

THE

# HISTORIAN

OF HANCOCK COUNTY

www.hancockcountyhistoricalsociety.com

Bay Saint Louis, Mississippi

February 2022

## COMING EVENTS AT LOBRANO HOUSE

The monthly luncheon meeting will be held on Thursday, February 17, 2022, at noon at the Kate Lobrano House. The speakers will be HCHS President Chris Roth who will discuss the growth and accomplishments of the Society this past year and to present plans for 2022. **Reservations are required** and may be made by calling 228-467-4090. **Please call by noon on Wednesday, February 16,** to make your reservation in order to help us plan seating which is limited to forty-eight people and to apprise us of the number of lunches to order. **Served at noon, lunch is \$14.00 for members and \$15.00 for nonmembers,** payable at the door. The catering order is submitted on Wednesday morning prior to the luncheon on Thursday. If you need to cancel your reservation, please call by 2 p.m. on Tuesday prior to the luncheon if at all possible so that the society does not incur unnecessary expenses. It is catered by Almost Home Catering, Michelle Nichols, chef. The lunch menu is barbeque chicken breast, baked macaroni, coleslaw, garlic bread, and éclair cake.



Evolution of the economy of Hancock County from agrarian to space age to IT

## FROM THE COTTON BELT TO THE SUN-BELT

By  
James Keating, MD  
Ed. Virginia Olander

Over the last four hundred years, the South has possessed the most “distinctive character and tradition” of any of the other regions in the United States. After World War II, the South and Hancock County transformed their previously poor, agrarian economies into robust, modern, twenti-

eth century marketplaces. An analysis of recent economic history reveals four distinctive stages or time frames from 1950 to 2022 in Hancock County. This account also presents the evolution of the three classic sectors of any economy known as the agrarian, industrial, and service sectors. This “rags-to-riches” story demonstrates the inexorable march and dominance of the “service” sector in the economy of the South as well as in Hancock County in this time frame, and this is the subject of this article. Important subjects to be presented include the Stennis Space Center, the city of Diamondhead, Casino Magic, and Hurricane Katri-

THE  
**HISTORIAN**

OF HANCOCK COUNTY

Eddie Coleman, Editor  
James Keating, Publisher  
Charles Gray, Executive Director

Published monthly by the  
**HANCOCK COUNTY  
HISTORICAL SOCIETY**

**2022 BOARD OF DIRECTORS**

Chris Roth, President  
Beverly Frater, Treasurer  
Georgie Morton, Secretary  
Virginia Olander, Director of Communications  
James Keating, Publicity Chairman  
Jim Codling, Historian  
Bryan Frater, Membership & Fund Raising  
Chairman  
Kaye Karl, Archivist  
Michelle Breisacher  
Ron Thorp  
Lea Young

**MAILING ADDRESS:**

P. O. Box 3356  
Bay Saint Louis, Mississippi 39521

**PHYSICAL ADDRESS:**

108 Cue Street  
Telephone [228] 467-4090

**Email address:**

[HancockCountyHis@bellsouth.net](mailto:hancockcountyhis@bellsouth.net)

**Website:**

[www.hancockcountyhistoricalsociety.com](http://www.hancockcountyhistoricalsociety.com)  
Marianne Plum, Webmaster

**LOBRANO HOUSE  
HOURS**

MONDAY — FRIDAY  
10:00AM — 3:00PM  
Closed: 12:00—1:00 (lunch)

**MISSION STATEMENT**

“TO PRESERVE THE GENERAL AND ARCHITECTURAL HISTORY OF HANCOCK COUNTY AND TO PRESERVE THE KATE LOBRANO HOUSE AND COLLECTIONS THEREIN; TO RESEARCH AND INTERPRET LIFE IN HANCOCK COUNTY; AND TO ENCOURAGE AN APPRECIATION OF AND INTEREST IN HISTORICAL PRESERVATION.”

na.

In Hancock County in the 1950s, a dedicated group of businessmen, some recently back from college or graduate school, joined forces with the Hancock County Board of Supervisors. This coalition was to persuade the electorate of the county to make a major investment into an ongoing economic development program that would build significant infrastructure. The first order of improvement for the county promoted paved roads, electricity, sewerage, water, and telephones to modernize its communities.

