

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Pradat House, Toledano House, Philbrick House, Red Brick House

AND/OR COMMON

Tullis House

2 LOCATION

STREET & NUMBER

947 East Beach Boulevard

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

CITY, TOWN

Biloxi

VICINITY OF

Fifth

STATE

Mississippi

CODE

28

COUNTY

Harrison

CODE

047

3 CLASSIFICATION

CATEGORY

☐ DISTRICT

☒ BUILDING(S)

☐ STRUCTURE

☐ SITE

☐ OBJECT

OWNERSHIP

☒ PUBLIC

☐ PRIVATE

☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS

☐ BEING CONSIDERED

STATUS

☐ OCCUPIED

☐ UNOCCUPIED

☒ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

☐ YES: UNRESTRICTED

☐ NO

PRESENT USE

☐ AGRICULTURE

☐ COMMERCIAL

☐ EDUCATIONAL

☐ ENTERTAINMENT

☐ GOVERNMENT

☐ INDUSTRIAL

☐ MILITARY

☒ MUSEUM

☒ PARK

☐ PRIVATE RESIDENCE

☐ RELIGIOUS

☐ SCIENTIFIC

☐ TRANSPORTATION

☐ OTHER:

4 OWNER OF PROPERTY

NAME

City of Biloxi

STREET & NUMBER

City Hall

CITY, TOWN

Biloxi

VICINITY OF

STATE

Mississippi

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Chancery Clerk Office, Harrison County Courthouse

STREET & NUMBER

P. O. Box 544

CITY, TOWN

Biloxi

STATE

Mississippi

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic American Buildings Survey

DATE

1936

☒ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Division of Prints and Photographs, Library of Congress

CITY, TOWN

Washington

STATE

D. C.

7 DESCRIPTION

CONDITION

— EXCELLENT
☒ GOOD
— FAIR

— DETERIORATED
— RUINS
— UNEXPOSED

CHECK ONE

— UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
— MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Tullis House is a two-and-a-half-story, five-bay, common bond brick residence which faces south across U.S. Highway 90 towards Deer Island and the Mississippi Sound (Gulf of Mexico) from a four-acre tract of land shaded by some of the largest live oak trees in Biloxi, Mississippi. The decorative details and basic form of the house are in the Greek Revival style, but the floor plan and use of materials exhibit interesting architectural adaptations to the regional peculiarities of climate and weather.

The main block of the Tullis House follows a single-pile plan, with three rooms on both principal floors and one large unfinished space at the attic level. The gable roof extends at the front over a full two-tiered gallery, and at the back over a two-story, three-bay gallery and flanking one-bay brick chambers, or cabinets. On the facade (south) elevation, five square brick columns support the gallery at the first level, above which similar columns of wood are spanned by a lozenge-patterned wooden railing and capped by a sophisticated entablature consisting of modillioned and dentiled cornice, plain frieze, and molded architrave. On axis with two interior chimneys which project symmetrically at the ridge of the roof are two elaborate facade dormers with round-arched muntins, flanking pilasters, and voluted cheekblocks. A single unornamented dormer is centered on the rear (north) elevation, where a plain entablature and simpler treatment of architraves and gallery columns and railings contrast with the more ambitious facade decoration.

At both floor levels on the front and back elevations, each of the three central bays contains a pair of French doors with molded wooden base panels and a transom consisting of a double row of small square lights. Matching central frontispieces on the facade are elaborately executed, featuring full entablatures which break out over side lights and fluted Doric columns. The two central frontispieces on the rear (north) elevation differ from those on the facade only in their use of square fluted pilasters rather than engaged Doric columns.¹ Double-hung, six-over-six sash windows occupy the outer two bays of the front and back elevations and all other openings at the first and second floor levels. Original exterior blinds still at the openings are of three types, the louvred variety apparently having been reserved for the principal openings on the second floor. Solid blinds, both paneled and batten, are used elsewhere. Oculus windows, thought to have been fitted originally with fixed louvres, ventilate the attic story at the gable ends, where decorative cast-iron tie-rod bolts punctuate the corners with the initials of the building's first owner, Christoval Toledano.

