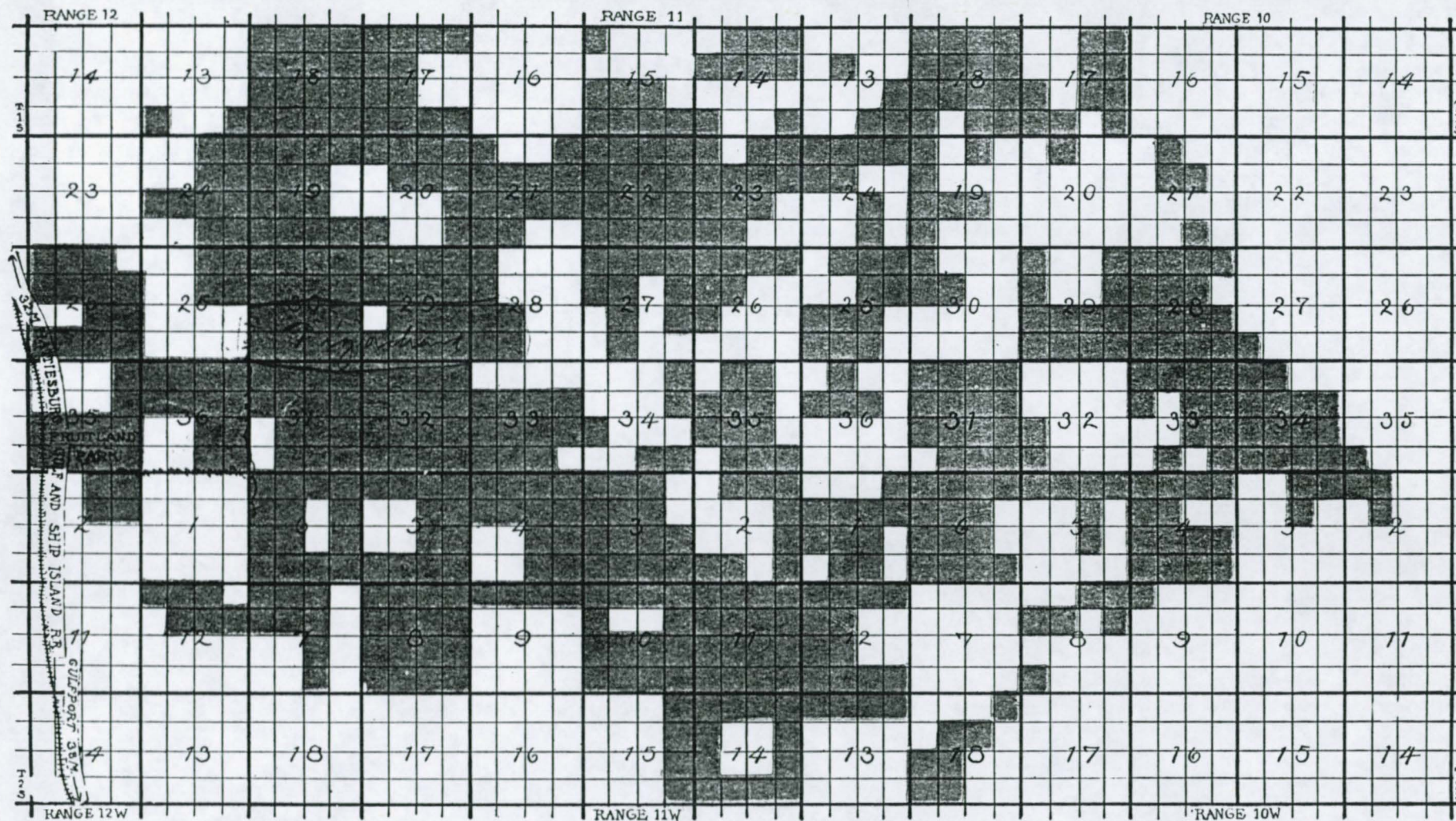
"WHERE SHALL I LOCATE IN THE SOUTH?"

That is the first question which every man whose attention is turned to the South asks himself. It involves his whole future. Where can he earn a permanent income in the shortest time? Where will the chances of failure be least? Where is the largest measure of safety from drought, insects, freezes, etc? Where can he, with little money but with a willingness to work, have the greatest certainty of success? SOUTH MISSISSIPPI.



The Home of Mills Seeds—Rose Hill, N. Y., Established 28 years. Will Open Branch House—Fruitland Park, Miss.

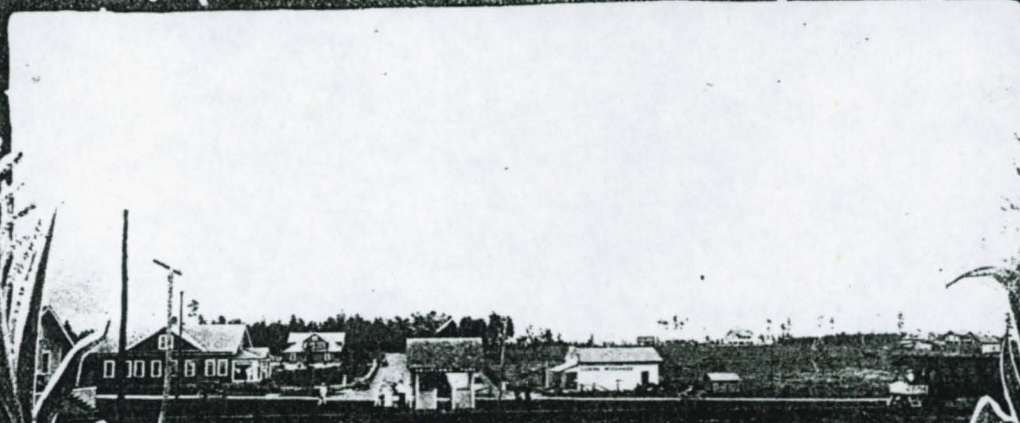
Look at picture post card in other part of collection - also letter



The Red Indicates the MILLS FARMS, Over Twenty Thousand Acres, Located in the Fruitland Park District in Southern Mississippi

