

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

### 1. Name of Property

Historic name: West Central Historic District Boundary Decrease, Boundary Increase and Additional Documentation \_\_\_\_\_

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:

Historic Resources of Biloxi (Amended)

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

### 2. Location

Street & number: Roughly bounded by the CSX RR on the north, Hopkins Boulevard north of Beach Boulevard and south of Esters Boulevard on the east, the north lot lines of the lots facing Beach Boulevard west of Hopkins Boulevard and east of Benachi Avenue on the south and Benachi Avenue north of Beach Boulevard and South of Howard Street on the west.

City or town: \_\_\_\_\_ State: \_\_\_\_\_ County: \_\_\_\_\_

Not For Publication:  Vicinity:

### 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.

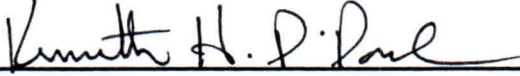
In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national      \_\_\_ statewide      X local

Applicable National Register Criteria:

X A      \_\_\_ B      X C      \_\_\_ D

 Signature of certifying official/Title: <u>DEPUTY STATE HISTORIC PRESERVATION OFFICER</u> State or Federal agency/bureau or Tribal Government	<u>APRIL 21, 2015</u> Date
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In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government

#### 4. National Park Service Certification

I hereby certify that this property is:

- \_\_\_ entered in the National Register  
\_\_\_ determined eligible for the National Register  
\_\_\_ determined not eligible for the National Register  
\_\_\_ removed from the National Register  
\_\_\_ other (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

#### 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

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- Site
- Structure
- Object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>88</u>	<u>23</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>88</u>	<u>23</u>	Total

Number of contributing resources previously listed in the National Register na

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling \_\_\_\_\_

DOMESTIC/multiple dwelling \_\_\_\_\_

COMMERCE/TRADE/business \_\_\_\_\_

GOVERNMENT/fire station \_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling \_\_\_\_\_

DOMESTIC/multiple dwelling \_\_\_\_\_

COMMERCE/TRADE/business \_\_\_\_\_

COMMERCE/TRADE/professional \_\_\_\_\_

COMMERCE/TRADE/restaurant \_\_\_\_\_

COMMERCE/TRADE/specialty store \_\_\_\_\_

RECREATION AND CULTURE/museum \_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>th</sup> and EARLY 20<sup>th</sup> CENTURY AMERICAN  
MOVEMENTS/Craftsman\_\_\_\_\_

MODERN MOVEMENT/Ranch\_\_\_\_\_

LATE VICTORIAN/Queen Anne\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Wood, Brick, Stucco\_\_\_\_\_

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The West Central Historic District Boundary Decrease, Boundary Increase and Additional Documentation concern an area of residential and commercial development west of downtown Biloxi. The area is roughly bounded by the CSX Railroad on the north, Interstate 110 on the east, U.S. 90 on the south and Benachi Avenue on the west. The proposed boundary decrease involves an area along U.S. Highway 90, also known as Beach Boulevard where the resources were demolished as a result of Hurricane Katrina in 2005. The area covered by the proposed boundary increase is contiguous with the resources in the West Central Historic District not destroyed by Hurricane Katrina.

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### Narrative Description

The West Central Historic District in Biloxi, Mississippi was listed on the National Register of Historic Places in 1984, and amended in 1997. The district was listed under the Historic Resources of Biloxi MRA, approved in 1984. The existing period of significance is 1837-1940. The listed district is significant under **Criterion C** for **Architecture**. This Boundary Decrease, Boundary Increase and Additional Documentation proposes an expansion of the boundaries, an extension in the period of significance, delisting a portion of the district due to damage caused by Hurricane Katrina and an additional area of significance based on new documentation compiled by FEMA.

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The district was adversely affected by Hurricane Katrina in August 2005, which resulted in the loss of 21 resources in the listed district. Most of those resources were located on Beach Boulevard, which is the area proposed for delisting due to loss of integrity. [Photo 20, 21, 22]

The proposed boundary extension is significant within the context of the Historic Resources of Biloxi-Amended (MRA). The boundary extension includes a total of 111 resources, 88 of which are contributing, and 23 of which are noncontributing. This nomination proposes to expand the period of significance to 1840-1965. The proposed historic district is significant under **Criterion A** for **Community Planning and Development**, and **Criterion C** for **Architecture**.

### **Description:**

The West Central Historic District, as originally listed in the National Register in 1984, formed a U-shape, and was contained within an area bounded by Beach Boulevard on the south, Benachi Avenue on the west, Hopkins Boulevard on the east, and Howard Avenue on the north. The proposed boundary increase is roughly bounded by the CSX Railroad tracks to the north, Hopkins Boulevard to the east, the north lot line of the resources facing Beach Boulevard to the south, and Benachi Avenue to the west. The district is located west of downtown Biloxi. The primary east-west street in the boundary increase is Howard Avenue, a two-lane, two-way street with some on-street parallel parking. The major north-south streets from east to west are Hopkins Boulevard, Seal Avenue, Suter Place and Benachi Street. These are two-lane two-way streets with on-street parking. All these streets end in a T-intersection with Beach Boulevard at their southern terminus. Benachi Street and Suter Place end at T-intersections with Howard Street and therefore tend to handle only local traffic. Seal Avenue continues to the north into the Upper West Central neighborhood. Hopkins Boulevard services a south-bound off ramp for Interstate 110 north of Division Street so serves as a minor arterial road. There are two north-south streets off Howard Avenue that dead-end within the boundary increase, Baltar Lane and Oak Grove Place.

The boundary increase area is flat without significant natural landscape features. The Mississippi Sound and the beach are located just to the south. However, the majority of the boundary increase area rises sufficiently above sea level that it escaped the storm surge associated with the hurricanes that have buffeted the Mississippi Gulf Coast. While most of the resources lack formal landscape design, the typical flora associated with the Mississippi Gulf Coast, such as live oaks and crape myrtles, are well-distributed throughout the boundary increase.

The lot sizes throughout the district vary some, with more generous lots found along Benachi Avenue and Seal Avenue, which were developed earlier. The lots along Howard Avenue also tend to be generous. The lots along the other residential streets which were developed later tend to be smaller. Most properties are set close the street. Since many of the residential-scale resources along Howard Avenue have been converted to commercial use, many of the small front yards have been paved for parking. Very few of the residential resources have garages, so residents have small parking pads, rely on street-parking, or park on the lawns.

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Most of the resources in the boundary increase, like those in the remaining original district, are residential buildings. The majority of the buildings are frame construction, generally one-story. Howard Street was once a fashionable residential street, but nearly 80 percent of the buildings may now be classified as commercial or institutional. Largely, these are former residences have been converted for use as offices, small stores, or restaurants and retain their integrity. Throughout the boundary increase the most common architectural style is Craftsman, with 22 examples. There are 13 Ranch houses and eight in the Queen Anne style.

Many of the early dwellings in this part of Biloxi were built along the beachfront for summer tourists.<sup>1</sup> Of the 15 houses on Beach Boulevard identified in the 1984 National Register Nomination, only one remains, the house at Beach Boulevard: due to alterations and additions made after the house was damaged by Hurricane Katrina, it is now identified as noncontributing and is in the area proposed for delisting. The house at 141 Suter Place (No. 105 1840) was originally located on Beach Boulevard, but was moved to its current site when Suter Place was extended between 1925 and 1927.<sup>2</sup> Around the turn of the century, as the demand for housing grew, the area north of the beach began to be developed as a residential area.<sup>3</sup> In the 1940s, properties on Howard Avenue began to be converted for business use as one of Biloxi's principal commercial corridors extended westward.

Resources are considered contributing if built during the Period of Significance and related to the architectural significance of the district, and if they retain sufficient elements of integrity to illustrate a form or style that was locally popular during the Period of Significance. Resources are considered noncontributing if built outside the Period of Significance or if they no longer possess historic integrity due to alterations, disturbances, additions, or other changes. There are 88 contributing resources and 23 noncontributing resources.

The overall integrity of the district is good. Although there are some resources have additions and alterations, mainly to historic fenestration and siding, these do not significantly detract from the district's character.