A semi-spiral wooden exterior staircase, screened at the ground level by a bay of tall wooden palings, connects the facade galleries at the east end. An interior stair, encased in the northeast cabinet at the rear of the house, spirals from the first floor to the attic around a tapered wooden newel formed from a single tree trunk.

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		Recreation

SPECIFIC DATES

1856-1857

BUILDER/ARCHITECT

Jean Marie Pradat (?)

STATEMENT OF SIGNIFICANCE

As one of the most substantial and elaborate of the vacation homes constructed on the Mississippi Gulf Coast during the early peak period of the area's popularity in the 1850s, the Pradat/Toledano/Philbrick/Tullis House is both architecturally and historically significant. Architecturally, the Tullis House is important as a sophisticated blend of academic and regional design elements, practically executed with the best of available local building materials. The building has been altered very little since its construction, and it is now the subject of an enlightened city-sponsored restoration which will return the house to its original appearance and insure its future preservation. Historically, the Tullis property gains significance through its early connection with prominent representatives of the Creole culture which dominated New Orleans and the Mississippi Gulf Coast in the nineteenth century, and because of its position in the story of Biloxi's growth and development as a resort community. The prominence of successive twentieth century owners, and the promise of increased public accessibility that came with purchase of the property by the City of Biloxi in 1975 have further enhanced the importance of the Tullis House and property.

The Tullis House was built for Christoval Sebastian Toledano (1789-1869) and his second wife, Matilda Clara Pradat (1825-1902), probably soon after the couple had acquired the last parcel of the property in 1856 (Deed Book 5:411-15; Deed Book 7:653-55). At that time, the Tullis House property extended north all the way to the Back Bay of Biloxi. It was part of a larger tract of land which Matilda's father, Pierre Pradat (1785-1854), had purchased in 1832 (Deed Book B:268-69) from the heirs of Jacques Mathorin Ladner, recipient of the original U.S. government land grant (Tract Book of Original Entries, Certificate #142).

A native of New Orleans, Christoval Toledano was the son of Don Manuel Toledano, who had been sent to New Orleans as an agent of the Spanish government.¹ Christoval became a successful cotton and sugar broker in New Orleans and served in the War of 1812.² He married Basilice Barbay in 1808 (St. Louis Cathedral Marriage Register, New Orleans), and at the time of her death their joint property in Louisiana was valued at over \$126,000 (Succession #18,064, Basilice Barbay, New Orleans, Louisiana).

Like Toledano's first wife, Matilda Clara Pradat was of French descent, the eighth and youngest child of prosperous French immigrants Pierre Pradat and Elizabeth Ixelin. The Pradats owned valuable property in Louisiana and in Harrison County, Mississippi, and after 1832 they evidently maintained a dual residency in New Orleans and Biloxi.³ In 1846 they opened in Biloxi

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Groce, George C., and Wallace, David H. The New York Historical Society's Dictionary of Artists in America 1564-1860. New Haven and London: Yale University Press, 1957.

Guice, Julia. "Families of the Tullis Manor." City of Biloxi, Mississippi: Unpublished manuscript, 1976.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Four

UTM REFERENCES

A

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3	3	6	3	6	6	0
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ZONE

EASTING

NORTHING

C

B

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

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

ZONE

EASTING

NORTHING

D

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
-------	------	--------	------

STATE	CODE	COUNTY	CODE
-------	------	--------	------

11 FORM PREPARED BY

NAME / TITLE

Elizabeth P. Reynolds, Architectural Historian

ORGANIZATION

Mississippi Department of Archives and History

DATE

August 26, 1976

STREET & NUMBER

P. O. Box 571

TELEPHONE

(601) 354-6218

CITY OR TOWN

Jackson

STATE

Mississippi

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ☐

STATE ☒

LOCAL ☐

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Elmer B. Hilliard

TITLE

State Historic Preservation Officer

DATE

October 6, 1976

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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7 - DESCRIPTION

On the interior, all ceilings are fourteen feet and framed by a simple molded wooden cornice. The first-floor ceiling beams are sheathed with flush boards, while the beams on the second floor are exposed and beaded. Four fireplaces serve the west and central rooms on both floors, and two original mantels, one of black marble with square pilasters, and one simpler wooden example, survive in their original positions, centered on the east walls of the second floor center hall and west room, respectively. Remaining fragments of the first-floor mantels have made possible their restoration.