MILLS FARMS

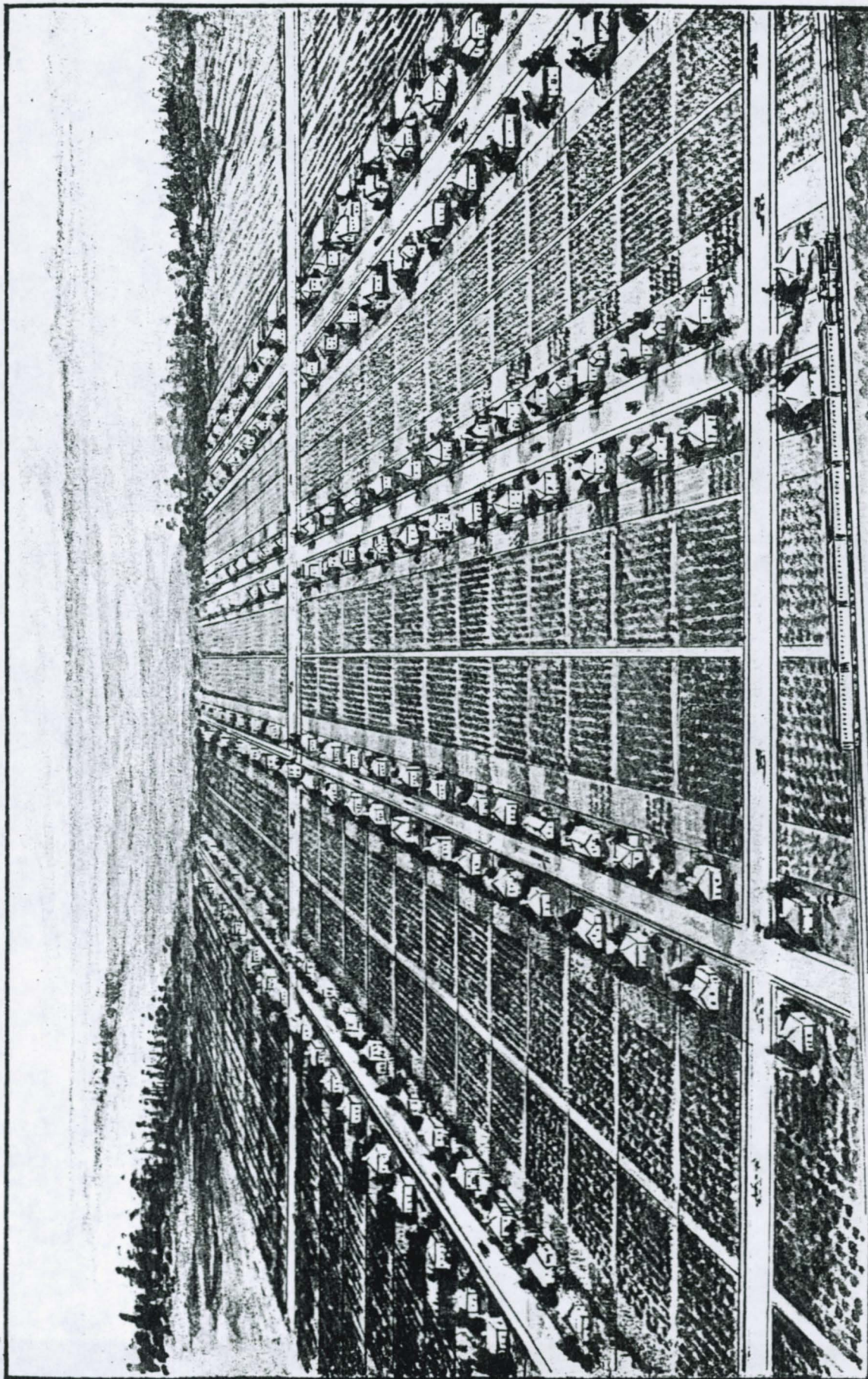
Fruitland Park, Mississippi



MAIN ENTRANCE TO MILLS FARMS



ONLY FORTY MILES FROM
THE GULF COAST
ELEVATION 100 FEET ABOVE SEA LEVEL



This view gives a general idea of how we shall lay out our One-Acre Orchard Homes, all of which, until sold, will be located within one mile of Fruitland Park, Miss. Read our offer on the next two pages telling all about these Homes, and if you want to secure a Home among Fruits and Flowers in the Land of Sunshine, come and select your One-Acre Lot, or we will do so for you if you wish. Just look at the list of Fruits, Plants, Trees and Shrubs we plant on these One-Acre Orchard Home Tracts. See pages 21 and 22.

Figure 11

OUR BUILDING DEPARTMENT

We maintain a Building Department under the charge of a competent architect and builder, for the benefit of our customers, so that anyone who joins our Mississippi colony may have a comfortable home at a very low price.

We build all kinds of Cottages, Bungalows, Houses, Barns, etc., according to the plans and specifications furnished, and can submit plans for the most elaborate Houses, Bungalows or Public Buildings, which we will erect at the exact price the material and labor costs us, offering the original invoices for inspection, and for looking after the work and superintending the construction we charge 10% of the actual cost of material and labor.

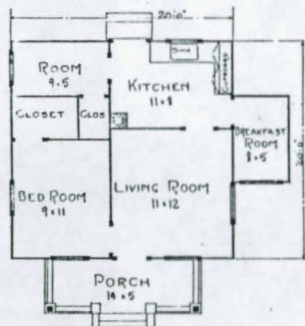
For example—if you order us to build you Bungalow No. 1, which we estimate to cost \$430.00, we go ahead and buy the material and erect it, and should material and labor cost \$390.00, we would charge you 10% for looking after the work, which would be \$39.00, making the entire cost to you \$429.00, without further trouble or expense on your part.

We buy all our lumber and building material in large quantities at wholesale prices, and you can get your building done under this plan, and get just what you want cheaper than in any other way.

On the following pages will be found a variety of attractive designs for Bungalows, ranging in cost from \$430.00 up, and we erect any of them on short notice. We can also build any other building on this same plan promptly after receiving the plans and specifications.

The cost of the various Bungalows shown on the following pages is estimated, and under ordinary conditions will cost about the figures named.

Our terms for building on this plan are 10% of estimated cost on closing contract, and balance on the 1st and 15th of each month as original bills for material and labor are rendered.



Floor Plan for Bungalow No. 1



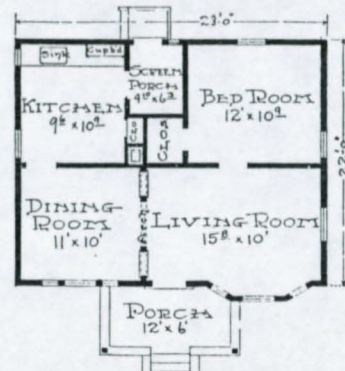
Bungalow No. 1, "Mississippi Style"
Estimated cost complete \$430

This is a very attractive and well arranged small Bungalow



Bungalow No. 2, "Mississippi Style"
Estimated cost complete \$480

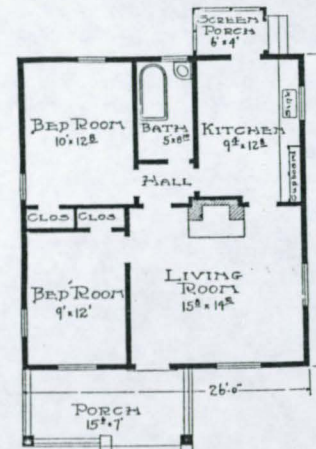
This Bungalow is a bargain for the price. It is very attractive and has four good sized rooms, besides a screen porch.



Floor Plan for Bungalow No. 2



Bungalow No. 3, "Mississippi Style"
Estimated cost complete \$500



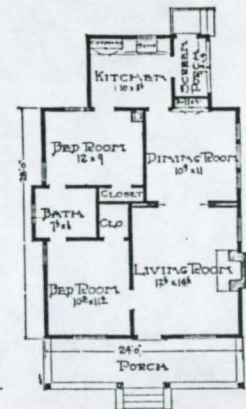
Floor Plan for Bungalow No. 3



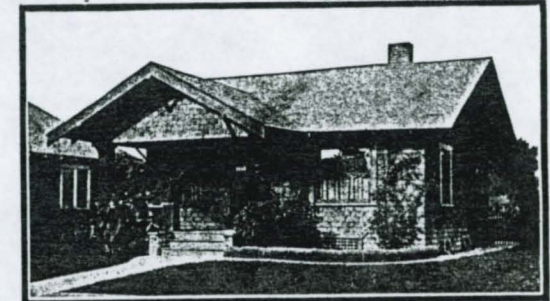
Bungalow No. 4, "Mississippi Style"
Estimated cost complete \$600

The designs and floor plans for all three Bungalows on this page are well arranged, and, considering the amount they cost we do not think they can be equalled.