**Inventory of Resources**  
**West Central Historic District Boundary Increase**  
**C=Contributing Element; NC=Non-Contributing Element**

**Baltar Lane**

- |  |            |                        |             |              |
|--|------------|------------------------|-------------|--------------|
| <b>1.</b>  | <b>(C)</b> | <b>130 Baltar Lane</b> | <b>1950</b> | <b>Ranch</b> |
| One-story, frame, three-bay-wide (www-d-ww) Ranch house with a hip-roof. Bay 2 is a four panel door with an arched window. Bay 1 is a picture window flanked by 2/2 wooden double-hung-sash windows. Other windows are wooden 2/2 d-h-s in singles and pairs. The house has a pier foundation, asbestos cladding, wide eaves, and an asphalt shingle roof. |            |                        |             |              |
| <b>2.</b>  | <b>(C)</b> | <b>131 Baltar Lane</b> | <b>1961</b> | <b>Ranch</b> |

<sup>1</sup> The Buildings of Biloxi: An Architectural Survey, 121.

<sup>2</sup> Sanborn Fire Insurance Map, Biloxi: 1925, 1948, and 1952.

<sup>3</sup> The Buildings of Biloxi: An Architectural Survey, 121.

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One-story, frame, four-bay-wide (carport-w-w-d-w) Ranch house with a side gable roof. Bay 1 is supported by a decorative metal column. Windows are 1/1 vinyl double-hung-sash and 2/2 aluminum d-h-s. The house has a concrete slab foundation, clapboard cladding, wide eaves, and an asphalt shingle roof.

**3. (C) 133 Baltar Lane 1935-1945 Vernacular Bungalow**

One-story, frame, four-bay-wide (w-d-w-w), side-gable vernacular Bungalow. Bays 2 and 3 are sheltered by a gable-front porch supported by square Doric columns. Windows are 1-light fixed and 2/2 aluminum double-hung-sash, sometimes in pairs. Decorative features included exposed rafters. The house has a pier foundation, asbestos cladding, and an asphalt shingle roof.

**4. (C) 139 Baltar Lane 1960 Contemporary**

One-story, concrete block, two-bay-wide (www-d) Contemporary house with a flat roof. Bay 2 is an inset entry porch supported by decorative metal columns. Windows are aluminum 1-light fixed and 1/1 double-hung-sash. Decorative features include wide eaves and exposed rafters capped by fascia. The house has a concrete slab foundation and concrete cladding.

**5. (C) 142 Baltar Lane 1925-1935 Craftsman Bungalow Side-Gable**

One-story, frame, three-bay-wide (ww-d-w) Craftsman side-gable Bungalow with an inset partial porch. The porch, sheltering Bays 2 and 3, is supported by tapered boxed columns on brick pedestals. Bay 2 entry is offset left and Bay 3 window was boarded at time of survey. Windows are 2/2 aluminum and wooden 4/1 double-hung-sash, sometimes in pairs. Decorative features include exposed rafters. The house has a brick pier foundation, clapboard cladding, and an asphalt shingle roof.

**6. (C) 143 Baltar Lane 1959 Ranch**

One-story, frame, three-bay-wide (ww-wwd-dw) Ranch house with a side gable roof. Bay 3 is a projecting gable front wing. Bay 2 is sheltered by a shed partial porch that partially fills the right re-entrant angle. Windows are 2/2 aluminum double-hung-sash in singles and pairs. Decorative features include, novelty skirting, wide eaves, and staggered asbestos shingles in gable ends. The house has a concrete slab foundation, novelty siding, and an asphalt shingle roof. [Photo 13]

**7. (C) 148 Baltar Lane 1965 Ranch**

One-story, frame, four-bay-wide (ww-www-d-carport) Ranch house with a multiple hip roof. The house was originally U-shaped with Bays 1, 3 and 4 projecting hip roofs. Bay 2 is a shed roofed, vinyl clad addition that fills the left and right (Bay 1 and 3) re-entrant angles. Windows are 2/2 aluminum double-hung-sash. The house has a concrete slab foundation, brick cladding, wide eaves, and an asphalt shingle roof.

**8. (C) 151 Baltar Lane c. 1914 Colonial Revival Sidehall**

One-story, frame, three-bay-wide (w-w-d) Colonial Revival Sidehall with gable front roof. The inset full-width porch is supported by square Doric columns spanned by a picketed balustrade. Entry is surmounted by a 2-light transom. Windows are 2/2 and 6/6 wooden double-hung-sash. The house has a brick pier foundation, clapboard cladding, pedimented gable, and a corrugated metal roof.

**9. (NC) 156 Baltar Lane 1905-1915 Vernacular**

One-story, frame, four-bay-wide (w-dw-w-porch) vernacular house with a hip roof core. The present façade is a flat roofed addition with a screened-in inset porch appended to the right side forming Bay 3. Entry is a six paneled modern door. Windows are wooden 3/1 and 6/6 double-hung-sash, some with aluminum awnings. The house has a concrete block pier foundation, asbestos cladding and an asphalt shingle roof. There is a full width shed roofed addition in the rear. The alterations adversely affect the historic massing of the house.

**Benachi Avenue**

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**10. (C) 119 Benachi Avenue 1943 Ranch**

One-story, frame, four-bay-wide (ww-ww-d-ww) Ranch house with a hip roof. Bay 1 is a shed roofed addition. Bay 3 entry is a modern paneled door with a semi-circle window. Windows are paired 4-light steel casement, sometimes in ribbons of two. Distinctive features include corner windows on left and right (south and north) façade. The house has a concrete slab foundation, brick cladding, wide eaves, and a pressed metal roof.

**11. (NC) 174 Benachi Avenue 2006 Contemporary**

One-story, frame commercial building with a hip roof. The two-bay façade has paired multi-light aluminum windows and a single-leaf multi-light door. The building has a concrete slab foundation.

**Grant Court**

**12. (C) 959 Grant Court 1930 Craftsman Bungalow Gable-Front**

One-story, frame, two-bay-wide (ww-wdw) Craftsman gable-front Bungalow. The full-width porch with shed-roof sheltering Bay 1 and gable-front roof sheltering Bay 2 is supported by tapered columns on stuccoed pedestals. Bay 2 is a modern door with a 1-light transom flanked by narrow vinyl 4/1 double-hung-sash windows with faux muntins. Windows are vinyl 4/1 d-h-s with faux muntins, sometimes in pairs with faux shutters. The house has a brick pier foundation, vinyl cladding, and an asphalt shingle roof.

**13. (C) 960 Grant Court 1925-1929 Craftsman Vernacular Bungalow Side-Gable**

One-story, frame, two-bay-wide (ww-dd) Craftsman Vernacular side-gable Bungalow. The full-width shed roof porch is supported by fluted Doric columns and partially screened in with arched framing spanned by a picketed balustrade. Windows are 6/1 and 8/1 wooden double-hung-sash, sometimes in pairs and ribbons of three. Decorative features include exposed rafters covered by fascia on porch, beams in gable ends, wide eaves, and one interior and one exterior chimney. The house has a pier foundation, stucco cladding, and an asphalt shingle roof. [Photo 10]

**14. (C) 962 Grant Court 1931 Tudor**

1-story, frame, three-bay-wide (carport-ww-w) Tudor house with a side gable roof. Bay 1 is a shed roof carport; Bay 2 is a gable roof wing containing segmental arched windows covered by working board and batten shutters with metal straps. Both Bays 1 and 2 project. The hip partial porch fills the left re-entrant angle and is supported by stucco columns forming a Tudor arch. The entry is located on the left re-entrant angle of Bay 2. Windows are 6/1 wood double-hung-sash, sometimes in pairs. The house has a pier foundation, stucco cladding, and an asphalt shingle roof.

**Hopkins Boulevard**

**15. (C) 121 Hopkins Boulevard 1925 Vernacular**

Two-story, frame, three-bay-wide (w-w-d) vernacular house with a multiple hip roof. First story windows on left (south) elevation and main façade (east) were boarded at time of survey. A gable awning with barrel vaulted vergeboard supported by brackets shelters door containing 4-panels and 2-lights with sidelights (boarded) and fanlight. Windows are vinyl 6/6 double-hung-sash with faux muntins in singles, paired and ribbons of three or four. The house has stucco cladding, wide eaves, and an asphalt shingle roof.

**16. (C) 125 Hopkins Boulevard 1936-1943 Tudor**

One-story, frame, three-bay-wide (www-d-www) Tudor house with an intersecting gable roof and entry bounded by decorative metal balustrade. Bay 2 is a projecting gable front ell with offset gable eave containing an arched board and batten door with 11-light square motif window. Windows are 1/1 and 8/1 vinyl double-hung-sash with faux

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muntins in singles, pairs, and ribbons of three. The house has a pier foundation, brick cladding, and an architectural asphalt shingle roof. The rear (west) gable end has been extended to provide for an addition.