The faded vestiges of murals which were originally painted on the walls and ceilings of the first floor hall were lost when the house was replastered at some point between 1907 and 1925.² During the same period, a second opening was cut between the east and central rooms on the first floor, and, with the original opening, embellished with fluted Doric columns in imitation of those at the front entrance. Hardwood floors were laid over the original first-floor flooring, and a one-story dining room and kitchen wing was added to the rear of the house.³

A thorough and careful restoration, removing the twentieth-century additions, repairing some damage that was sustained (primarily at the first floor level) during Hurricane Camille in 1969, and returning the Tullis House as nearly as possible to its original appearance, is in progress and scheduled to be completed by September, 1976. Other structures on the property will be retained and renovated as part of the development of the site. Most important among them is the original two-story brick kitchen and servants' quarters building which stands about fifty yards behind the main house and was sensitively remodelled in recent years to serve as a guest house. What appears to have been a matching brick service building northeast of the main house is now obscured under extensive early twentieth century frame additions in the then popular Shingle Style. A concrete swimming pool east of the main house was constructed by Collins Brothers of Biloxi in the 1930s.

NOTES

¹When the one-story dining room and kitchen wing was added to the rear of the house between 1907 and 1925, the first floor frontispiece was preserved and moved so that it could continue to decorate the main rear entrance, still centrally positioned on the north elevation (see 1936 photograph).

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7 - DESCRIPTION

²Although badly faded, the murals were still discernible as late as 1906. Mr. T. O. Hunter, Jr., son of Dr. Thomas Osborne Hunter (Tullis House owner 1906-1907) and nephew of Mrs. Vinnie Bell Rambaut Philbrick (Tullis House owner 1907-1930), lived in the house between the ages of 12 and 20. In a February 9, 1976, letter to Mrs. Jeremiah J. O'Keefe of Biloxi, Mr. Hunter described the murals as he remembered them: "... the ceiling on which was painted faces. Some smiling, some sad and some looked insane." According to an unsigned 1937 manuscript, "A Red Brick House," a group of seven women in period dress were painted on the east wall, facing seven gluttonous men depicted on the west wall, while figures of huntsmen reportedly flanked the north (rear) doorway. Family tradition identifies the artist of the murals as a Frenchman named LaGrange, probably a misnomer for Jules Legrand, a fresco painter who was in the New Orleans vicinity in 1857 (see Statement of Significance).

³These alterations, made by Mr. and Mrs. Alvah Philbrick, are described in correspondence between Philbrick descendants and Mrs. Wade Guice of Biloxi, and outlined in Mrs. Guice's manuscript, "Families of Tullis Manor" (1976).

8 - SIGNIFICANCE

a "splendid and commodious dwelling" for boarders which became known as the Green Oaks Hotel and later as the Pradat Hotel.⁴ It stood on property east of the present Tullis House grounds and apparently capitalized with great success on the popularity of Biloxi as a resort (New Orleans Daily Picayune, August 19, 1848, p. 4).

When Christoval and Matilda Pradat Toledano built their Biloxi house, the Pradat Hotel was still operating nearby under the management of Matilda's brother, John B. Pradat. Biloxi was by that time considered "one among the largest and most fashionable watering places on the Mississippi sea-coast," and the Toledano House made a significant addition to the collection of "elegant and tasteful villas" which already lined the Gulf Coast from New Orleans to Biloxi Bay.⁵ Local and family traditions suggest that Jean Marie Pradat, half brother of Pierre Pradat, designed the house, and its sophistication seems to verify that a craftsman with more than vernacular experience was responsible for its design.

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8 - SIGNIFICANCE

A "KENDALL" imprint on the exposed faces of many of the bricks indicates that the Toledano/Tullis House and outbuildings were constructed with brick supplied by "the extensive brickyard of Mr. [William Gray] Kendall" on the north shore of Biloxi Bay.⁶ Brick manufacture was an important industry in nineteenth-century Biloxi, made profitable there by the availability of transportation and local sources of clay; and William Kendall was evidently one of the most prosperous of the Biloxi brick makers.⁷ In 1852 State Geologist B. L. C. Wailes remarked that the Kendall brickyard was making brick "on a very extensive scale from dry compressed earth by steam power."⁸ Wailes was evidently impressed with Kendall's advanced methods of manufacture, which surely were at least partially responsible for the durability of the Tullis House bricks in spite of their continued exposure to the salt air of the Gulf Coast.