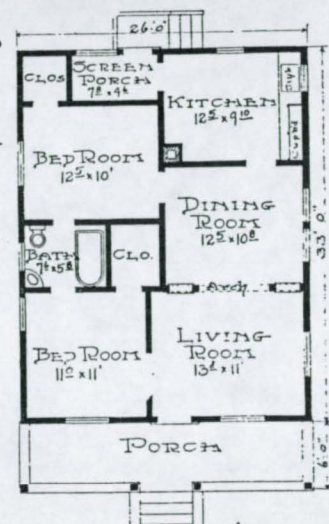
Study these plans carefully and see if any one of them suits you.



Floor Plan Bungalow No. 3



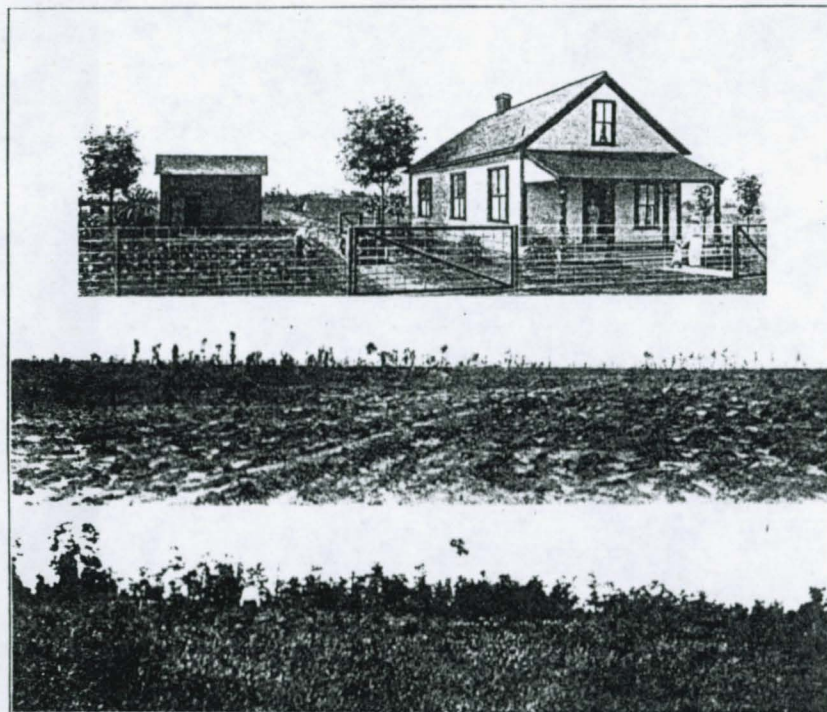
Bungalow No. 4
"Mississippi Style"
Estimated cost \$550



Floor Plan for Bungalow No. 4

40 ACRE FARM HOMES

A Northern Farmers Community



This Photograph Was Taken Right on a Farm and Shows Both Cultivated and Pasture Land.

I am now establishing a 100 Farm Community so that there will be 100 Farms in Actual Operation all located together. Under this plan all products can be Marketed in Car lots. The Farms will have Improvements and be Stocked with Cows and Poultry so that the purchaser can begin to get a Revenue Right from the Start. A market is ready Now for all that can be produced.

Advantages of Buying a Farm in the Fruitland Park District

This is what you get Free of Charge

An Agriculturist is at all times available for information on preparing the land for crops, Time to plant, Most profitable crops to plant, Care and Cultivation, Harvesting, Marketing, etc. All of this information is free to Farmers.

A Marketing Department is now in operation, taking care of all crops farmers wish to market, and there is not the least trouble to market at good prices all that can be grown. Farmers can sell direct or through the Marketing Department; it is simply optional, but the Marketing Department is maintained to get the best prices for those who desire to use it.

A Market for all Dairy Products is Now Ready and will pay the highest prices, and take all that can be supplied (see letter on page 9), but a Creamery is soon to be established at Fruitland Park for the benefit of our Farming Community.

Read my offer to you on next page.

Here is My Proposition to You

1st—Fencing. I am to erect a good, substantial wire fence all around the entire forty (40) acres, posts to be set not to exceed sixteen and one-half (16½) feet apart, and fence to be at least forty-six (46) inches high to turn all stock, with gates at the drive to the barn and at the walk to the cottage.

2nd—Cottage. I am to erect a five (5) room Cottage, to be located to suit purchaser's wishes, or I will select location. Cottage to be eighteen (18) feet wide, by twenty-eight (28) feet long, ten (10) foot ceilings on lower floor and eight (8) foot ceilings on upper floor in center of rooms. There will be three (3) rooms on the first floor, large living room, bed room and kitchen, and two bedrooms on the second floor. There will also be a front porch across the entire front of the house seven (7) feet wide, and a back porch with storage room. All bed rooms will have clothes rooms, and there will be a closed staircase to second floor. The Cottage will be well built, cove siding, shingle roof, brick chimney, and nicely painted, two coats. The finish inside will be pine wood, oil finish for the kitchen and two upper rooms. In living room and bed room, first floor, walls and ceilings to be of wall board or papered, my option, and woodwork oil finish. Kitchen to have cupboard and all floors to be hard pine.

3rd—Barn. I am to erect a strong and substantial barn, sixteen (16) feet wide by twenty (20) feet long, with twelve (12) foot walls, and arrange barn for team and tools, also one poultry house, suitable size for forty (40) laying hens, and a cow shed as an addition to the barn, to shelter five (5) cows. Barn and shed and poultry house to be painted a suitable color.

4th—Well of Water. I am to put down a bored well, with pumping equipment to supply sufficient water for home use, to be located convenient to the cottage.

5th—Plowed Land. I am to put in shape for cultivation and plow ten (10) acres of the best located land, all ready for you to prepare for planting crops.

6th—Stock. I am to equip the farm with five (5) cows suitable for dairying purposes and forty (40) hens for egg production. This stock so furnished will be of special grade so as to be profitable to all parties interested.

7th—Decoration. I am to supply and plant at the proper season whatever trees, shrubs, plants, bulbs, and flower seeds I think advisable to improve and beautify the place, around the entrance and buildings, this to be left to my judgment.

Terms of Payment

My price for these 40-Acre Farms all Improved and Stocked as outlined above is \$3,000.00, payable as follows: \$750.00 on closing contract, \$750.00 in 60 days, making \$1,500.00, when you are given possession, and the balance of \$1,500.00 I give five years' time, or if you pay cash you get a 5 per cent discount.

I am now offering only one hundred Farms on this plan—which will be money-makers for every purchaser right from the start. I want you to have one of these farms, but you understand, quick action will be necessary to insure your getting in under this offer.