**17. (C) 129 Hopkins Boulevard 1926 Craftsman**

Two-story, frame, three-bay-wide (ww-dd-d) raised Craftsman hip roof apartment building on an enclosed basement. Bays 2 and 3 are sheltered by a second-story hip-roofed porch supported by paired tapered columns on brick pedestals spanned by a metal balustrade. Windows are 6-light casement and 6/6 wooden double-hung-sash in singles and ribbons of three. The building has a concrete slab foundation, stucco cladding, exposed rafters, and an asphalt shingle roof. Four apartments are accessed on the north elevation of the first floor.

**18. (C) 133 Hopkins Boulevard 1926 Italian Renaissance**

2-story, three-bay-wide, (enclosed porch-ww-ww) Italian Renaissance apartment building with a hip roof. Access to apartments is on the first floor left (south) elevation through modern doors. Windows are wood 6-light casement, 1/1 and 6/6 double-hung-sash; aluminum 1-light casement or 2/2 d-h-s, in singles, pairs, and ribbons of three or four. Decorative features include modillions, fanlights over main façade second story windows, and brick veneer detailing. The house has a concrete slab foundation, stucco cladding, and a pressed metal roof.

**19. (C) 137 Hopkins Boulevard 1953 Ranch**

One-story, frame, five-bay-wide (carport-wwwd-w-w) Ranch house with a multiple hip roof. Entry is a modern door with a beveled oval light. Bay 1 is a shed-roof carport addition. Bay 3 advances forming a hip roof wing. Windows are 6/6 vinyl double-hung-sash with faux muntins, sometimes with faux shutters. Distinctive features include wide eaves and elongated stretcher brick veneer. The house has a concrete slab foundation and an asphalt shingle roof.

**20. (C) 141 Hopkins Boulevard c. 1935 Colonial Revival Vernacular**

Two-story, frame, three-bay-wide (ww-d-ww) Colonial Revival Vernacular house with a hip roof. Bay 2 is a 6-panel wooden door with pediment and pilaster architrave. Windows are 8-light metal casement with 2-light transom, sometimes in pairs. The house has a pier foundation, brick cladding, and an asphalt shingle roof. There is a shed roof porch addition supported by wood posts on the right (north) elevation sheltering two 6-panel doors. A one-story gable-roof addition spans the rear.

**21. (C) 144 Hopkins Boulevard c. 1935 Vernacular**

Two-story, frame two-bay-wide (wdw-wdw) vernacular apartment building with a gable-front roof. Bays 1 and 2 are identical, consisting of a 3-light over 4-panel door flanked by 4/4 wood double-hung sash windows. Other windows are 6/6 wood double-hung-sash, sometimes in pairs. A distinctive feature is a centered picture window flanked by 6/6 wood d-h-s windows with a cloth awning. The house has a concrete slab foundation, an asphalt shingle roof, with brick cladding on the first floor and scalloped asbestos shingles on second floor.

**22. (C) 145 Hopkins Boulevard 1942 Minimal Traditional**

1.5-story, frame, three-bay-wide (www-w-www-addition) Minimal Traditional house with side gable roof. Bay 2 is a shed partial porch which extends to form Bay 3. Entry is located at the right re-entrant angle of Bay 2. A hip roof addition comprises of Bay 4. Windows are aluminum 1/1 double-hung-sash, in ribbons of three or wood 3/1 and 6/6 d-h-s. The house has a continuous concrete foundation, vinyl cladding, and an asphalt single roof. There are two shed roof dormers on the main façade.

**23. (C) 148 Hopkins Boulevard 1965 Ranch**

One-story, frame, two-bay-wide (www-d) Ranch house with a multiple gable roof. Bay 2 is a modern door with 8-light sidelights and glass block transom. Bay 1 is a picture window flanked by 4-light aluminum awning windows. Other windows are 4-light aluminum awning, sometimes in pairs. Decorative features include wide eaves and iron work on the right (south) elevation. The house has a concrete slab foundation, brick cladding, and an asphalt shingle roof.

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- 24. (C) 151 Hopkins Boulevard 1927 Colonial Revival Center Hall**  
Two-story, frame, two-bay-wide (w-d) Colonial Revival with a gable front roof. The house has a Center Hall plan on the left (south) elevation. The full width hip roof double galleried porch is supported by square columns spanned by a picketed balustrade on the first story. The porches second story has been enclosed and contains 8-light casement windows. Entry is a 1-light over 2-panel door. Other windows are 6/6 wood double-hung-sash and 2/2 aluminum d-h-s. The house has a pier foundation, clapboard cladding, and a standing seam metal roof.
- 25. (C) 151 B Hopkins Boulevard c. 1950 Garage**  
Two-story, frame, vernacular accessory structure clad in weatherboard with a standing seam side-gabled roof. The first-story consists of three-bays (d-w-d), two overhead metal garage doors that flank a single, centered, 6/6 window. The second-story is comprised of a total of four 6/6 windows that are arranged in pairs over each garage bay. The structure is accessed from Grant Court.
- 26. (C) 153 Hopkins Boulevard c. 1940 Craftsman Bungalow**  
One-story, frame, four-bay-wide (enclosed porch-w-d-w) Craftsman Bungalow with a jerkinhead roof. Bay 2 is offset with a shed roof awning supported by brackets sheltering a 6-panel wood door and stoop with a metal balustrade. Bay 1 is enclosed and contains 8-light casement windows. Other windows are 3/1 wood double-hung-sash, sometimes in pairs and with cloth awnings. The house has a brick pier foundation, scalloped asbestos shingle cladding, exposed rafters, and an asphalt shingle roof. There is a shed roof addition on the rear (west).
- 27. (C) 154 Hopkins Boulevard 1934 Tudor**  
One-story, frame, four-bay-wide (porte-cochere-ww-w) Tudor house with jerkinhead roof. A shed roof porch is appended to Bay 2 and partially shelters Bay 3 which is set back. The porch is supported by square posts with brackets and shelters entry on left re-entrant angle of Bay 2. Windows are 6/1 and 9/1 wood double-hung-sash, in singles, pairs, and ribbons of three or four. Decorative features include chimney pot, cross gable vents, faux half-timbering in gable end, and an arcaded wing wall. The house has a pier foundation, stucco cladding and an asphalt shingle roof. [Photo 9]
- 28. (NC) 156 Hopkins Boulevard 1909-1914 Vernacular**  
1.5-story, frame, three-bay-wide (www-d-www) vernacular dwelling with a gable front roof. This house was originally a double shotgun. The inset full-width porch is supported by square columns. Bay 3 is an offset board and batten door with portion of transom over window. Windows are wood 15-light fixed, with 2-light transoms and 1/2 double-hung-sash; all windows are floor to ceiling. The house has a brick pier foundation, wood shingle cladding, and a pressed metal roof. Extensive changes to the historic siding and the historic doors and windows adversely affect the historic integrity of the house.
- 29. (C) 189 Hopkins Boulevard c. 1900 Queen Anne**  
1-story, frame, 3-bay-wide (d-w-d) Queen Anne house with hip roof. The inset full-width porch is supported by turned posts with brackets spanned by a picketed balustrade and spindle frieze. Bay 1 door is a modern 9-light with faux muntins and Bay 3 door is a 1-light over 1-panel (original) with 1-light transoms. Windows are 2/2 and 4/4 aluminum d-h-s. Features include decorative shingles in pentad gable end; hood moldings, some with scroll work; and finials on newel posts. The house has a brick pier foundation, clapboard cladding, and an asphalt over asbestos shingle roof.

Howard Avenue

- 30. (NC) 951 Howard Avenue 1970 Neo-Eclectic Late 20th Century Commercial**  
Coast Medical Supply  
One-story, five-bay-wide (dd-wd-wwd-wd-wd) Neo-Eclectic Late 20th Century Commercial building with a side gable roof. The building is addressed on Howard but fenestration is from Hopkins Blvd. Doors are modern 1-light over 2-panel. Windows are 1-light aluminum fixed sash. Distinctive features are diamond vents in gable end and

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wide eaves, including a hip eave that has been applied to gable ends. The building has a concrete slab foundation, stucco cladding, and an asphalt shingle roof.

**31. (C) 953 Howard Avenue 1900 Folk Victorian Shotgun**  
**Gollott Lyons Real Estate**

One-story, frame, three-bay-wide (d-w-w) Folk Victorian Shotgun house with a gable-on-hip roof. The inset full-width porch is supported by turned posts with brackets and spanned by a picketed balustrade. Bay 1 is a 1-light over 2-panel wood door with one light transom. Bays 2 and 3 windows are floor to ceiling 1/2 wood double-hung-sash with faux shutters. Other windows are 1/1 wood d-h-s with faux shutters. The house has a brick pier foundation, clapboard cladding, and a corrugated metal roof.