Available evidence connects the interior decoration of the Tullis House with an itinerant artist, Jules LeGrande, who appears in various references as a landscape and fresco painter from New York.⁹ The elaborate murals which once covered the walls of the first-floor center hall in the house were probably painted sometime in 1857, soon after construction was completed. Family tradition has identified the artist of the murals as a Frenchman named LaGrange, but it seems likely that LaGrange is a misnomer for LeGrande, who spent the winter of 1856-57 in New Orleans executing "decorations in fresco for the interior of houses" (New Orleans Bee, March 21, 1857). As a prominent citizen of New Orleans, Christoval Toledano probably hastened to engage the services of the locally popular artist to embellish his new Biloxi home.

At the death of Christoval Toledano in 1869, Matilda Pradat Toledano assumed ownership of her husband's estate. The present Tullis House property was divided for a time when Mrs. Toledano sold a portion (approximately 35 acres) east of the house to Misses Mary and Theodosia Jane Crawford of New Orleans in 1871 (Deed Book 11:531-32). The parcel which presently contains the Shingle Style house was part of the Crawford property and remained in that family until it was sold to Mr. Garner Tullis in 1927 (Deed Book 172:246-47). The Shingle Style additions to the original brick structure on the Crawford purchase were evidently made between 1907 and 1927,¹⁰ adding architectural variety to the Tullis House and representing yet another important period in Biloxi's growth as a resort community.

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8 - SIGNIFICANCE

Matilda Pradat Toledano continued to live in her Biloxi home until 1886, when she sold the house and remaining property to Mrs. Carmen Valle, the wife of her nephew, New Orleans cotton broker Louis Auguste Valle (Deed Book 21:142-50). Mrs. Toledano moved to Memphis, Tennessee, but she continued to spend the summers in Biloxi until she died in 1902 at the age of 78. Dr. Thomas Osborn Hunter purchased the house and grounds from Mrs. Valle in 1906 (Deed Book 71:442-43) and sold the property to his sister-in-law, Mrs. Alvah Philbrick (Vinnie Bell Rambaut), the following year (Deed Book 83:303). The first modern additions to the house were made during the twenty-three years of Philbrick occupancy, always with a sensitivity to the original fabric and character of the building (see Physical Description).

The Tullis House and grounds were rescued from hard times when the forfeited property was purchased from the Lamar Life Insurance Company in 1932 (Deed Book 193:444-45) by John B. Campbell, a prominent racing secretary and steward who was later elected to the National Racing Hall of Fame in Saratoga, New York.¹¹ Mr. and Mrs. Garner H. Tullis, who already owned the adjacent Crawford property, reunited that parcel with its original focal point when they bought the main house and grounds in 1939 (Deed Book 226:141-43). The Tullis House property assumed its present four-acre size with the transaction, the growth and expansion of the City of Biloxi already having taken its toll on the original Toledano tract.¹²

The Tullis family lived in New Orleans, where Mr. Tullis was a prominent cotton broker and eventually president of the New Orleans Cotton Exchange. Their Biloxi estate was well used as a second residence, just as it had been by its builder, also a New Orleans cotton broker. The Tullis family continued to enjoy the buildings and grounds until the main house was badly damaged by Hurricane Camille in 1969.

When Mrs. Tullis decided to sell the property in 1975, the buildings, except for a caretaker's apartment, had not been occupied since 1969. But neither had they been vandalized or allowed to deteriorate. Mrs. Tullis had been careful to salvage and store all hurricane-damaged materials, to seal the house well, and to provide supports for portions of the structure weakened by the damage. The Tullis House was well prepared for the thorough restoration now in progress under the direction of the City of Biloxi, which purchased the property in November, 1975.

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NOTES

¹Harmonson, p. 277.

²Ibid.

³Guice, n.p.

⁴Jones, pp. 290-91.

⁵Ibid., pp. 268-69

⁶Wailes, quoted in Moore, p. 30.

⁷Guice, n.p.

⁸Wailes, quoted in Moore, p. 30.

⁹Groce and Wallace, p. 391.