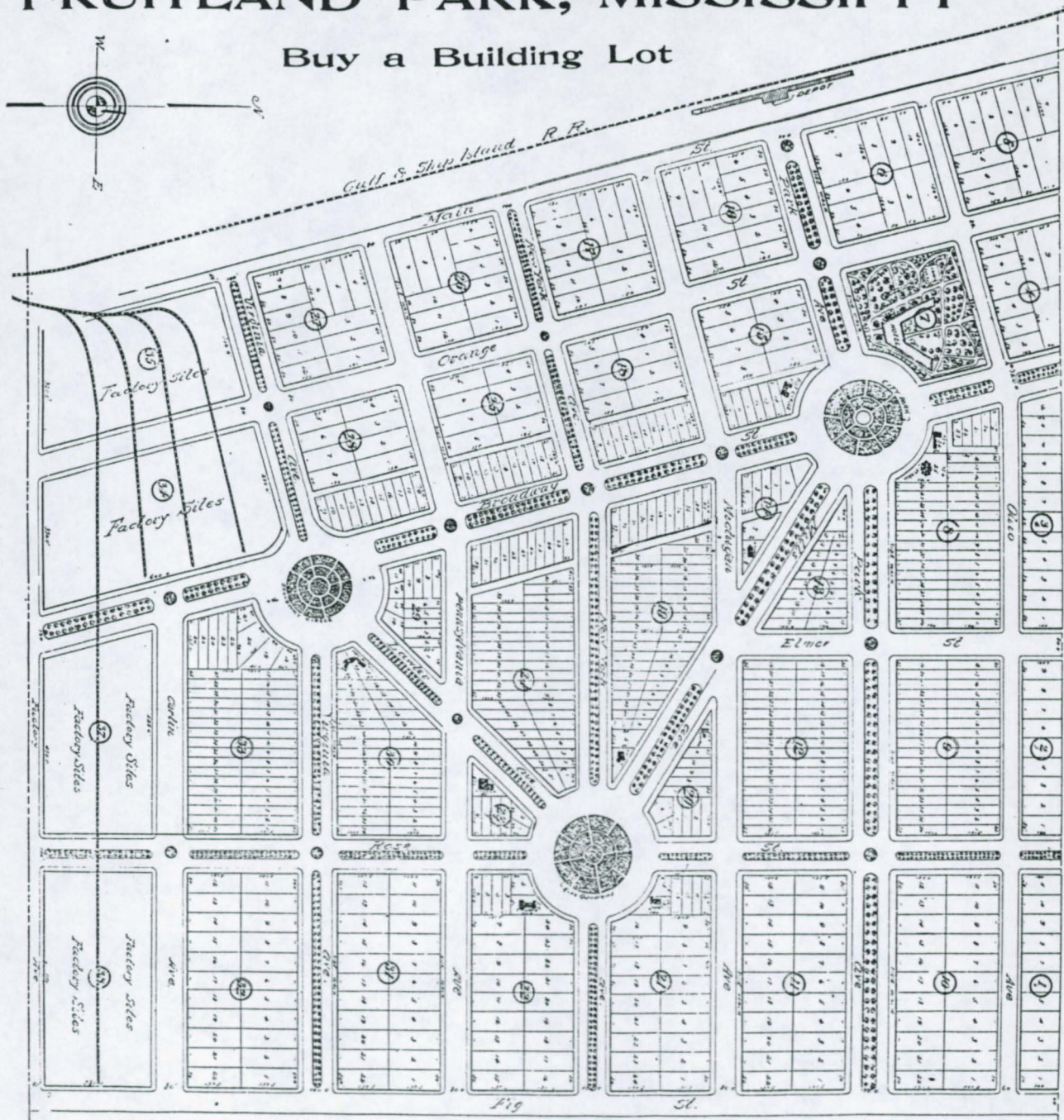
F. B. MILLS, Owner
THE MILLS FARMS



This Photograph Was Taken from the Front Porch of HOTEL NEW YORK, Which is Located at the Main Entrance of MILLS FARMS. It shows a Train on the Gulf and Ship Island Railroad Stopping at the Fruitland Park Station. An Illinois Central Train, Leaving Chicago 9:15 A. M. Daily, Carries a Through Pullman Car for Gulfport, Miss., Which is Due at Fruitland Park 11:45 A. M. Daily, Where All Trains Stop to Take On or Let Off Passengers.

FRUITLAND PARK, MISSISSIPPI

Buy a Building Lot



Fruitland Park, Miss., is a new town we have laid out on our lands adjoining the railroad, and the illustration above shows the Streets, Building Lots, Parks, etc.

It will be seen from the above plan that we shall give special attention to Parks and the decorating of Streets and Avenues, by planting the most beautiful Trees, Shrubs, and Roses in Parkways through the center, making a handsome effect.

Avenues of Magnolia, Camphor, Catalpa, Sycamore, Umbrella, Tulip and Orange Trees, also Palms, Roses and Oleanders will be some of the varieties used.

We now have our Railroad Station for Passengers, Freight, etc., and all trains will stop at Fruitland Park. One of our new Hotels is completed and open to the public, and the building of Bungalows, Cottages, Houses and Public Buildings is now going on.

Buy a building lot now and prepare for a Winter home in the Land of Sunshine, while you can get a choice location at a Bargain Price.

Come to Fruitland Park, and see for yourself the great opportunities awaiting you. Our New Office Building is located just across the street from the Railroad Station where all trains stop. Come and see us.

