NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

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 Huber, Charles Morris, House

other names/site number Huber-Messer House

2. Location

street & number 199 North Jackson Street N/A not for publication

city or town Crystal Springs N/A vicinity

state Mississippi code MS county Copiah code 29 zip code 39059

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] 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 [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X] locally. ([ ] See continuation sheet for additional comments.)

Kenneth H. O'Dell October 6, 1994
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:

[X] 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:) _____

for Edson H. Beall
Signature of the Keeper

Entered in the National Register 11.10.94
Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [X] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Queen Anne
Colonial Revival

Materials
(Enter categories from instructions)

foundation brick
walls weatherboard
roof Other: Composition Shingles
other Wooden porch

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)

Commerce
Architecture

Period of Significance

1893
c. 1901-1941

Significant Dates

1893

Significant Person
(Complete if Criterion B is marked above)

Huber, Charles Morris

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:

Huber, Charles Morris, House
Name of Property

Copiah County, Mississippi
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	15	750090	3542375
2			
3			
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 W.D. Covington & William Garbo (edited by Brenda Crook, Architectural Historian, Mississippi Department of Archives & History, Jackson)

organization _____ date March 7, 1994

street & number 5929 Old Canton Road telephone (601) 957-1765

city or town Jackson state MS zip code 39211

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 W.D. Covington

street & number 5929 Old Canton Road telephone (601) 957-1765

city or town Jackson state MS zip code 39211

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 Reductions Projects (1024-0018), Washington, DC 20503

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OMB Approval No. 1024-0018
OCT 11 1994
INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

7. DESCRIPTION

Located on a one-half acre lot at the northwest corner of the intersection of North Jackson Street and Fulgham Avenue in Crystal Springs, the Charles Morris Huber House is a two-and-one-half story, frame, Queen Anne Free Classic style house surrounded by large magnolia, pecan, American holly, oak, and pine trees. When built in 1893, the main entrance was located on the south elevation, facing Fulgham Avenue, but circa 1932, with the addition of the four monumental Corinthian columns and leaded glass doorway, the east elevation became the main facade. The house rests on a brick foundation and is surmounted by a steeply pitched hipped roof with four lower cross gables. Four massive interior brick chimneys with corbelled caps pierce the roof.

The south elevation, which was originally the main facade, is dominated by a two-and-one-half story, polygonal bay and a double-tiered wraparound gallery (see Photo 1). The polygonal bay is at the west end of the facade and features four Queen Anne style, double-hung sash windows on the first and second levels, paired Queen Anne windows in the gable, spindled brackets, and an ornate gable ornament. The entrance opens onto the porch and contains a single-leaf panelled and glazed door framed by single-light sidelights set above molded panels, a three-part transom, and a frontispiece composed of pilasters supporting a full entablature. Window openings throughout the house are single or paired Queen Anne style, double-hung windows, with the upper sash being composed of a pane of clear glass surrounded by a stained glass border. First-story windows on the south elevation and those opening onto the first level of the porch on the east elevation are crowned by peaked lintels, while other windows are trimmed with flat lintels. The two-tiered, wraparound porch has fluted Corinthian columns, balustrade with turned balusters, and a denticulated frieze on both levels.

The east elevation, now the main facade, is dominated by a portico featuring paired monumental Corinthian columns supporting a flat roof with denticulated frieze (see Photo 2). Added to the house circa 1932, these columns are situated below a gable having paired windows and an ornate gable ornament. Although the columns support a flat porch roof, their placement under the gable gives the gable the appearance of a pediment. The entrance contains double-leaf wooden doors with leaded glass glazing and leaded glass transom and side-lights. According to local tradition, this doorway and the four monumental columns were installed circa 1932 after being salvaged from

a house in Poplarville, Mississippi, owned Governor Theodore G. Bilbo. At the north end of this elevation is a one-story polygonal bay framed by pilasters and crowned by a balustrade, which encloses a balcony that extends to the porch spanning the second story of the north elevation.

A porte cochere with flat roof trimmed with a denticulated frieze and supported by plain posts resting on a low brick wall spans the lower level of the north elevation, while the second level has a full-width wraparound porch with fluted Corinthian columns, a flat roof trimmed with a denticulated frieze, and a balustrade with turned balusters (see Photo 3).