¹⁰Guice, n.p.

¹¹Ibid.

¹²The divisions of the original Toledano tract which gradually (1869-1939) reduced the property to the present four acres contained in the Tullis House tract are too numerous to mention here. See Guice, "Families of the Tullis Manor," for a more complete account.

9 - MAJOR BIBLIOGRAPHICAL REFERENCES

Harmonson, Arthur Keenson. "La Villebeuvre-Peters-Toledano Families." Old Families of Louisiana, N.p., 1931.

Jackson. Mississippi Department of Archives and History. Statewide Survey File. Harrison County. Tullis House (Pradat/Toledano/Philbrick House). Includes copies of correspondence between City of Biloxi, former Tullis House owners and descendants, and New Orleans Museum of Art; miscellaneous published references and accounts; and "A Red Brick House," unpublished manuscript, October, 1937.

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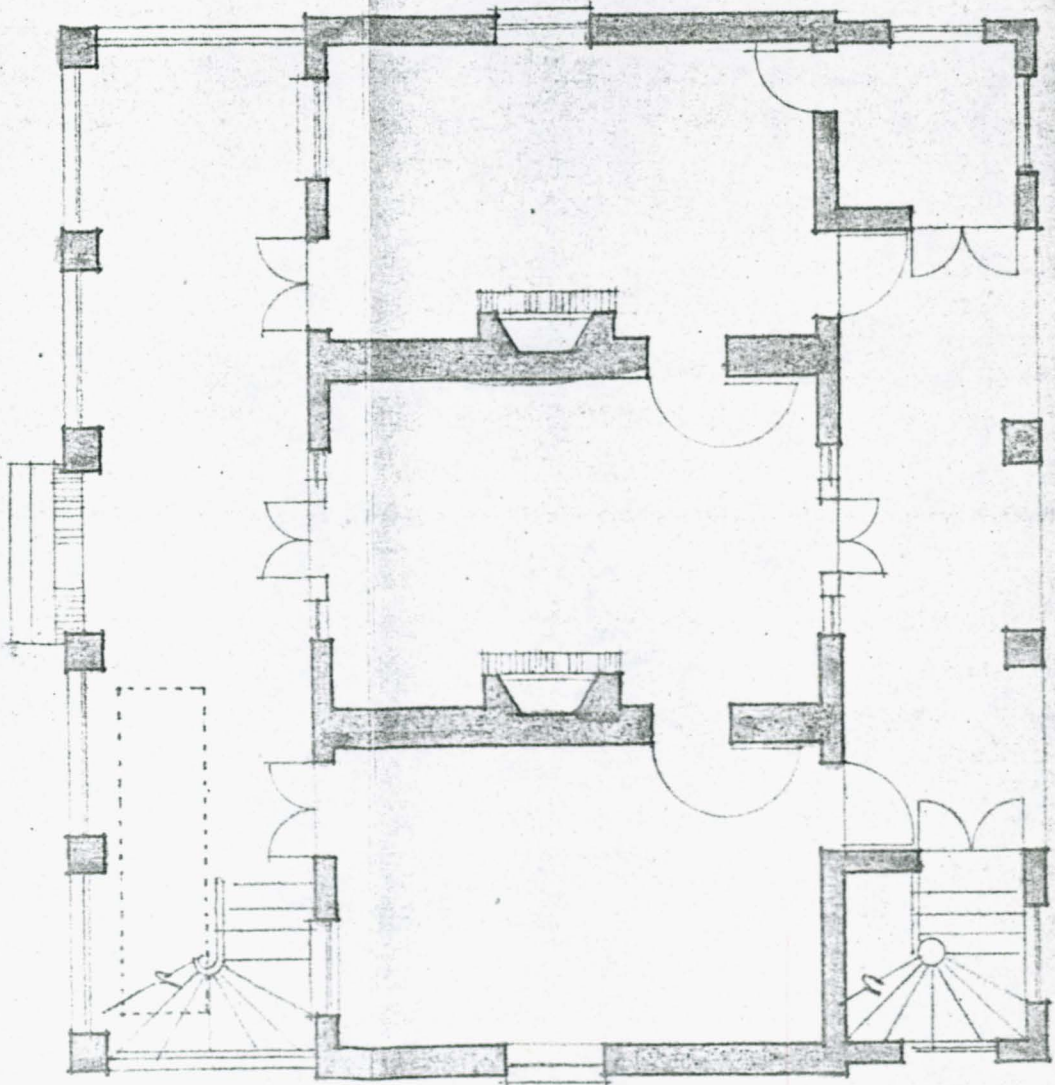
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9 - MAJOR BIBLIOGRAPHICAL REFERENCES

Jones, Ruth Irene. "Ante-Bellum Watering Places of the Mississippi
Gulf Coast." Journal of Mississippi History 18:268-301.