PRICE OF BUILDING LOTS \$50 AND UP, ACCORDING TO SIZE AND LOCATION

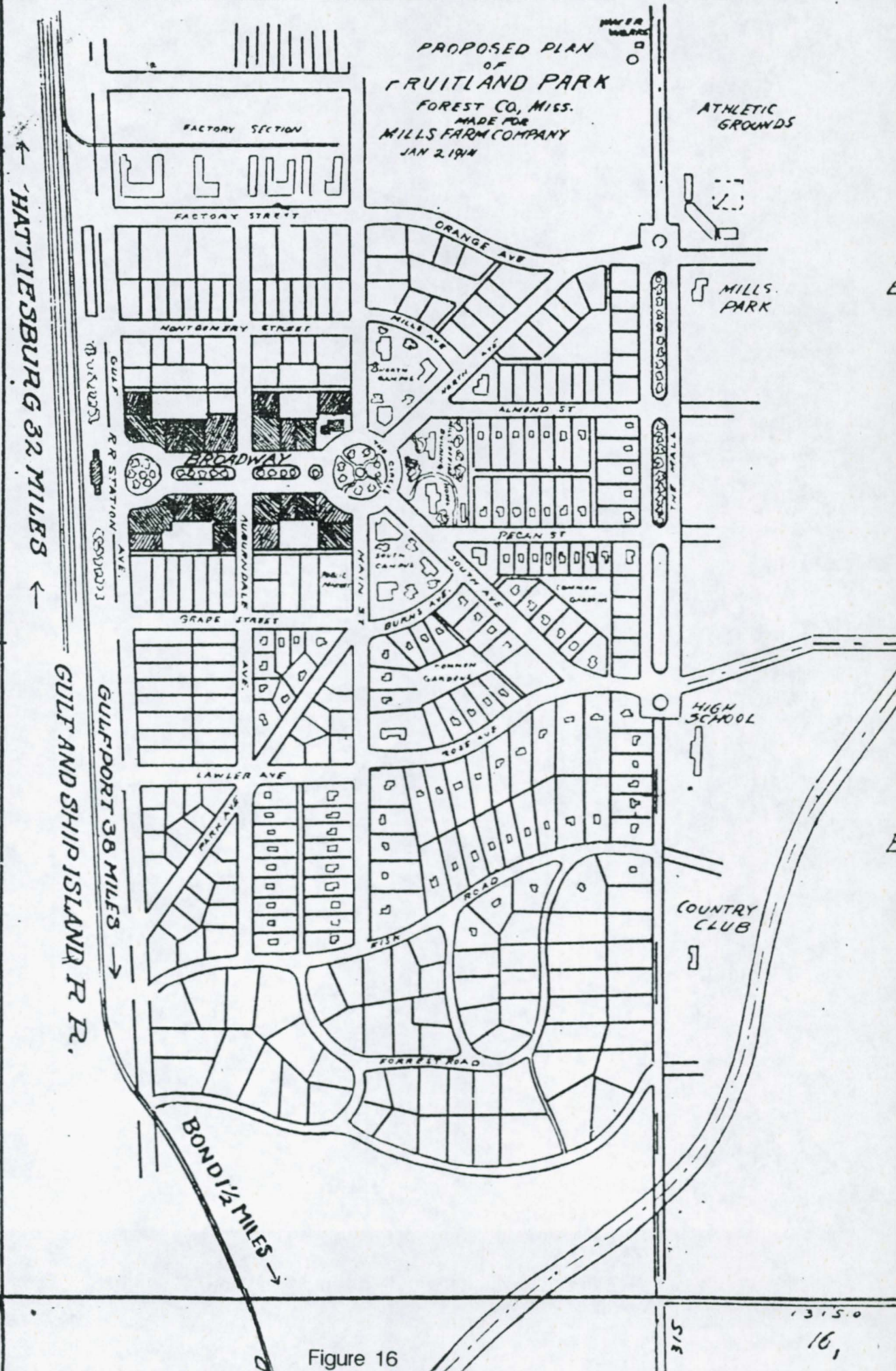


Figure 16

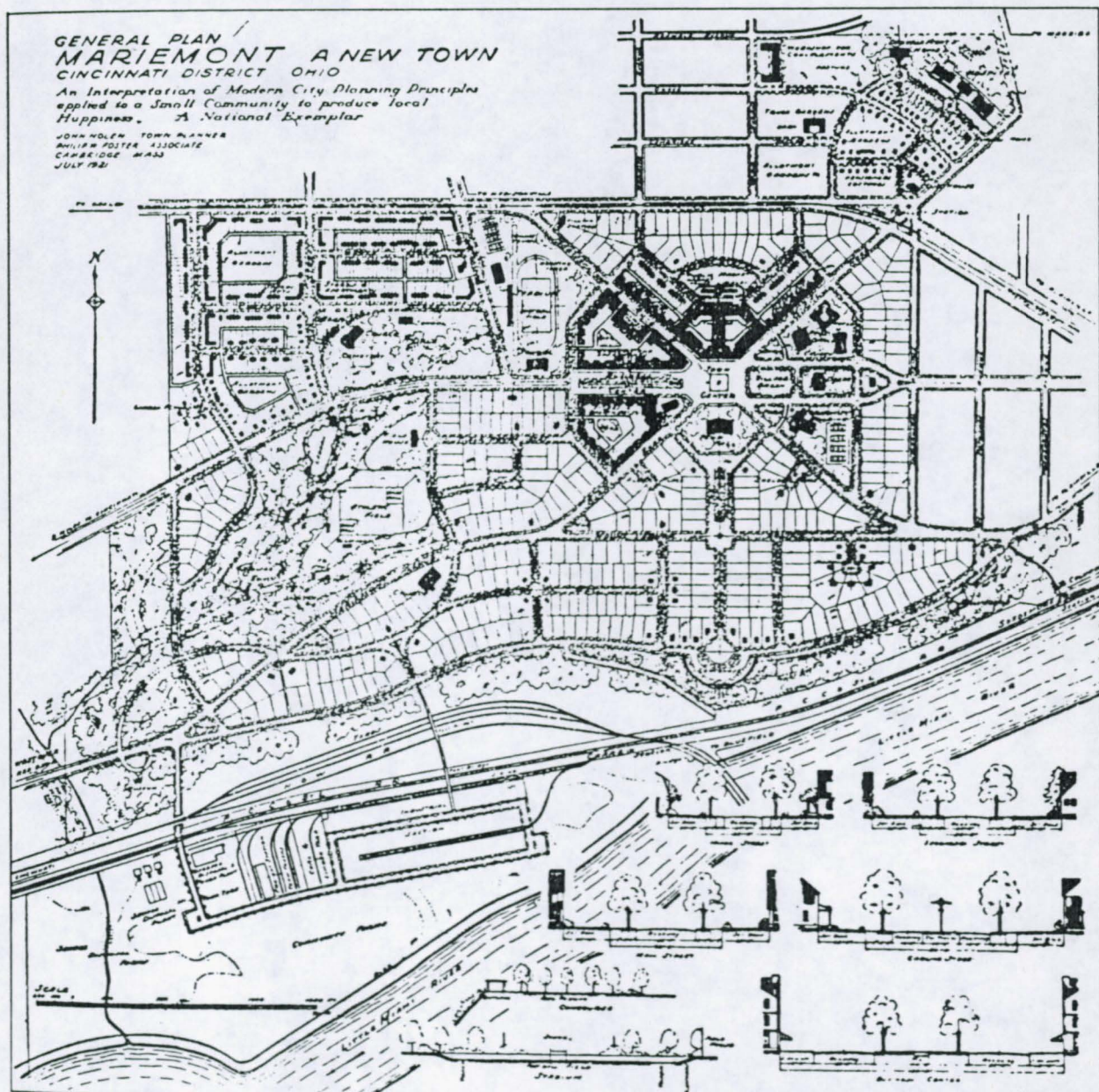


Figure 18

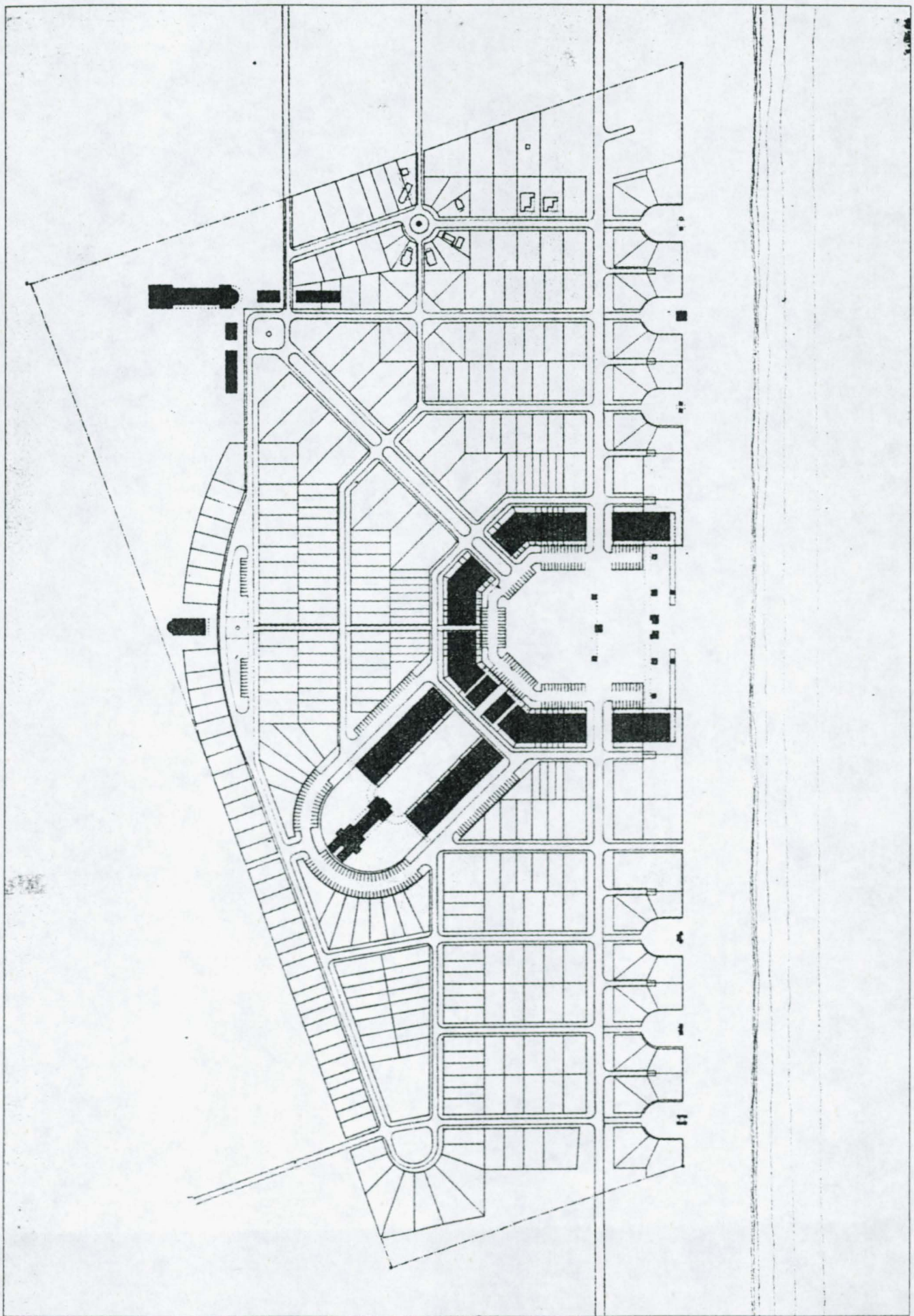


Figure 19

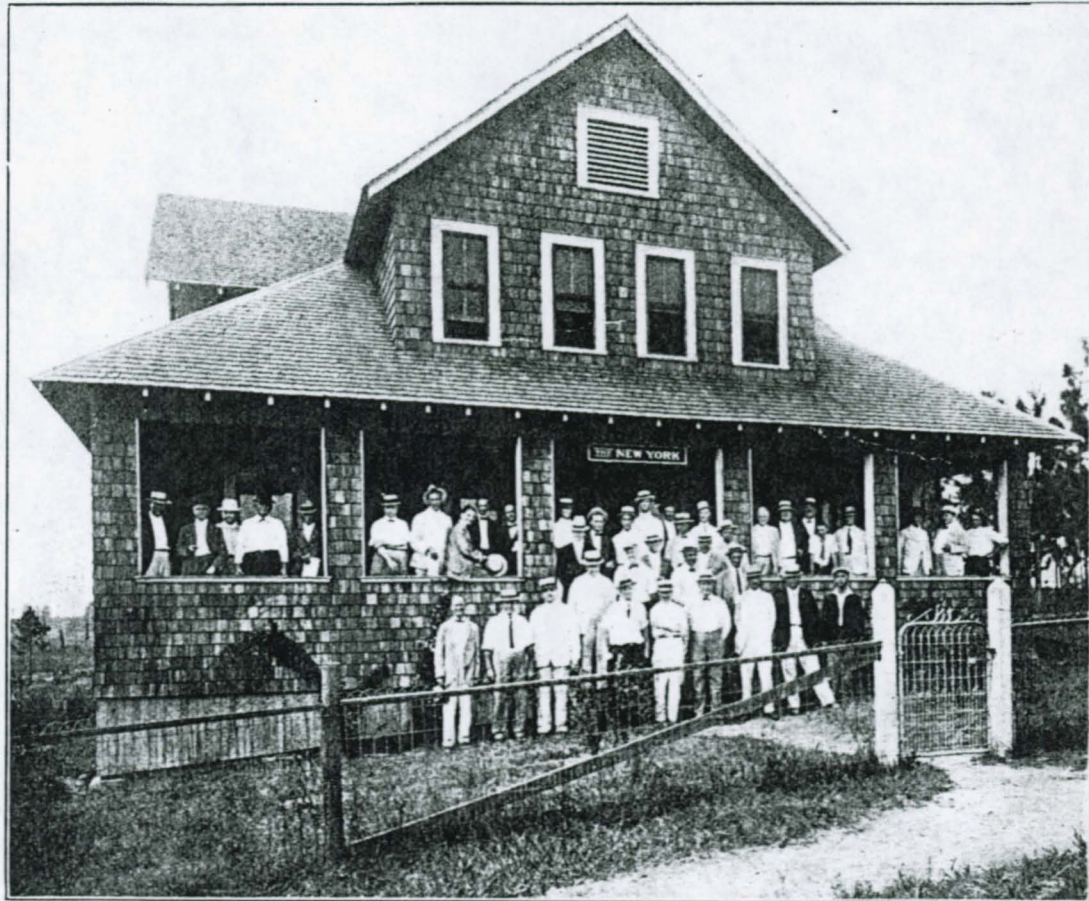
MILLS FARMS

Fruitland Park, Miss.

The MILLS FARMS are located in the Fruitland Park District in Southern Mississippi, about 40 miles from the Gulf Coast. This district is served by the main line of the Gulf & Ship Island R. R., running from Gulfport, Miss., to Jackson, the Capital, where it connects with the Illinois Central, a trunk line from New Orleans to Chicago.

At Hattiesburg, about 30 miles North, connections are made with N. O. & N. E. (Q. & C.), New Orleans to Cincinnati, Washington, D. C., Philadelphia and New York. At Gulfport, on the Coast, connections are made with the Louisville & Nashville trunk line from New Orleans to the Northeast.

The Fruitland Park District is noted for the beautiful lay of Farm Lands stretching out miles in every direction, just rolling enough for excellent drainage, with good streams and springs of the purest water, about 300 feet above sea level, no swamps or low lands, and is fast becoming the Garden spot of the South.