**32. (C) 955 A Howard Avenue 1925-1948 Minimal Traditional**  
**Land Trust**

One-story, frame, five-bay-wide (w-w-d-w-w) Minimal Traditional dwelling with a hip roof. Bays 3-5 are sheltered by a hip partial porch supported by Tuscan columns spanned by a turned balustrade. Entry is a 1-light over 2-panel wooden door. Windows are 6/6 vinyl double-hung-sash with faux muntins and shutters. The house has a brick pier foundation, novelty cladding, square vented cupola, and an architectural asphalt shingle roof. There are multiple additions in the rear.

**33. (C) 955 B Howard Avenue c. 1910 Folk Victorian**  
**Land Trust and**  
**The Denton Group**

2-story, frame, three-bay-wide (w-w-d) Folk Victorian house with a gable-on-hip roof. The 1-story, full-width hip roof porch with a flat roof over Bay 1 is supported by turned posts spanned by a picketed balustrade. Entry is a stained glass panel over 1-panel door with a stained glass transom. Windows are 2/2 wood double-hung-sash with working shutters on main façade. Decorative features include dentils, wide cornice, a gable end vent with entablature and pilasters. The house has a brick pier foundation, novelty cladding, and an asphalt shingle roof.

**34. (C) 958 Howard Avenue 1960 Mid- 20th Century Commercial**  
**Law Office Sekul, Hornsby, Tisdale**

One-story, three-bay-wide (w-d-w) mid-20th century commercial building with a gable front roof. Bay 2 is a 1-light plate glass aluminum door. Windows are 1-light fixed aluminum sash. Distinctive features include wide eaves, brick veneer on main façade, and iron bars over door and windows. The building has a concrete slab foundation, concrete cladding, and an asphalt shingle roof.

**35. (NC) 958 B Howard Avenue c. 1980 Vernacular Commercial**

One-story, metal storage building with a shed roof and a brick facade. The center of the facade is a protruding arch detail, also of brick. The west elevation consists of ten, single bay, overhead garage doors and an exposed metal exterior.

**36. (NC) 960 Howard Avenue 2007 Post-Katrina Architecture**

One-story, five-bay-wide (w-w-d-w-w) Post-Katrina Coastal house with a gable front roof. Bays 4-5 are a projecting gable wing. Bays 1-3 are sheltered by a hip partial porch supported by square columns. Bay 3 is a modern 1-light over 2-panel door with 1-light transom. Windows are 1/1 vinyl double-hung-sash with 1-light transom. The house has a pier foundation, Hardy Plank cladding, exposed rafters, and an asphalt shingle roof.

**37. (C) 961-963 Howard Avenue 1955 Vernacular Mid-20th**  
**C&C Insurance Services Century Commercial**

One-story, frame, two-bay-wide (wdw-wdw) vernacular mid-20th century commercial building with a flat roof. Bays 1 and 2 are sheltered by a faux mansard awning. Doors are 1-light plate glass aluminum with 1-light transoms. Windows are 1-light aluminum fixed sash. Distinctive features include brick veneer on main façade and a modern 9-

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light door with canvas awning on the left (east) elevation. The building has a concrete slab foundation, stucco cladding, and an asphalt shingle roof.

**38. (C) 962 Howard Avenue 1960 Mid-20th Century Commercial**  
**Gulf Coast Silk Screening and A to Z Embroidery**

One-story, concrete block, three-bay-wide (w-d-w) mid-20th century commercial building with a gable front roof. Bay 2 is a modern 9-light over 2-panel wood door. Windows are 1-light fixed aluminum sash. Distinctive features include faux stone veneer, wood paneling with vent in gable end, and wide eaves. The building has a concrete slab foundation, concrete cladding, and an asphalt shingle roof. There is a gable roof addition in the rear (south) and a shed roof addition, partially connected to the main building, located on the left (east) elevation. [Photo 8]

**39. (C) 968 Howard Avenue 1949 Modern**  
**AT&T**

Three-story, frame, five-bay-wide (w-w-d-w-w) Modern building with a flat roof and recessed entry. Bay 3 is a 10-light wood door with triple, stylized, horizontal door handles with an Art Deco inspired multiple light transom and a wide smooth concrete architrave. Windows are 6/6 steel double-hung-sash. Decorative features include vertical brick banding between windows, concrete water table belt course, and coping. The building has a pier foundation, brick cladding, and a tar and gravel roof. Some of the third story windows have been enclosed with brick. [Photo 7]

**40. (NC) 969 Howard Avenue 1965 Shed Mid-20th Century Commercial**  
**Praxair Healthcare Services**

One-story, four-bay-wide (w-d-garage-enclosed garage) Shed mid-20th century commercial building. Bays 1-2 are sheltered by a 1-story left (east) sloping shed roof and Bays 3-4 are sheltered by a 2-story right (west) sloping shed roof. Bay 2 is a 1-light plate glass aluminum door. Windows are 2-light aluminum fixed sash in a ribbon of three. Distinctive feature is vertical and horizontal banding on main façade. The building has a concrete slab foundation, stucco cladding, and a metal roof.

**41. (C) 972 Howard Avenue 1923 Craftsman**

2-story, frame, three-bay-wide (d-www-port cochere) Craftsman side gable house. The full-width porch incorporates a gable end at Bay 1, shed roof at Bay 2, extending into a front gable port cochere at Bay 3, and is supported by square brick columns. Bay 1 is a projecting gable front ell with a 15-light wood door. Windows are 4/1 wood d-h-s, sometimes in pairs. Decorative features include brackets, exposed trusses, rafters. And beams. The house has a brick pier foundation, Hardy Plank cladding, and an architectural asphalt shingle roof.

**42. (C) 973 Howard Avenue 1914-1925 / c. 1948 Vernacular**  
**Flower Basket Florist**

1-story, frame, 3-bay-wide (ww-dd-ww) vernacular building with a flat roof. The original fenestration has been significantly altered to obtain the current storefront. The inset full width porch is supported by decorative metal columns with brackets and stair rail. Bay 2 is two 1-light plate glass aluminum doors with 1-light transom. Windows are 1-light plate glass aluminum fixed sash with soldier brickwork lintels, some windows were boarded at time of survey. The building has a pier foundation, brick cladding, boxed eaves, and gravel roof.

**43. (C) 975 Howard Avenue c. 1952 Vernacular**

2-story, concrete block, six-bay-wide (w-d-d-w-w-w) vernacular building with a hip roof. The shed partial porch shelters Bays 2-3 on both stories and is supported by square columns; the second story apartments are accessed by stairs on right side of main façade with horizontal balustrade and the porch is spanned by a picketed balustrade. Bays 5-6 are a set-back 1-story wing. Entries are 9-light over 2-panel modern doors. Windows are 1/1 vinyl d-h-s with faux shutters. The building has a concrete slab foundation, concrete cladding, closed eaves, and an asphalt shingle roof.