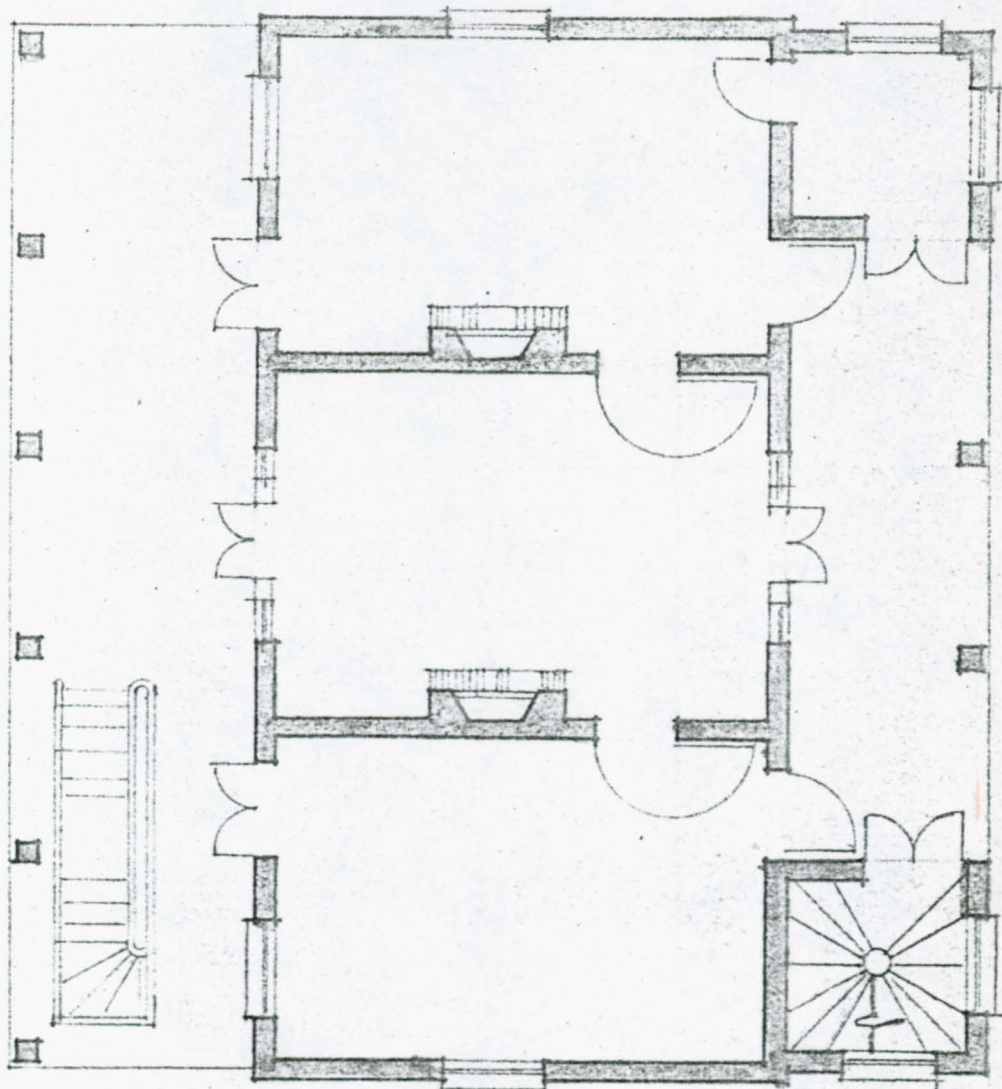
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from the Journal of Benjamin L. C. Wailes." Journal of Mississippi
History 18:18-32.