Photograph, Aug. 2, 1916, of a Party of Business and Professional Men at Hotel New York, Located at the Main Entrance of the MILLS FARMS, About to Start Out on an Inspection Trip of These Farms.

The following Photographic views were all taken in the Fruitland Park District, as fully explained under each one. These show the land exactly as it is, what is being done, crops grown, tell all about the great development work now going on, and the great opportunities for all branches of Farming, Fruit Growing and Stock Raising. Land values are rapidly rising, and land now selling for \$30.00 to \$60.00 per acre we predict will be in big demand in less than 24 months from \$60.00 to \$100.00 an acre or more.

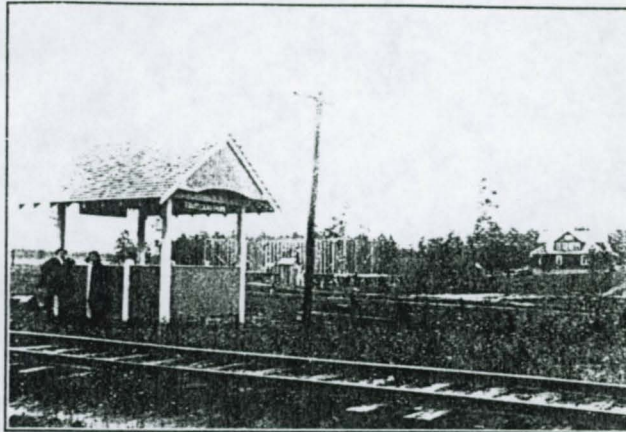
August 2, 1916, a party of well-known Business and Professional Men, who are considered an authority on Southern lands, inspected MILLS FARMS and Fruitland Park District, and the following is what they say:

A Few Photographs == Fruitland Park

Below - A rare photo - The framing of the office building (beyond telephone on right side) which became our home, burned in 1939