The state of Mississippi had passed the Balance of Agriculture with Industry Act in 1936. In 1963 the county created the Hancock County Port and Harbor Commission. This bold project included an industrial park and a municipal airport. A hospital, Hancock Medical Center, was built in 1960 in Bay St. Louis. The foundation of a modern economy was underway by 1980.

In this same time frame, the Federal Government determined to invest its resources into the South’s economy. Various defense-related programs that included military bases were planted in the Gulf Coast counties and elsewhere in the South. Hancock County workers had been employed at the Ingall’s Shipbuilding Plant since its inception in 1938. In 1965 NASA built

the Stennis Space Center which brought many skilled workers to the county. The I-10 Interstate Highway when completed brought much needed commercial traffic, goods, services, and people into the local marketplace.

By 1980, the Hancock County economy was no longer primarily agrarian, a sector characterized by farming, forestry, and fishing (seafood). This agrarian or primary sector of any economy historically includes all businesses or occupations that are concerned with the extraction of natural resources or the production of raw materials. A second industrial sector of the Hancock County economy had increased in size in the 1960s and 1970s including some heavy and light industries such as the manufacturing of usable products or finished goods. By 1980, there had been a significant increase of population, infrastructure, and construction. A real estate developer, Malcolm McLean, built the community of Diamondhead with \$25M which offered the many new workers a modern bedroom community to rival the growing suburbs of Slidell and Picayune.

The first stage of the transformation of the economy of Hancock County lasted from 1950 to 1980. The population of the county increased from 11,891 in 1950 to 24,537 in 1980. A second stage of

President’s Corner

What Floats Your Cardboard Boat Race is set for Saturday, May 21, 2022. Through a marketing partnership with the Krewe of Seahorse, the race will be held during Pirate’s Day in the Bay.

Given the success of last year’s event and with our partnership with Seahorse, we anticipate an even larger turnout than last year. Come one and come all and join the fun!

Some cause happiness wherever they go, others whenever they go. *Oscar Wilde.*

Chris Roth  
President

economic development occurred from 1980 to 1990. Thanks to the I-10 Interstate Highway and other previously mentioned developments, the “service sector” of the economy grew exponentially. An influx of tourists was a significant stimulus to the food and beverage branch of the local economy. Tourism and retirement were now major businesses. A definite shift in dominance from the agrarian sector to the light industry sector to the service sector was clearly visible to all. Wisely, Mississippi and Hancock County increased investment into higher education and public schools. By 1990 the population had grown to 31,760.

A third stage of economic development occurred from 1990 to 2005 dominated by the businesses that provided services to the other businesses or citizens. The Gross Regional Product (GRP) demonstrates the enormous dollar impact of government to the county. The Stennis Space Center had a large Naval Oceanographic office (NAVOCLEANO) tenant. The economic impact of the Federal Government and the military comprised approximately 30% of marketplace activity. The service sector or service industries include government, military, retail, health care, financial services, entertainment, and many others. The service arm of economic development focuses on interactions between people rather than the production of goods. The service industry is assigned a dollar value in measuring the economic impact to the area. In modern economics, the service sector employs as much as 75% of the workforce.

In 1990, the Mississippi Legislature passed the Mississippi Gaming Control Act to boost the state economy. Consequently, Marlin Torguson moved to Hancock County and in 1992 opened Casino Magic in Bay St. Louis on a barge docked at Bay Cove near the mouth of the Jourdon River. A second

casino, Bayou Caddy’s Jubilee Casino, opened and served the county from 1994 to 1995. Later, in 2005, John Ferrucci, as General Manager, organized the Silver Slipper Casino at Bayou Caddy. The gaming industry was a catalyst igniting a visible economic boom during the 1990s. Casinos stimulated increased population in the Kiln and Diamondhead as well as rejuvenating of the building and construction sectors. The population of Hancock County increased from 31,765 in 1990 to 43,232 in 2000.