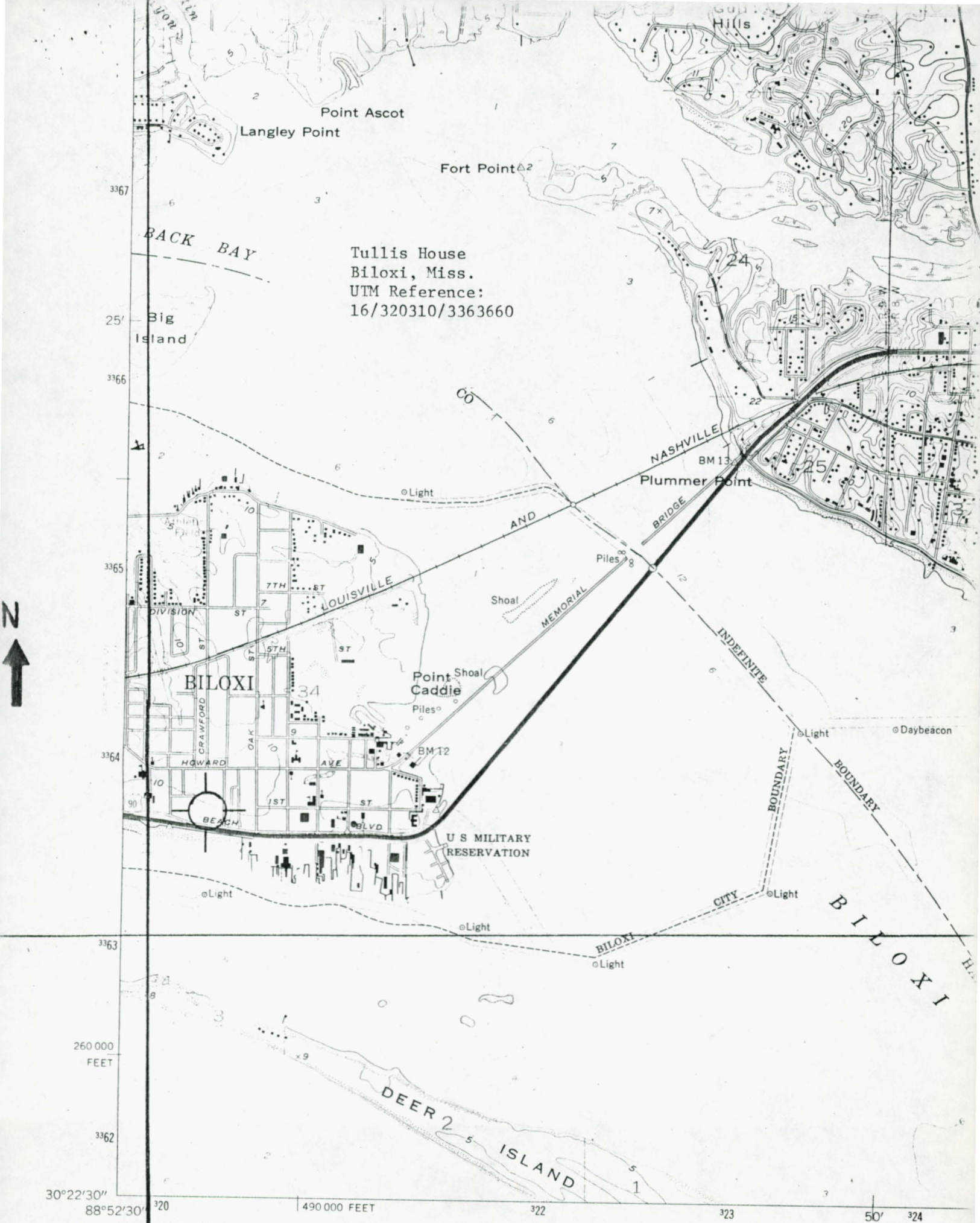


FIRST FLOOR PLAN



SECOND FLOOR PLAN





Tullis House
Biloxi, Miss.
UTM Reference:
16/320310/3363660

BACK BAY

Big Island

BILOXI

Point Caddie

U S MILITARY RESERVATION

DEER 2 ISLAND

Mapped by U. S. Coast and Geodetic Survey

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
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Section: Amendment Page: 1