Photo of the Home of Our Superintendent in Fruitland Park



Where Trains Stop on Our Farms at Fruitland Park

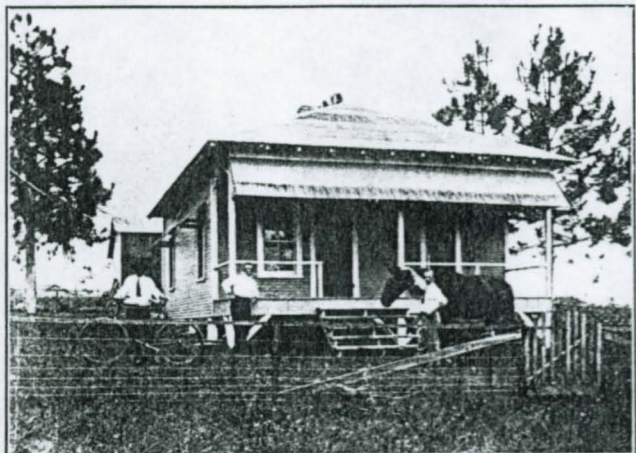


Photo of Bungalow Home in Fruitland Park



One of the Homes in Fruitland Park

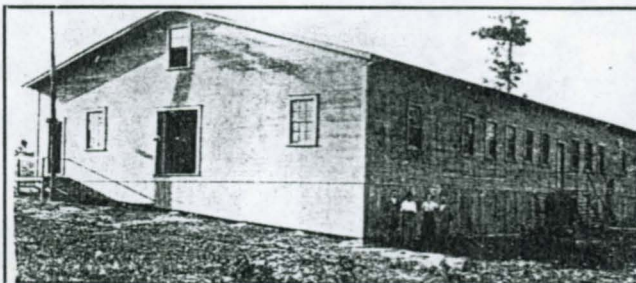
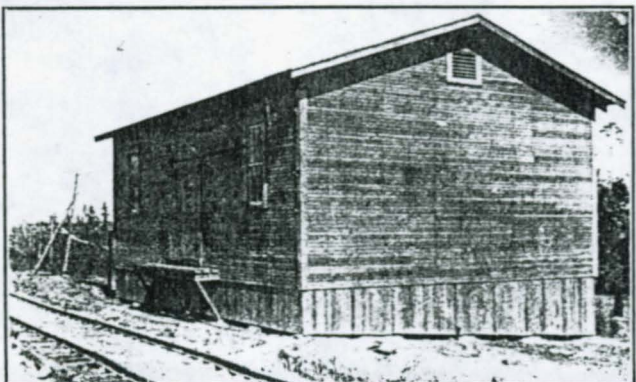


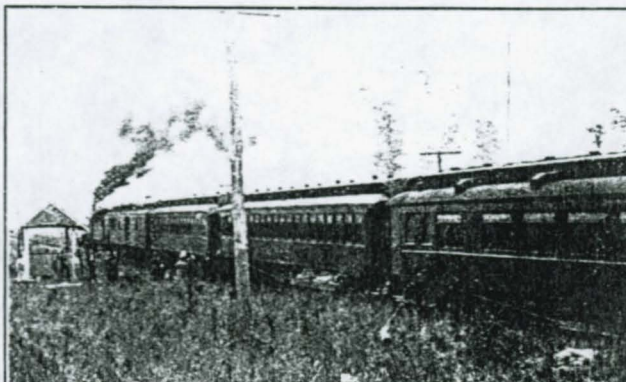
Photo of Glove Factory Now in Operation in Fruitland Park



Photo of Some of the Cottages in Fruitland Park



Store House for Supplies--for Our Farms



All Trains Stop on Our Farms at Fruitland Park

HOTEL REGISTER.

The Proprietor is not responsible for the loss of MONEY, JEWELS, or other Valuables, unless deposited in the Safe provided for that purpose.

Fruitland Park "The New York Jan. 9th 1915,

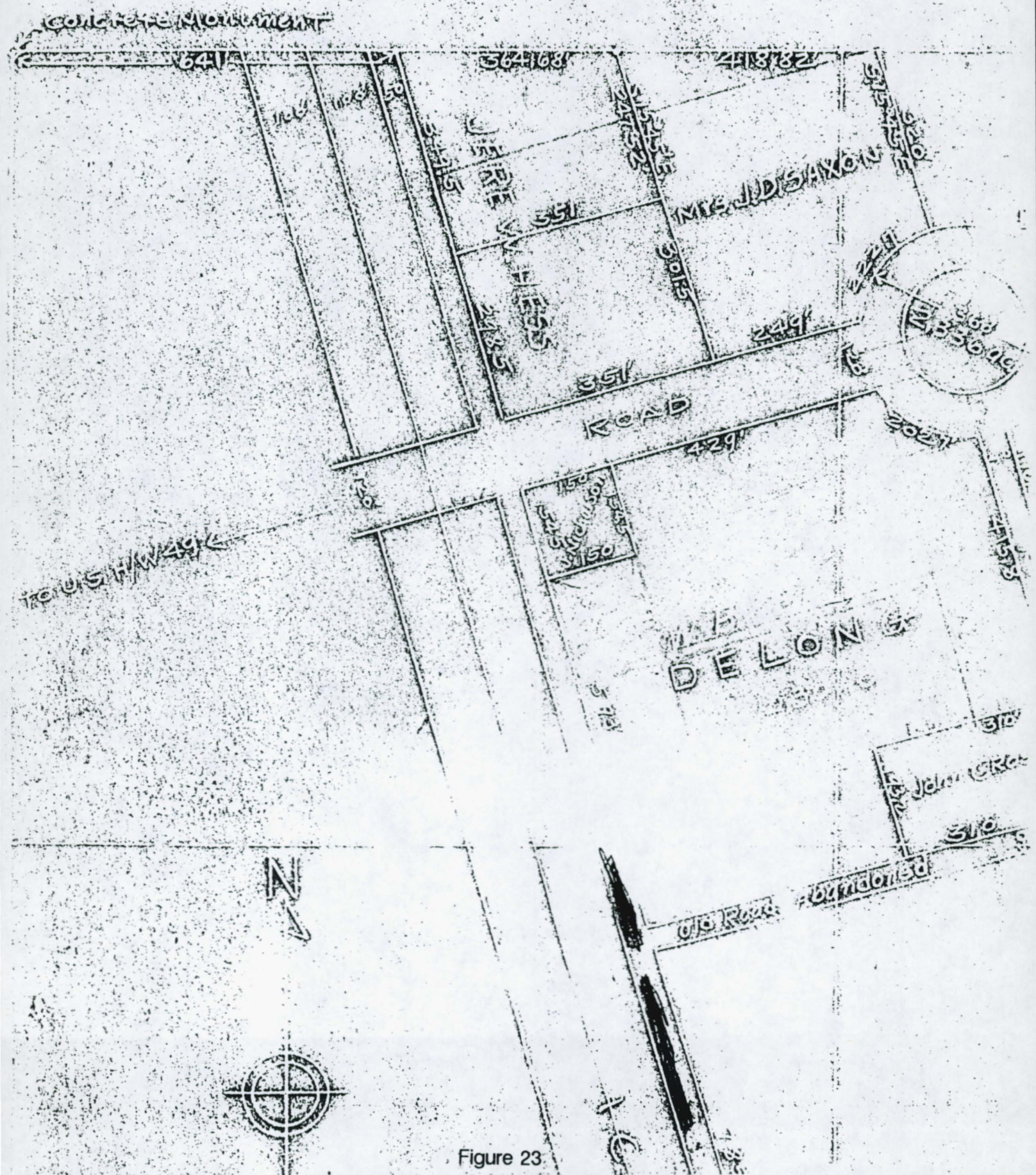
NAMES.

RESIDENCE.

Room.

Time of Arrival.