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- 44. (C) 976 Howard Avenue 1894 Vernacular Bungalow**  
**Wren Motor Co**  
 One-story, three-bay-wide (d-w-d) vernacular bungalow with a gable front roof. The full-width shed-roof porch, later addition, is supported by turned posts resting on stucco-clad pedestals. Bay 1 is an elongated semi-circular 2-light over 2-panel wood door; Bay 3 is a modern semi-circle light over 4-panel door, both doors have 1-light transoms. Bay 2 is window that is offset right. All windows are wood 4/4 double-hung-sash and 3/1 d-h-s, sometimes in pairs. The house has a brick pier foundation, novelty cladding, and a pressed metal roof.
- 45. (C) 983 Howard Avenue 1960 Contemporary Mid-20th Century Commercial**  
**Seacoast Building**  
 One-story, two-bay-wide Contemporary mid-20th century commercial building. Bay 2 is a flat roof ell. Bay 1 is an enclosed porch and contains a barrel vault wraparound cloth awning sheltering a 15-light modern door and 1-light plate glass window, both with faux muntins; under the window is a brick half wall. Windows are 3-light fixed steel sash. The left (east) elevation contains an entry porch supported by a brick veneer wall sheltering another entry. The building has a concrete slab foundation, brick cladding, and an asphalt shingle roof.
- 46. (C) 984-986 Howard Avenue c. 1940 Vernacular Mid-20th Century Commercial**  
**Tower Loan**  
 2-story, frame, vernacular mid-20th century commercial side gable building with a wraparound metal awning supported by metal tie rods. Bay 1 is a 1-light over 1-panel wood door; Bays 3-4 are 1-light aluminum doors. Bays 2 and 5 are 1-light fixed aluminum sash windows. All main façade openings have 6-light transoms in singles and ribbons of three. Other windows are wood 6/6 d-h-s and 8-light casement, sometimes in pairs and ribbons of three. The building has a concrete slab foundation, an asphalt shingle roof, brick and aluminum over clapboard cladding. [Photo 6]
- 47. (C) 987 Howard Avenue c.1900 Eastlake**  
 1-story, frame, 4-bay-wide (w-d-d-ww) Eastlake house with a multi-gable roof. Bays 3-4 are set back and sheltered by an inset porch; Bays 1-2 are sheltered by a full-width shed roof porch; both are supported by turned posts with brackets and spanned by a picketed balustrade. Bay 2 is accented by a cross gable and has a multiple-light lead glass over 2-panel wood door flanked by 1-light over 1-panel sidelights and transom. Windows are wood 2/2 and 4/1 d-h-s and 9-light paired casement. The house has a brick pier foundation, novelty cladding, and an asphalt shingle roof. [Photo 5]
- 48. (C) 987 ½ Howard Avenue 1914 Eclectic**  
 Two-story, frame, three-bay-wide (ww-dd-ww) Eclectic house with a hip roof. Bays 2 and 3 are sheltered by a flat roof porch, later addition, supported by square posts on boxed pedestals with brackets. Entry is a 1-light over 1-panel French door with architrave and entablature. Windows are wood 2/2 d-h-s and 2-light fixed; 1/1 aluminum d-h-s and 4-light steel casement in pairs; all windows have decorative casements. The house has a brick pier foundation, clapboard cladding, and an asphalt shingle roof.
- 49. (C) 988 Howard Avenue c. 1890 Queen Anne**  
 1-story, frame, three-bay-wide (cutaway bay-d-w) Queen Anne house with a side gable roof. Bay 1 projects. Bay 3 is sheltered by a projecting gable-front porch and Bay 2 is sheltered by an inset partial porch filling both re-entrant angles; both porches are supported by turned posts with brackets and a stylized picketed balustrade. Bay 2 contains elaborate brackets and frieze. Windows are wood 1/1 d-h-s with stained glass and 2/2 d-h-s. The house has a brick pier foundation, vinyl cladding, and an asphalt shingle roof. [Photo 6]
- 50. (C) 989 Howard Avenue c. 1905 Eastlake**  
**Walter L. Nixon Jr., Law Offices**  
 1-story, frame, 4-bay-wide (cutaway bay-d-ww-w) Eastlake house with a hip roof. Bay 1 projects. Bays 2-4 are sheltered by a hip roof wraparound porch that has been enclosed at Bays 3-4; the porch is supported by turned posts

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with arched sunburst brackets spanned by a picketed balustrade. Entry is a 1-light over 2-panel wood door with 1-light over 1-panel sidelights and 4-light transom. Windows are 1/1 and 2/1 steel d-h-s, sometimes in pairs. The house has a brick pier foundation, clapboard cladding, and an asphalt shingle roof.

51. (NC) 990 Howard Avenue 1995 Neo-Eclectic Late 20th Century Commercial  
**Magnolia Mini Storage**  
One-story, four-bay-wide (d-d-d-d) Neo-Eclectic late 20th century commercial building with a flat roof. The full width shed roof porch is supported by square posts and shelters four modern 6-panel doors. The left (west) elevation contains 10 single bay garage doors. The building has a concrete slab foundation, metal cladding, brick veneer on main façade, and a pressed metal roof.
52. (NC) 992 Howard Avenue 1983 Neo-Eclectic Late 20th Century Commercial  
**Landmark Properties,  
Wheeler and Associates**  
One-story, three-bay-wide (ww-dd-ww) Neo-Eclectic late 20th century commercial building with a hip roof. The wraparound porch extends down the left (west) elevation and is supported by square wood columns. Bay 2 is a modern 6-panel double door with brick header lintels. All windows are wooden 1-light fixed sash in pairs with brick header lintels. The building has a concrete slab foundation, brick cladding, wide eaves, and a three-tab asphalt shingle roof. The left (west) façade contains one entry and 7 paired windows. [Photo 4]
53. (NC) 998 Howard Avenue 1985 Neo-Eclectic Late 20th Century Commercial  
**Michael F. Cavanaugh Lawyer**  
One-story, five-bay-wide (ww-ww-d-ww-ww) Neo-Eclectic late 20th century commercial building with a hip roof. The wraparound porch extends down the right (east) elevation and is supported by square wood columns. Bay 3 is a modern 6-panel door. All windows are wooden 1-light fixed sash, in pairs. The building has a concrete slab foundation, brick cladding, wide eaves, and a three-tab asphalt shingle roof. The right (east) façade contains one entry and 6 paired windows.
54. (NC) 999 Howard Avenue 1970 Contemporary Mid-20th Century Commercial  
**The Rogers Building**  
One-story, four-bay-wide, Contemporary mid-20th century commercial building with a shed roof. The full width inset porch is supported by brick veneer wall supports on main façade ends. The three bays are divided by L-shaped contemporary pilasters that extend along porch ceiling. Doors are 1-light plate glass aluminum with 1-light transoms. Windows are 1-light plate glass aluminum fixed with 1-light transoms, in singles and ribbons of three as well as 4-light aluminum fixed, in pairs. The building has a concrete slab foundation, brick cladding, coping, and a metal roof. There is a decorative brick veneer wall support at the rear entry.
55. (NC) 1001 Howard Avenue 1970 Mid-20th Century Commercial  
**Camellia Home Health & Hospice**  
One-story, concrete block, four-bay-wide (d-www-w-w) Mid-20th Century Commercial building with hip roof. The full-width metal awning shelters an additional cloth awning over Bay 1. Entry is a modern door with an oval beveled glass over 1-panel. Bay 2 is a shallow ell. Windows are 12/6 aluminum double-hung-sash, sometimes with faux shutters, and 3-light aluminum sash awning. The building has a concrete slab foundation, concrete block and brick veneer cladding, and a three-tab asphalt shingle roof. There are multiple gable and hip roof additions in the rear (south).
56. (C) 1006 Howard Avenue 1910 Queen Anne Vernacular  
1-story, frame, four-bay-wide (wd-w-w-w) Queen Anne Vernacular house with a gable on hip roof. An inset full width porch shelters Bays 1-3 and is supported by square columns. Bay 2 is accentuated by brackets in the entablature and eyebrow dormer; entry is a 1-light over 2-panel door with sidelights that were boarded at time of survey. Bay 4 is a setback shed roof addition. Windows are wood 6/6 and 1/1 d-h-s, sometimes in pairs and

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aluminum 6/6 and 2/2 d-h-s with faux muntins. The house has a brick pier foundation, clapboard cladding, and an asphalt shingle roof. [Photo 3]

**57. (C) 1007 Howard Avenue c. 1903 Queen Anne**  
**Wilson Law Firm, P.C.**

1-story, frame, 4-bay-wide (w-w-d-cutaway bay) Queen Anne house with a gable front roof. Bay 4 is a pented gable front projecting cutaway bay. Bays 2-3 are sheltered by a shed partial porch accented by a pented gable supported by turned posts with brackets forming a segmental arch flanked by a picketed balustrade. Bay 3 is a 1-light over 1-panel door with transom. Windows are 1/1 and 1/2 wood d-h-s, with pediments, pilasters, brackets and stained glass. The house has a brick pier foundation, clapboard cladding, and an asphalt shingle roof.

**58. (C) 1008 Howard Avenue 1914-1925 Craftsman Bungalow**  
**Timothy Peter Kottermann, Gable-Front**  
**Attorney at Law**

One-story, frame, two-bay-wide (wdw-ww) Craftsman gable-front Bungalow. The gable partial porch is supported by tapered columns and a central turned post on brick pedestals spanned by a turned balustrade. Bay 1 is a 20-light door flanked by 8/1 wood double-hung-sash windows. Other windows are wood 6-light casement or 10/1 d-h-s, in singles and pairs. Decorative features include exposed rafters with fascia, beams, and waffle vents in gable ends. The bungalow has a brick pier foundation, asbestos shingle cladding, and an asphalt shingle roof. [Photo 3]

**59. (C) 1009-1013 Howard Avenue 1955 Mid-20th Century Commercial**  
**Beacon Insurance Services**

One-story, frame, three-bay-wide (dwww-dwww-dwww) Mid-20th Century Commercial building with a flat roof. All Bays are sheltered by a metal awning and contain plate glass aluminum doors with 1-light transom and plate glass windows in a ribbon of three. Each bay is flanked by a brick pilaster except Bay 3 in which a plate glass corner window is located on the right (west). The building has a concrete slab foundation, brick cladding, and a tar roof.