The interior of the house retains a high degree of integrity. The central stair hall runs north-south and features a closed-string, two-flight staircase with ornate balustrade having turned balusters of four different designs, molded newel posts, and a molded handrail (see Photos 4 and 5). The area beneath the stairway has molded panels. Doors throughout the house interior are four-panel doors; those on the first level are trimmed with molded surrounds typical of the Colonial Revival period while those on the second floor are typical of the Queen Anne period. Doors opening onto the halls are crowned by single-light transoms, and the first-floor hall is finished with a chair rail. Paneled sliding pocket doors separate the three main rooms (parlor, music room, and dining room) on the west side of the first floor (see Photo 6). The house retains its ten original Colonial Revival mantelpieces, many with mirrored overmantels, and all having glazed tile facings (see Photos 7 and 8). The house also retains its original ceiling medallions, woodwork, and hardware.

There are no surviving outbuildings nor any significant landscape features.

8. STATEMENT OF SIGNIFICANCE

The Charles Morris Huber House is a locally significant example of Queen Anne Free Classic architecture, being one of the few grand mansions of that style remaining in Copiah County. Built in 1893 by Mr. Huber, the house displays a high degree of architectural finish and retains a high degree of integrity on both its exterior and interior. The house is also significant for its association with Charles Morris Huber, who helped to establish Crystal Springs as one of Mississippi's major truck farming centers. The periods of significance are 1893, the date of construction of the house, and circa 1901-1941, the beginning date being the year Huber entered the firm of Lotterhos & Huber--which was to become the largest shipper of tomatoes in the country--and the ending date being the year of Mr. Huber's death.

The house is a good example of domestic Queen Anne Free Classic architecture, with such features as a steeply pitched hipped roof with lower cross gables, massive chimneys, projecting polygonal bays, a two-tiered wraparound porch with Corinthian columns, and 47 Queen Anne windows with stained glass borders. The interior retains a high degree of integrity and has such significant features as a two-flight, closed-string stairway with nicely detailed balustrade composed of turned balusters of four different designs; ten fine Colonial Revival mantelpieces, many having mirrored overmantels and all retaining their glazed tile facings; two sets of panelled sliding pocket doors; ceiling medallions; and original hardware.

Although a comprehensive survey of Copiah County has not yet been conducted, very few high-style Queen Anne residences have been identified in the county thus far. Other significant examples of the Queen Anne style identified in the statewide survey files of the Division of Historic Preservation include the Isaac Newton Ellis House (1890, NR 1987) and the Ford House (1902), both in Hazlehurst; the Dr. William Little House in Wesson (1894-95, NR 1993), which is a more vernacular version of the Queen Anne style; and the Copley House in Crystal Springs (circa 1895).

Charles Morris Huber was born in Crystal Springs in 1861. He attended Soule College in New Orleans, where he graduated at age 19, and then attended Southwestern Presbyterian University in Clarksville, Tennessee. He was ordained into the ministry in 1897 and served as pastor of the Presbyterian churches at Bolton and Forest, Mississippi, for four years, after which time he entered business with his uncle,

Augustus Lotterhos ("Mr. C.M. Huber...", The Meteor, May 2, 1941). The firm of A. Lotterhos and Company was organized in 1866 as a grocery and by 1879 had expanded to a general mercantile business which included dry goods, hardware and farmer's supplies. When Mr. Huber joined his uncle in the business about 1901, the firm was renamed Lotterhos & Huber. Their firm was to become the largest shippers of tomatoes in the United States (The Meteor--Centennial Edition, p. 53).

Augustus Lotterhos is credited as being a pioneer in the development of commercial vegetable production in the Crystal Springs area. Lotterhos persuaded the tomato growers around Crystal Springs to combine their crops in order to obtain more favorable freight rates for bulk shipments. As a result, in 1879 the first carload of tomatoes ever to be shipped from Crystal Springs went to Denver, Colorado. Due to the success of this venture, the growers were convinced that Lotterhos's plan was practical, and cooperative shipping in carload lots soon became the accepted practice (Journal of Mississippi History, p. 265).