Toledano-Philbrick-Tullis House
Harrison County, Mississippi

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

The Toledano-Philbrick-Tullis House, Harrison County, Mississippi was listed on the National Register of Historic Places on 5 November 1976. 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
Toledano-Philbrick-Tullis House

Address
947 East Beach Blvd.
Biloxi, MS

Section 11:

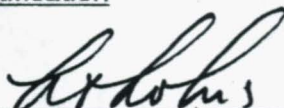
Form Prepared By:

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

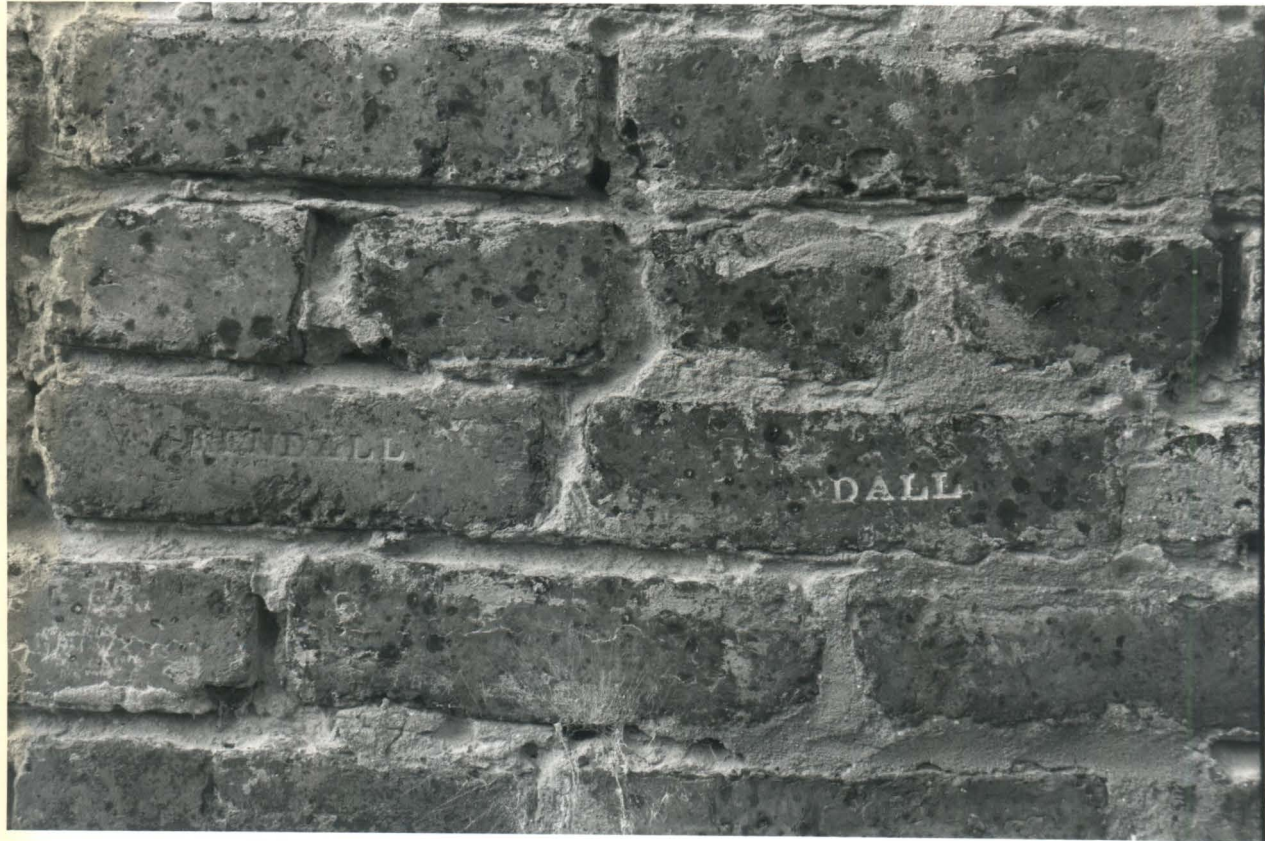
Section 2:

Certification



State Historic Preservation Officer

Date: 5-19-2008



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2 of 5



3 of 5



4 of 5



5 of 5