**60. (C) 1010 Howard Avenue 1914-1925 Craftsman Bungalow**  
**Gable-Front**

One-story, frame, two-bay-wide (ww -wdw) Craftsman gable-front Bungalow. The gable partial porch is supported by tapered columns and a central turned post on stucco pedestals spanned by a turned spindle balustrade. Bay 2 is a 20-light door flanked by 8/1 wood double-hung-sash windows. Other windows are wood 6-light casement or 10/1 d-h-s, in singles and pairs. Decorative features include exposed rafters with fascia, beams, and horizontal vents in gable ends. The bungalow has a brick pier foundation, asbestos shingle cladding, and an asphalt shingle roof. [Photo 3]

**61. (C) 1015 Howard Avenue 1951-1952 / c.1970 Neo-Eclectic Mid-20th**  
**Medical Arts Building Century Commercial**  
**McDonnell Law Firm**

One-story, frame, three-bay-wide (wwwd-dwww-dwww) Neo-Eclectic Mid-20th Century Commercial building with a flat roof and a full-width faux-mansard awning. Bays 2 and 3 entrances are situated at 45 degree angles. Doors are 21-panel wood. Windows are 1-light fixed wood sash, sometimes in pairs or ribbons of three. Decorative features include two brick partition walls with square openings and board and batten detailing added to infill original window holes. The building has a concrete slab foundation, brick cladding, and a tar roof.

**62. (C) 1016 A & B Howard Avenue c. 1940 Craftsman Vernacular Bungalow**  
**Prudential Financial**

1-story, frame, two-bay-wide (wd-dw) Craftsman Vernacular Bungalow with a jerkinhead roof. Entries are sheltered by a shed entry porch supported by square posts sheltering two modern doors. The main façade has brick veneer and 1-light fixed wood windows. Other windows are 4/1 and 6/1 wood d-h-s in pairs. Decorative features include vertical boards in gable end, exposed rafters with fascia, and an interior chimney with cooping. The building has a

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brick pier foundation, asbestos cladding, and an asphalt shingle roof. There is a gable front addition on the rear (northeast).

- 63. (C) 1018 Howard Avenue 1920-1930 Craftsman Vernacular**  
**Betsy Walker Attorney**  
**at Law**

Two-story, frame, two-bay-wide (dd-d) Craftsman Vernacular house with a hip roof. The inset double gallery porch is supported by fluted Doric columns on the first floor and tapered Tuscan columns on the second, both replacement. The second floor is spanned by a closed balustrade. Bay 2 is a 15-light wood door with 4/1 double-hung-sash sidelights and three light transom. Windows are 4/1 d-h-s, sometimes in pairs. The house has a concrete slab foundation, clapboard cladding, exposed rafters, and an asphalt shingle roof.

- 64. (NC) 1020 Howard Avenue c. 1909 Vernacular**

One-story, frame, vernacular house with a multiple hip roof. The original full width porch was later enlarged and enclosed. Windows are wood 1/1 and 4-light casement. The house has a brick pier foundation, clapboard cladding, narrow eaves, and an asphalt shingle roof. There are multiple additions in the rear (north). The porch enclosure adversely affects the massing of the house.

- 65. (C) 1021 Howard Avenue c.1900 Queen Anne**  
**Rosewood Gallery**

Two-story, frame, three-bay-wide (w-d-cutawaybay) Queen Anne building with a multiple hip roof. Bay 3 is a projecting pented gable roof. Bays 1 and 2 are sheltered by an enclosed shed roof porch which wraps around Bay 3 forming an awning; the second story enclosed shed roof porch fills the right re-entrant angle. Bay 2 is an aluminum plate glass door sheltered by a cloth awning. Windows are 1/1 wood double-hung-sash and 2/2 aluminum d-h-s, sometimes in pairs. The building has a concrete slab foundation, concrete and stucco cladding, and an asphalt shingle roof.

- 66. (NC) 1025 Howard Avenue c.1900 / c. 1955 / 2011 Queen Anne / Modern**

Two-story, frame, three-bay-wide (ww-dd-ww) office building. Bay 2 is an inset double arched modern door flanked by display windows. All windows are 16/12 vinyl d-h-s in pairs. The building has brick pier foundation, asbestos and stucco cladding, and an asphalt shingle roof. The alterations have adversely affected the massing and little remains of the historic house, especially on the front elevation.

- 67. (C) 1026-1028 Howard Avenue 1955 Contemporary Mid-20th**  
**Creations Salon Century Commercial**

One-story, frame, two-bay-wide (d-d) Contemporary Mid-20th Century Commercial building with a flat roof. Bays 1 and 2 are sheltered by an inset full width porch supported by a central brick veneered wall and brick veneered wall supports at either end of the main façade. Bay 1 contains a brick lattice screen obscuring entry. Both doors are aluminum 1-light plate glass with 1-light transoms. Windows are 2/2 aluminum double-hung-sash. The building has a concrete slab foundation, brick cladding, and a tar and gravel roof.

- 68. (C) 1030 Howard Avenue 1956 Mid-20th Century Commercial**  
**Anzalone**

One-story, frame, two-bay-wide (w-d) Mid-20th Century Commercial building with a hip roof. The inset full width porch is supported by brick veneered walls on main façade ends and shelters a right justified 1-light aluminum plate glass door. Window is a 1-light aluminum fixed. Decorative features include a stucco entablature, eave, and inset cornice. The building has a concrete slab foundation, brick cladding, and an asphalt shingle roof. There is a two-story, concrete block, hip roof addition with an asphalt shingle roof spanning the rear (north) elevation.

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69. (C) 1032 Howard Avenue 1920

**Craftsman Bungalow  
Gable-Front**

One-story, frame, two-bay-wide (wdw-ww) Craftsman gable-front Bungalow. The full width gable and arbor porch is supported by tapered wood columns on stucco pedestals sheltering a 9-light square motif door. Windows are wood 9/1 square motif double-hung-sash, sometimes in pairs. The house has a pier foundation, clapboard cladding, exposed rafters, and a pressed metal roof. There is a store front gable roof addition, connected by a breezeway fronting Benachi Avenue, in the rear (north).

70. (C) 1036 Howard Avenue c. 1915 / c. 1955  
Moody Grishman Real Estate

**Neo-Eclectic Mid-20th  
Century Commercial**

One-story, frame, four-bay-wide (d-w-w-d) Neo-Eclectic Mid-20th Century Commercial building with a hip roof. The inset full-width porch is supported by Tuscan columns on short brick pedestals. Doors are 15-light modern with modern fanlight transom infilling larger original transom opening. Windows are floor to ceiling 16-light metal casement picture with faux muntins. Decorative features include metal bars over door and windows in Bays 1 and 2, plain entablature, and composite wood in cornice. The building has a concrete slab foundation, brick cladding, and a hip roof.

71. (C) 1039 Howard Avenue 1920  
Burger Burger

**Craftsman Bungalow  
Gable-Front**

One-story, frame, two-bay-wide (www-wdw) Craftsman gable-front Bungalow. The full width enclosed porch shelters Bay 1 with a hip roof and Bay 2 with a gable roof. Bay 2 is also sheltered by a barrel vault cloth awning and the entry is a 9-light modern door. Windows are 3/1 wood double-hung-sash, in singles and paired. The bungalow has a brick pier foundation, clapboard cladding, exposed rafters, and an asphalt shingle roof.

72. (NC) 1039 B Howard Avenue c. 1990

**Vernacular**

One-story, frame, three-bay-wide (d-d-d) vernacular accessory structure with a metal, side-gabled roof. An inset, full-width, overhang supported by metal and wooden posts extends the entire facade. Doors consist of two single-bay garage doors flanking a centered, metal door.

73. (NC) 1042 Howard Avenue 2002

**Neo-Eclectic Early-21st  
Century Commercial**

One-story, three-bay-wide (w-dd-w) Neo-Eclectic Early 21st Century Commercial building with a hip roof. The inset full width porch is supported by Tuscan columns sheltering 1-light aluminum plate glass double entry doors. Windows are 9/6 vinyl double-hung-sash with faux muntins and shutters. The building has a concrete slab foundation, brick cladding, and an architectural asphalt shingle roof.