At its peak in 1927, Crystal Springs was the largest tomato producing center in the United States, and the firm of Lotterhos & Huber was the largest shipper of tomatoes in the country (Tober, The Meteor, May 20, 1992 and The Meteor--Centennial Edition, p. 53). Charles Morris Huber is credited with advancing the trucking business in many ways, "as to better varieties and more desirable packages, distribution of products, securing good transportation facilities and favorable freight rates" (The Meteor--Centennial Edition, p. 53). Crystal Springs became a thriving community as a result of the wealth derived from producing and marketing vegetables.

Mr. Huber died in 1941, and in 1950 Dr. Otha Messer, a prominent dentist in Crystal Springs, purchased the house. Dalma Covington bought the property from Dr. Messer's widow in 1991, and he has restored the house.

The Huber House retains a very high degree of integrity on both its exterior and interior from its construction in 1893. The only major alteration has been the addition of the four monumental Corinthian columns and the leaded glass doorway to the east side elevation in circa 1932 by Mr. Huber. The addition of these features to the side elevation does not detract from the original design or character of the house, which is in the Queen Anne Free Classic style.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

McCorkle, James L. Jr. "Nineteenth Century Beginnings of the Commercial Vegetable Industry in Mississippi." The Journal of Mississippi History, Vol. XXX, No. 4 (November 1968).

Minutes of the Presbytery of Mississippi, Autumn 1941. Brookhaven, MS: Lincoln County Times.

Minutes, The Synod of Mississippi of the Presbyterian Church, U.S. Vol. IX, No. 2 (1941).

Mississippi Department of Archives and History, Jackson. Subject files for Crystal Springs.

"Mr. C.M. Huber, Prominent Citizen, Died Thursday, April 24." The Meteor (Crystal Springs), May 2, 1941.

Sanborn Fire Insurance Maps for Crystal Springs, Mississippi, 1915, 1925, 1930, 1945. On microfilm at the Mississippi Department of Archives and History, Jackson.

The Meteor--Centennial Edition (Crystal Springs). September 11, 1958.

Saunders, Harrison. "'Uncle Gus' Lotterhos Takes Tomato, Builds Big Industry." Jackson Daily News, April 3, 1938.

Tober, Mary. "The Crystal Springs Tomato Industry--Then and Now. The Meteor (Crystal Springs). May 20, 1992.

10. GEOGRAPHICAL DATA

Verbal Boundary Description: That part of Lot One (1), Block Two (2), according to Stowell Map of Crystal Springs, Mississippi, described as follows, to-wit: Beginning at the Southeast corner of Lot One (1), which is the Northwest intersection of Fulgham Avenue and Jackson Street; thence North Twenty-three (23) degrees East along West side of Jackson Street, two hundred and thirty-eight (238) feet; thence West two hundred and nine (209) feet to a certain iron stake set for the Northwest corner of property hereby conveyed, thence Southerly two hundred and thirty-one (231) feet to the North side of Fulgham Avenue to the point of beginning.