E. H. Horn	Marcellus N.Y.		11-25-14
S. Carroll	Mason City Iowa		12-24-14
M. S. Harbaugh	Logan, Ohio	6	Sat. Jan. 9 th 15
J. M. Smith	Logan, Ind.		" " "
W. E. Poulter	Wasa Illinois	7	Sunday of 10-19-15
H. J. Barton	Wasa Illinois		" " " V
E. J. Carlin	Fond du Lac, Wis.		" " " V
E. C. Bisset and wife	Ann Arbor Mich. D.		Monday Jan. 18 th 15
J. E. Egan	Flower Hill Chic	8	Jan. 18-1915
W. A. Hazell and wife	Binghamton N.Y.	9	" 19-15
P. G. Anderson	Muskogon Mich	10	Sunday Jan. 21-15
Henry C. Doerner	Rochester N.Y.	11	Jan 20
Theron E. Calderwood	Detroit Mich.	" 5	21-15
L. G. Lake	Marysville Ohio	" 5	21-15
Arthur E. Fox	North Vernon, Ind.	Jan 5	20-15
Anton Floeclin	Stamford Neb	Jan 10	22-15
J. M. Phillips	Dorchester Pa	11	22-15





NEW YORK HOTEL
FORREST COUNTY, MISSISSIPPI
16/292830/34 22090

Fruitland
Park

FORREST CO
STONE CO



THE NEW YORK
FRUITLAND PARK, FORREST COUNTY, MS

CONTEXT, VIEW EAST UP BOULEVARD
TO PINE CIRCLE FROM RAILROAD

PHOTO 1 OF 15



THE NEW YORK
FRUITLAND PARK, FORREST COUNTY, MS

CONTEXT, VIEW WEST TO THE NEW YORK
DOWN BOULEVARD FROM PINE CIRCLE

PHOTO 2 OF 15



THE NEW YORK
FRUITLAND PARK, FORREST COUNTY, MS
FRONT (SOUTH) FACADE, VIEW TO NORTH

PHOTO 3 OF 15



THE NEW YORK
FRUITLAND PARK, FORREST COUNTY, MS
EAST ELEVATION, VIEW TO WEST
PAGE 4 OF 15



THE NEW YORK
FRUITLAND PARK, FORREST COUNTY, MS
NORTHEAST CORNER WITH SCULLERY,
VIEW TO SOUTHWEST

PHOTO 5 OF 15



THE NEW YORK
FRUITLAND PARK, FORREST COUNTY, MS

NORTHWEST CORNER WITH CRAWLSPACE
ACCESS, VIEW TO SOUTHEAST

PHOTO 6 OF 15



THE NEW YORK
FRUITLAND PARK, FORREST COUNTY, MS

WEST ELEVATION WITH PALM & CHINESE
PARASOL TREES, VIEW TO EAST

PHOTO 7 OF 15



THE NEW YORK
FRUITLAND PARK, FOREST COUNTY, MS

DETAIL AT DORMER & CHIMNEYS,
VIEW TO SOUTHWEST

PHOTO 8 OF 15



THE NEW YORK
FRUITLAND PARK, FORREST COUNTY, MS

DETAIL AT SHINGLED CORNER & SKIRT,
VIEW TO SOUTHEAST

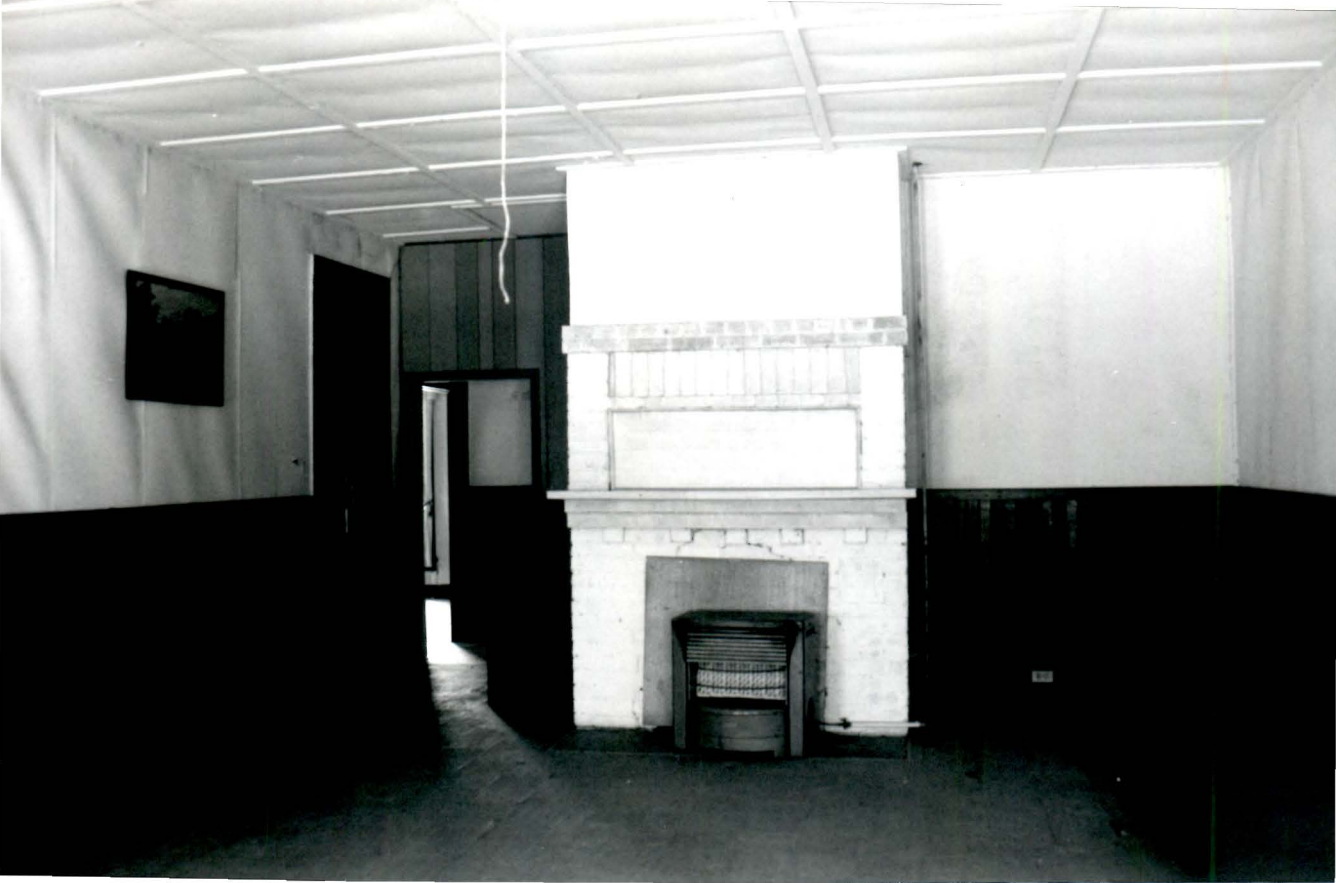
PHOTO 9 OF 15



THE NEW YORK
FRUITLAND PARK, FORREST COUNTY, MS

FRONT PORCH, VIEW TO WEST

PHOTO 10 OF 15



THE NEW YORK
FRUITLAND PARK, FORREST COUNTY, MS

LOBBY MANTLE, WAINSLOT, paneled ceiling
AND HALL PARTITION AT FIRST FLOOR,
VIEW TO NORTH.

PHOTO 11 OF 15



THE NEW YORK
FRUITLAND PARK, FORREST COUNTY, MS

INSIDE OF FRONT DOOR, TRANSOMS, WAINSCOT
AND paneled ceiling AT LOBBY,

VIEW TO SOUTH

PHOTO 12 OF 15



THE NEW YORK
FRUITLAND PARK, FORREST COUNTY, MS

HALL MANTLE AT SECOND FLOOR,
VIEW TO NORTH

PHOTO 13 OF 15



THE NEW YORK
FRUITLAND PARK, FORREST COUNTY, MS

TYPICAL BEDROOM AT SECOND FLOOR,
VIEW TO EAST

PHOTO 14 OF 15



THE NEW YORK
FRUITLAND PARK, FORREST COUNTY, MS

HOTEL REGISTRATION DESK

PHOTO 15 OF 15