74. (C) 1046 Howard Avenue 1937  
West End Fire Co. No. 3

**Colonial Revival**

One-story, frame, Colonial Revival Fire House with an intersecting gable roof. The gable front central bay projecting ell contains two arched garage bays. The left (west) is a side gable wing and the right (east) is an intersecting side gable. Doors are wood with 12-light quatrefoil window with square motif at center sheltered by a metal flat roof awning. Windows are 6/6 wooden double-hung-sash sometimes in pairs. The building has a concrete slab foundation, brick cladding, exterior chimney, and a three-tab asphalt shingle roof. [Photo 1]

#### Joachim Place

75. (C) 163 Joachim Place 1959

**Contemporary**

One-story, concrete block, six-bay-wide (w-w-d-w-d-ww) Contemporary house with a multiple side gable roof. Bays 5 and 6 are sheltered by a shed roof partial porch supported by square posts and spanned by a full length slat wall partition. Bay 5 is a 1-light multiple panel wood door. Bay 3 is gable roof hyphen with modern door. Windows

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are 2/2 aluminum double-hung-sash. The house has a concrete slab foundation, concrete cladding, and a pressed metal roof.

**76. (NC) 167 Joachim Place**

**c. 1940-1948**

**No Style**

One-story, frame, two-bay-wide (wwww-w) dwelling with a hip roof core. Bay 1 is an enclosed shed roof porch with entry on right re-entrant angle consisting of a 9-light modern door with faux muntins. Bay 2 is a gable front awning sheltering a closed balustrade. Windows are aluminum 1/1 and 2/2 double-hung-sash, sometimes in pairs. The house has a pier foundation, Hardy Plank cladding, and an architectural asphalt shingle roof. There are multiple gable and hip roof additions on the rear including a 2-story hip roof. The porch enclosure adversely affects the massing of the house and replacement of the historic windows and doors affects the integrity of the house.

**Oak Grove Place**

**77. (C) 134 Oak Grove Place  
Graybrook Bungalow**

**c. 1927**

**Eclectic**

One-story, frame, eight-bay-wide (w-d-w-ww-ww-w-d-w) Eclectic dwelling with a side gable roof. Shed partial porches shelter Bay 2-3 and 6-7 and are supported by square boxed columns spanned by a picketed balustrade sheltering modern doors. Windows are vinyl 1/1, with faux muntins and wood 6/1 double-hung-sash, some with faux shutters. Distinctive features include two exterior chimneys with caps, a central shed roof dormer, and close eaves. The dwelling has a pier foundation, stucco cladding, and an asphalt shingle roof. [Photo 16]

**78. (C) 140 Oak Grove Place  
Graybrook Bungalow**

**c. 1927**

**Eclectic**

One-story, frame, nine-bay-wide (w-d-w-ww-ww-w-d-w-ww) Eclectic dwelling with a side gable roof. The shed partial porches shelter Bay 2-3 and 6-7 and are supported by square columns spanned by a picketed balustrade sheltering modern 12-light doors. Bay 9 is a side gable asbestos clad addition. Windows are 6/1 wooden double-hung-sash, sometimes in pairs. Distinctive features include two exterior chimneys with caps, a central shed roof dormer, and close eaves. The dwelling has a pier foundation, stucco cladding, and an asphalt shingle roof.

**79. (NC) 147 Oak Grove Place**

**1969**

**Ranch**

One-story, four-bay-wide (ww-d-w-w) Ranch house with a hip roof. Bay 2 is sheltered by an inset entry and is a modern 6-panel door. Windows are 1/1 and 2/2 aluminum double-hung-sash as well as 1-light plate glass fixed sash. The house has a concrete slab foundation, brick cladding, wide eaves, and an architectural asphalt shingle roof.

**80. (C) 148 Oak Grove Place  
Graybrook Bungalow**

**c. 1927**

**Eclectic**

One-story, frame, eight-bay-wide (w-d-w-ww-ww-w-d-w) Eclectic dwelling with a side gable roof. The shed partial porches shelter Bay 2-3 and 6-7 and are supported by square boxed columns spanned by a picketed balustrade sheltering modern doors. Window are 2/2 aluminum double-hung-sash, some with faux shutters and paired. Distinctive features include two exterior chimneys with caps, a central shed roof dormer, and close eaves. The dwelling has a pier foundation, stucco cladding, and an asphalt shingle roof.

**81. (C) 149 Oak Grove Place**

**1925-1932**

**Craftsman Vernacular**

One-story, frame, seven-bay-wide (w-d-w-d-w-d-w) Craftsman Vernacular side gable dwelling. Bays 2 and 3 are sheltered by a gable partial porch supported by square posts and spanned by a horizontal rail balustrade. Entries are 9-light over 2-panel modern doors. Windows are 6/6 wood double-hung-sash. The dwelling has a brick pier foundation, stucco cladding, exposed rafters, and a three-tab asphalt shingle roof.

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82. (C) 152 Oak Grove Place 1925-1927

**Craftsman Vernacular  
Bungalow Gable-Front**

One-story, frame, two-bay-wide (d-w) Craftsman Vernacular gable-front Bungalow. The hip partial porch is supported by square columns spanned by a decorative balustrade. Bay 1 is a multiple light over 2-panel modern door. Windows are wood 1/1 and vinyl 1/1 double hung sash. Decorative features include Craftsman style medallions and boxed eaves. The house has a brick pier foundation, clapboard cladding, and a pressed metal roof. There is a gable roof addition on the rear with a partial width inset porch on left (north) side.

83. (C) 155 Oak Grove Place 1923-1925

**Craftsman Bungalow  
Hipped-Roof**

One-story, frame, three-bay-wide (w-wdw-w) Craftsman hipped-roof Bungalow. Bay 2 is sheltered by a gable partial porch supported by tapered boxed columns and spanned by a stylized closed balustrade. Bay 2 is a 15-light door flanked by 3/1 wood double-hung-sash windows. Other windows are 5/1 wood d-h-s, sometimes in pairs. Decorative features include exposed beams and rafters. The house has a brick pier foundation, vinyl cladding, and a pressed metal roof.

84. (C) 161 Oak Grove Place 1956

**Ranch**

One-story, frame, three-bay-wide (ww-d-www) Ranch with side gable roof. The roof extends over the main façade creating a porch supported by trellis-like columns on brick pedestals flanking the left and right (east and west) edges of the main façade. Bay 3 is a 1-light fixed-sash picture window flanked by 1/1 vinyl double-hung-sash windows. All other windows are 1/1 vinyl d-h-s, sometimes in pairs. The house has a brick pier foundation, asbestos cladding, and an architectural asphalt shingle roof.

85. (C) 162 Oak Grove Place 1954

**Ranch**

One-story, frame, five-bay-wide (carport-www-d-ww-www) Ranch house with a multiple hip roof. Bays 3 and 4 have a hip roof and Bay 3 is sheltered by an inset entry porch supported by a pair of square columns. Bay 1 is set back. Windows are aluminum 3-light triple sash in ribbons of three. Decorative features include wide eaves and corner windows. The house has a concrete slab foundation, brick cladding, and a three-tab asphalt shingle roof.

Schwan Court

86. (C) 959 Schwan Court 1925-1935

**Craftsman Vernacular  
Bungalow Side-Gable**

One-story, frame, three-bay-wide (www-d-www) Craftsman Vernacular side-gable Bungalow. The full-width shed-roof porch has been enclosed. Windows are 4/1 wood double-hung-sash and 1x1 aluminum sliding with 1-light transom. Distinctive features include brackets and central shed dormer. The house has a concrete block pier foundation, composite wood cladding, and a pressed metal roof. There is a shed roof carport and shed roof addition attached to the right (west) elevation.

87. (C) 960 Schwan Court 1920-1930

**Craftsman Bungalow  
Gable-Front**

One-story, frame, two-bay-wide (wdw-ww) Craftsman gable-front Bungalow. Bay 1 is sheltered by a gable roof porch, Bay 2 is sheltered by a flat roof porch filling the left re-entrant angle and supported by fluted Doric columns. Bay 1 is a modern door with an oval light over 2-panels flanked by 3/1 wood double-hung-sash windows and an enclosed transom. Other windows are wood 4/1 d-h-s, sometimes in pairs. Decorative features include beams, wide entablature on porch, and boxed eaves. The house has a concrete block pier foundation, vinyl cladding, and a pressed metal roof.