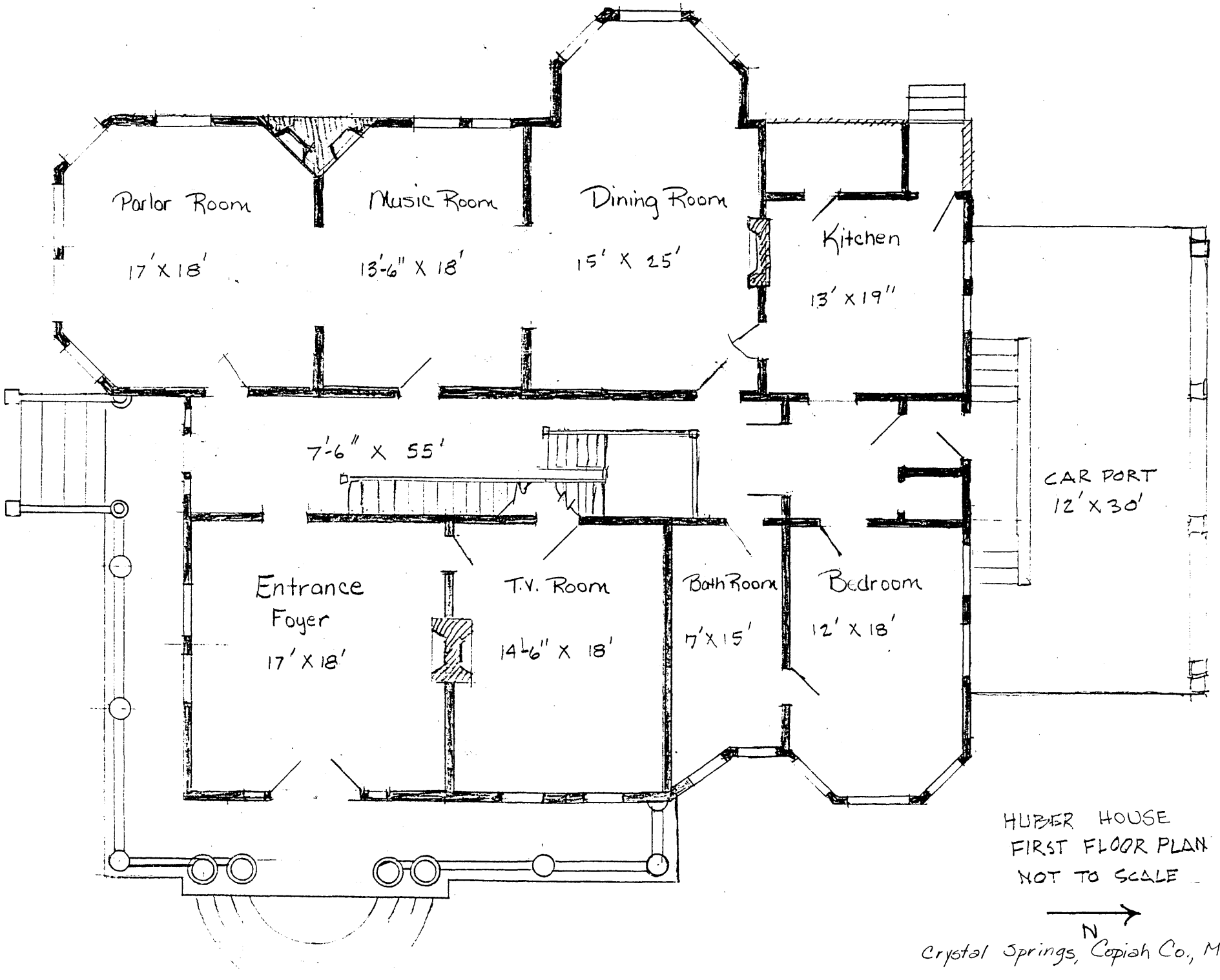
Boundary Justification: The nominated property includes the entire parcel historically associated with the house.