Hurricane Katrina hit Hancock County on August 29, 2005. Bay St. Louis, Waveland, and Diamondhead suffered flooding and destruction. Nevertheless, the county recovered by 2015, thanks to the massive FEMA and other federal assistance estimated to be as much as \$5B. The seawall was rebuilt, Beach Boulevard was restored, and a new bridge (\$267M) was constructed across the Bay of St. Louis. Water, sewerage, and storm drainage infrastructure were replaced. A municipal harbor/marina was added in Bay St. Louis as final touch to this remarkable recovery along the coast, aptly called the “Mississippi Renaissance.” Ultimately, some observers thought after fifteen years the Gulf Coast came back stronger than it was before. Real estate agent Stephen Crawford commented “Because of its charm—the art galleries, cafes, white picket fences, and access...—downtown property in Bay St. Louis never really experienced a post Katrina nosedive.”

The period of time from 2005 to 2022 is considered stage four of the evolution of Hancock County and the South, captured in the phrase “from the cotton belt to the sunbelt.” Although Hancock County experienced transient inconveniences from the Great Recession of 2009, the BP oil spill in 2010, and the Covid-19 pandemic at the beginning of 2020, its econo-

my and population showed steady growth and prosperity.

An important aspect of this period was the bonus to the economy and the lifestyles of Hancock County citizens incorporated in Information Technology (IT). This “quaternary sector” of the economy involves all industries concerned with the creation of knowledge and use of computers for such chores as building community networks, databases, and practical problem-solving for businesses. The computer, the cellular phone, semiconductor chips, bank ATM’s, and mobile banking are only a few of the everyday advances Hancock County citizens enjoy and now take for granted. Because IT is a special type of service sector of the economy, it deserves consideration as a category unto itself. IT has made the various industries and businesses in the traditional sectors more efficient and more profitable. It is the defining feature of the period from 2005 to 2022. As of 2020, the population of Hancock County has grown to 47,0632 and its GRP is \$1.5B compared to an estimated GRP in 1950 of \$30M.

In conclusion, the transition of the economy of the South and Hancock County has been characterized by historian Bruce J. Schulman, who coined the phrase “from the cotton belt to the sun belt.” A modern day economy contains four sectors: agrarian, industrial, service, and Information Technology. As our economy matured over the last seventy years, the service sector came to dominate the character of the marketplace of the South and Hancock County achieving an enormous increase in the GRP. The coastal county of Hancock became a popular beach destination resort and a synergy between large government installations such as the Stennis Space Center, the Port Bienville Industrial Park,

the Stennis Municipal Airport, and the other businesses in the county occurred. This synergy was a catalyst in this marketplace fueling a steady increase of population, significant investment in infrastructure, and continued construction of buildings and houses. The resiliency and future promise of the economy, both in the South and Hancock County, was demonstrated by its recovery from the tragic calamities that occurred in the first twenty years of the Twenty First Century, the "Mississippi Renaissance."

**SOURCES:**

Coclanis, Peter A. "More Pricks Than Kicks: The Southern Economy in the Long Twentieth Century," *Study of the South*. Center for the Study of

Southern Culture, University of Mississippi, 2021. <https://southernstudies.olemiss.edu/studythesouth>.

Scharff, Robert G. *Louisiana's Loss, Mississippi's Gain*. Lawrenceville, VA: Brunswick Publishing Corp., 1999.

Schulman, Bruce J. *From Cotton Belt to Sunbelt*, Durham, NC: Duke University Press, 1994.

Warren, Robert. "Crushed by Katrina, Mississippi's Gulf Coast Rebuilds and Rejoices A Decade Later." *The Times Picayune*. Aug. 17, 2015. [www.nola.com](http://www.nola.com) Updated July 18m 2019.

Zeder, Raphael. "The Sectors of the Economy." *Quickonomics*. 2018 <https://quickonomics.com/the-sectors-of-the-economy> Updated Oct. 26, 2020.



Historical Society members Eddie Coleman, Jim Keating, and Charles Gray recently gathered at the home of historian and Historical Society member Russell Guerin. Russell donated his entire archive of history files, photographs, and documents he accumulated over a lifetime of study, research, and publication of books and articles about Hancock County.