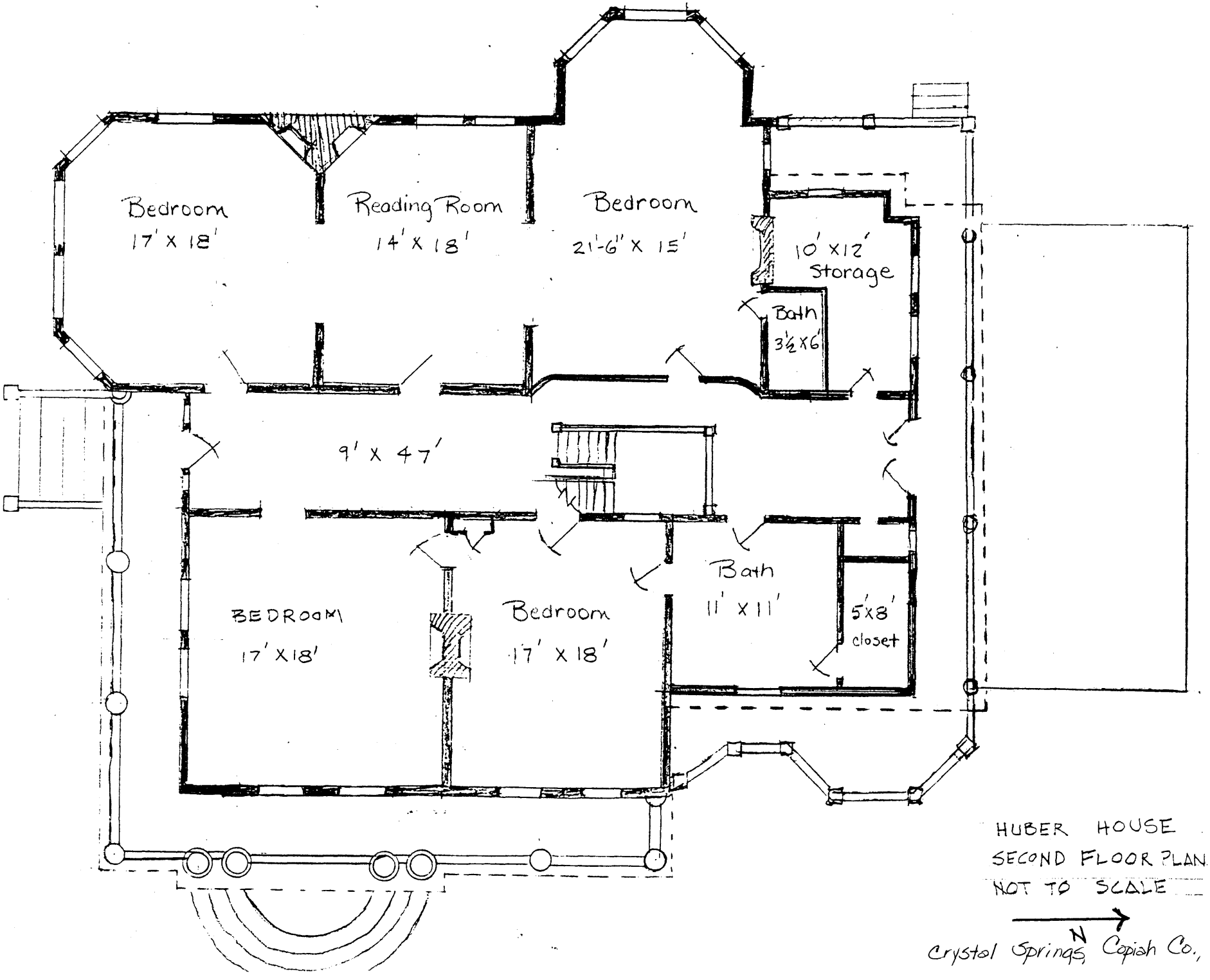
PHOTOGRAPHS

The following information is the same for all photographs:

(1) Huber, Charles Morris, House
(2) Crystal Springs, Copiah County, Mississippi
(3) William Garbo and W.D. Covington
(4) February 16, 1994
(5) Mississippi Department of Archives and History

Photo 1--(6) South elevation, view to northeast
Photo 2--(6) East elevation, view to west
Photo 3--(6) Rear (north) elevation, view to southwest
Photo 4--(6) Stairway, view to northeast
Photo 5--(6) Detail of stair balustrade, view to east
Photo 6--(6) View looking from parlor, through music room and into dining room, view to north
Photo 7--(6) Mantelpiece in entrance foyer, view to north
Photo 8--(6) Mantelpiece in second floor rear western bedroom, view to north


Parlor Room
17' X 18'
Music Room
13'-6" X 18'
Dining Room
15' X 25'
Kitchen
13' X 19"
7'-6" X 55'
CAR PORT
12' X 30'
Entrance
Foyer
17' X 18'
T.V. Room
14'-6" X 18'
Bath Room
7' X 15'
Bedroom
12' X 18'
HUBER HOUSE
FIRST FLOOR PLAN
NOT TO SCALE
N
Crystal Springs, Copiah Co., MS



HUBER HOUSE
SECOND FLOOR PLAN
NOT TO SCALE

N

Crystal Springs, Copiah Co., MS

Huber, Charles Morris, House
Crystal Springs, Copiah Co., MS
Photo 1 of 8

Huber, Charles Morris, House
Crystal Springs, Copiah Co., MS
Photo 2 of 8

Huber, Charles Morris, House
Crystal Springs, Copiah Co., MS
Photo 3 of 8

Huber, Charles Morris, House
Crystal Springs, Copiah Co., MS
Photo 4 of 8

Huber, Charles Morris, House
Crystal Springs, Copiah Co., MS
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Huber, Charles Morris, House
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Huber, Charles Morris House
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Huber, Charles Morris, House
Crystal Springs, Copiah Co., MS
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