**NEW MEMBERS**

Bernard Bagert  
*New Orleans, LA*

Joey Boudin  
*Waveland, MS*

Bruce and Ginny Cabell  
*Waveland, MS*

Elizabeth Castle  
*Hoover, AL*

Carolyn Craig  
*Bay St. Louis, MS*

Lynda Gilmore  
*Diamondhead, MS*

Ashley R. Lusk  
*New Orleans, LA*

Joyce Hunt  
*Diamondhead, MS*

Joy Monti  
*Metairie, LA*

Betty Patecek  
*Diamondhead, MS*

Christopher C. Roth, MD  
*New Orleans, LA*

Elizabeth C. Roth  
*San Antonio, TX*

Matthew N. Roth, DVM  
*Ocean Springs, MS*

Corky Theo Schindler  
*Diamondhead, MS*





Happy  
Mardi  
Gras!



**ZACH BUTTERWORTH**  
HESSE & BUTTERWORTH, PLLC  
ATTORNEYS AT LAW

P. O Box 3567  
Bay Saint Louis, MS

PH. (228) 255-7500  
FAX (228) 255-9009

Licensed in LA & MS

BSL

*"A Place Apart"*

Robert and Samantha Mc Raney



TUES - SAT  
10 AM - 5PM

211 Main St. Bay St. Louis, MS

BEACH TENTS & TOWELS

COOLERS & DRINKWARE

OUTDOOR GAMES & APPAREL

FLIPFLOPS AND SUNSCREEN



Old Town Bay St. Louis  
112 S. Second Street  
Bay St. Louis, MS

# The Shops of Century Hall

The Shops of Century Hall is a collection of unique shops in a Marketplace setting all under one roof in an historic building. You can find whatever you need, and there is spacious parking on site.

We are housed in an amazing building built in 1909. You can find original art, jewelry, gifts, home decor, antiques, and just about anything else you could think of. One stop shopping at it's best!

Phone 504 858 8574

[www.shopscenturyhall.com](http://www.shopscenturyhall.com)



Michelle Nichols Presents



Almost Home

www.dinnemthings.com

Catering

228-332-2334



Bank of America Corporation

**Steve B. Treutel**  
**Vice President**  
**Senior Financial Advisor**

Mississippi Gulf Coast  
 (228) 385-6307

Merrill Lynch Wealth Management makes available products and services offered by Merrill Lynch, Pierce, Fenner & Smith incorporated, a registered broker-dealer and member SIPC, and other subsidiaries of Bank of America Corporation. All rights reserved.  
 AD-06-12-0048 ARSOT2V1-10-11 Code 453007PM-0612



**SENIOR CAMP**

*A dystopian novel about life in the not so distant future in New Orleans.*

*Can Mimi and her best friend, Lula, survive the "camp" that promises fabulous prizes, but instead gives rise to horror and threatens their very survival?*

Available at Bay Books, Amazon, Kindle, bookstores  
[Amazon.com/author/lllee](https://www.amazon.com/author/lllee)

**JOHN "CORKY" HADDEN**  
 Financial Advisor

**RAYMOND JAMES®**

T 228.466.9888 843 Highway 90  
 F 228.466.9978 Bay Saint Louis, MS 39520  
 corky.hadden@raymondjames.com  
 www.RaymondJames.com

Securities offered through Raymond James Financial Services, Inc., member FINRA/SIPC.

**FORD REALTY**  
 (601) 798-6202 800-354-FORD(3673)

Residential, Timberland, Ranches, Commercial



**MARTHA FORD, Broker, GRI SFR**  
 MARTYFORD@BELLSOUTH.NET  
 CELL: 601-590-2988

1004 Memorial Blvd  
 P.O. Box 418  
 Picayune, MS 39466  
 Fax 601-799-0202

Est. 1949

www.fordrity.com




**KATY AIME**  
 REALTOR ASSOCIATE BROKER

C: (228) 342-4012  
 O: (228) 466-6643

www.HLRAYMONDPROPERTIES.COM

**Michael Reeves - Architect**  
 AIA, LEED AP BD+C, CSI CDT, NCARB

Architect Licensed in MS, LA, AL, FL, KY  
 Member International Code Council

**Michael Reeves Architects, PLLC**  
 Email: [mreeves.architect@gmail.com](mailto:mreeves.architect@gmail.com)  
 Phone: (228) 493-2513



**HL RAYMOND**  
 PROPERTIES

529 ULMAN AVENUE  
 BAY ST LOUIS, MS 39520  
 228.342.4012 CELL  
 228.466.6643 OFFICE  
 228.466.6536 FAX  
 WWW.HLRAYMONDPROPERTIES.COM





Susanne (Sue) Ashman ABR, CRS, GRI, SRS Broker

Office: (228) 467-5454  
 Cell: (228) 216-7864  
 Fax: (228) 466-4561  
 Email: sueashman@aol.com  
 www.Ashman-Mollere.com

Serving the MS Gulf Coast since 1928



418 Highway 90  
 Waveland MS  
 39576



Bay Cottages

Historic Bay St. Louis, MS  
 Vacation Rental

305 MAIN STREET  
 www.vacationbaywaveland.com  
 228-216-1155

HUBBARD'S WAVELAND  
 HARDWARE

" IF YOU DONT THINK WE HAVE IT, ASK US!!"


DAVID & RICHARD HUBBARD

615 NICHOLSON AVE  
 WAVELAND, MS 39576

PHONE: (228)467-4494 FAX: (228)467-7632

Mayley's  
 PestControl, LLC



your local answer to what's  
 bugging you 

Cell: 228-380-0755 **David Mayley**  
 Ofc: 228-380-0295 mayleys.pest.control@gmail.com  
 Licensed • Bonded • Insured 603 Esplanade Ave.  
 Knowledgeable • Professional Bay St. Louis, MS 39520

Bay St Louis:  
 412 Hwy 90  
 228-466-4498

Biloxi:  
 2505 Pass Rd  
 228-385-1177

Diamondhead:  
 5400 Indian Hill  
 228-467-2272



SOUTHGROUP  
 INSURANCE SERVICES  
 GULF COAST

- We offer Personal, Business, Life and Health Insurance
- We help our clients save money and get more value.
- We are Trusted Choice and have been awarded the Best Practices Designation.

For more information, please  
 visit our website:

www.southgroupgulfcoast.com  
 central fax: 888-415-8922



Angela S. Threlkoff, CFP  
 President  
 SouthGroup Insurance  
 -Gulf Coast

WAVELAND'S  
 GROUND ZERO  
 HURRICANE MUSEUM

"An Astonishing Tribute to Resilience"



335 Coleman Avenue Waveland MS  
 228 467-9012

No Admission Charge - Donations Accepted  
 HOURS: 10 am to 3:00 pm  
 Tuesday through Saturday

**HANCOCK COUNTY HISTORICAL SOCIETY**  
**P. O. BOX 3356**  
**BAY ST. LOUIS, MS 39521**

**NON-PROFIT**  
**ORGANIZATION**

U. S. POSTAGE PAID  
PERMIT NO. 87  
BAY ST. LOUIS, MS

**HANCOCK COUNTY HISTORICAL SOCIETY**  
**P. O. BOX 3356, BAY ST. LOUIS, MS 39521**  
**MEMBERSHIP APPLICATION**

Online payment may be made at [www.hancockcountyhistoricalsociety.com](http://www.hancockcountyhistoricalsociety.com)

**NAME** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**CITY, STATE, AND ZIP** \_\_\_\_\_

**PHONE (\_\_\_\_\_) \_\_\_\_\_ EMAIL \_\_\_\_\_**

**MEMBERSHIP LEVELS**

Founder Individual \$30\_\_\_\_ Founder Family \$50\_\_\_\_

Thomas \$100 \_\_\_\_

Charles Gray Society \$250\_\_\_\_

Life Time \$500\_\_\_\_

**DUES RENEW IN JANUARY OF EACH YEAR**