88. (C) 962 Schwan Court 1930-1940

**Minimal Traditional**

One-story, frame, three-bay-wide (ww-d-www) Minimal Traditional with a side gable roof. Bay 2 is accented with a gable-roof barrel vault entry stoop that is supported by square columns. Bay 2 is a 3-light over 4-panel wood door

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with architrave. Windows are replacement 9/9 and 12/12 wood double-hung-sash in singles, pairs and ribbons of three. The house has a brick pier foundation, clapboard cladding, and an architectural asphalt shingle roof. There is a gable roof addition spanning the rear (north). [Photo 12]

**89. (C) 963 Schwan Court 1929 Craftsman Bungalow  
Gable-Front**

One-story, frame, Craftsman gable-front Bungalow with a gable front roof. The side gable partial porch, later addition, has been screened-in obstructing the main façade fenestration and contains decorative wood work. The later addition porch is appended to an enclosed gable partial porch. Windows are 9-light louvered and 8/1 wood double-hung-sash, in singles, pairs and ribbons of three. Distinctive features include trusswork in gable end, exposed rafters, and a chimney. The house has a brick pier foundation, clapboard cladding, and an asphalt shingle roof.

**90. (C) 965 Schwan Court 1955-1965 Ranch**

One-story, frame, five-bay-wide (w-w-d-w-w) Ranch house with a hip roof. Bay 3 is a 1-light door with decorative brick work architrave. Windows are 1-light fixed. The house has a concrete slab foundation, vinyl cladding, wide eaves, and a pressed metal roof.

**Seal Avenue**

**91. (C) 130 B Seal Avenue 1914-1925 Vernacular**

One-story, frame, three-bay-wide (w-d-w) vernacular house with a gable front roof. The full-width shed roof porch is supported by square posts. Bay 2 is a 1-light over 3-panel wood door with enclosed transom. Windows are 10/20 wood double-hung-sash with faux shutters. The house has a pier foundation, clapboard cladding, exposed rafters, and an asphalt shingle roof.

**92. (C) 186 Seal Avenue 1948 Vernacular Bungalow**

One-story, frame, four-bay-wide (ww-d-d-ww) vernacular hipped-roof Bungalow. Bays 2 and 3 are sheltered by a hip partial entry supported by square posts and are 2-light over 4-panel doors. Windows are 6/1 wood double-hung-sash, in pairs. The building has a concrete block pier foundation, asbestos cladding, boxed eaves, and a 3-tab asphalt shingle roof.

**93. (C) 187 Seal Avenue 1880 Queen Anne**

One-story, frame, three-bay-wide (d-w-d) Queen Anne house with a hip roof. Bay 1 is a projecting gable ell which incorporates a porch that extends into a shed roof porch at Bays 2 and 3 that is supported by turned posts spanned by arched brackets and a stylized balustrade. Bay 1 door is off set left; both Bays 1 and 3 doors are multiple diamond light motif with 1-light transom. Windows are 2/2 wood double-hung-sash, in singles and pairs. The house has a brick pier foundation, asbestos cladding, and an asphalt shingle roof.

**94. (NC) 188 Seal Avenue 1975-1985 Neo-Eclectic Mansard**

Two-story, five-bay-wide (w-w-dd-w-w) Neo-Eclectic Mansard apartment building with a mansard roof. Bay 3 is two 6-panel modern doors. Windows are 9/6 aluminum double-hung-sash with faux shutters on the first story and arched dormers on second story. The building has a concrete slab foundation, brick cladding, faux quoins, and an asphalt shingle roof.

**95. (C) 189 Seal Avenue 1880 Queen Anne**

One-story, frame, three-bay-wide (w-d-ww) Queen Anne house with a multiple gable roof. Bays 1 and 2 are sheltered by a shed roof wraparound porch supported by round posts. Bay 3 is an enclosed portion of the wraparound porch. Windows are 2/2 wood d-h-s, 1x1 sliding, and 9-light fixed casement. Features include variegated shingles in gable end, stained glass, diamond shaped windows in cutaway bay gables, and brackets. The

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house has a brick pier foundation, Hardy Plank cladding, and an asphalt shingle roof. There is a shed roof addition spanning the rear (west).

**96. (C) 192 Seal Avenue c. 1915-1925 Craftsman Bungalow  
Gable-Front**  
Two-story, frame, five-bay-wide (w-w-d-w-w) elevated Craftsman gable-front Bungalow with an enclosed first story. The inset full width screened porch is supported by square posts and wood framing that incorporates a staircase on the right (south) elevation. Bay 3 is a 15-light door. Windows are 3/1 and 8/1 wood double-hung-sash, 1x1 aluminum sliding, and 2/2 aluminum d-h-s, sometimes in pairs and with faux shutters. The house has a concrete slab foundation, asbestos cladding, exposed rafters, and an asphalt shingle roof.

**97. (C) 193 Seal Avenue 1920-1930 Vernacular Duplex**  
One-story, frame, four-bay-wide (w-d-d-w) vernacular duplex with a hip roof. The hip roof entry porch shelters Bays 2 and 3 and is supported by decorative iron posts with balustrade. Windows are 6/6 aluminum double-hung-sash with faux muntins. The house has a brick pier foundation, composite wood cladding, exposed rafters, and a 3-tab asphalt shingle roof.

**98. (C) 196 Seal Avenue 1951 Vernacular**  
Two-story, frame, four-bay-wide (w-d-d-w) vernacular house with a gable front roof and a full width metal awning spanning the main façade. Bays 2 and 3 are 3-light over 4-panel wood doors. Windows are 3/1 wood double-hung-sash. The house has a concrete slab foundation, asbestos cladding, and an asphalt shingle roof.

#### Suter Place

**99. (C) 125 Suter Place c.1955-1965 Minimal Traditional**  
One-story, frame, six-bay-wide (www-d-ww-w-breezeway-garage) Minimal Traditional house with a side gable roof. Bay 3 is a projecting gable ell. Bays 1 and 2 are sheltered by an inset partial porch that fills the right re-entrant angle and is supported by decorative metal columns spanned by a metal balustrade. Bay 5 has been screened. Windows are 2/2 aluminum double-hung-sash. The house has a continuous brick foundation, asbestos cladding, and an architectural asphalt shingle roof.

**100. (C) 130 Suter Place 1924 Vernacular**  
One-story, frame, three-bay-wide (w-d-w) vernacular house with an intersecting gable roof. The inset partial porch shelters Bays 2 and 3 and is supported by decorative metal columns. Bay 2, offset left, has 3-light over 1-panel sidelights. Windows are 2/2 aluminum double-hung-sash. The house has a pier foundation, brick cladding, and an architectural asphalt shingle roof. There is a gable roof addition on the rear (east).

**101. (C) 131 Suter Place 1925-1935 Craftsman Vernacular Bungalow**  
1.5-story, frame, five-bay-wide (w-w-wdw-w-w) Craftsman Vernacular gable-on-hip roof Bungalow. Bay 3 is an enclosed shed partial porch. Windows are wood casement, 1-light fixed sash, and 9/1 aluminum double-hung-sash, sometimes in pairs. Decorative features include exposed rafters and a central shed roof dormer. The house has a pier foundation, stucco cladding, and an architectural asphalt shingle roof.

**102. (NC) 136 Suter Place 1925 Craftsman Bungalow  
Gable-Front / Hip Roof**  
2.5-story, frame, three-bay-wide (ww-d-ww) Craftsman gable-front Bungalow that has been altered when a 2.5 story hip roof addition was integrated into the dwellings core. Bay 1 is a projecting gable ell. Bays 2 and 3 are sheltered by a hip roof wraparound porch that fills the left re-entrant angle and is supported by square posts spanned by a picketed balustrade. Entry is a 9-light square motif door. Windows are 2/2 vinyl double-hung-sash with faux muntins. The house has a pier foundation, clapboard cladding, exposed rafters, and an asphalt shingle roof. The

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large rear addition adversely affects the massing. Replacement windows and doors affect the integrity of the house.  
[Photo 19]

**103. (C) 137 Suter Place 1965 Neo-Eclectic Neo-Colonial**  
One-story, frame, five-bay-wide (w-ww-dd-ww-w) Ranch house with a side gable roof. Bays 2-4 are sheltered by an inset partial porch supported by Doric columns. Entry is a pair of 6-panel modern doors with pilaster architrave. Windows are 8/8 aluminum double-hung-sash sometimes having decorative wood paneling underneath, paired, and with faux shutters. The house has a concrete slab foundation, brick cladding, gable returns, and a 3-tab asphalt shingle roof.

**104. (C) 140 Suter Place c. 1930 / 1955 Vernacular Bungalow Side-Gable**  
One-story, frame, four-bay-wide (ww-www-d-ww) vernacular side gable bungalow. The shed partial width porch, a later addition, shelters Bays 2-4 and is supported by Tuscan columns. Bay 3 is a 15-light door. Windows are wood 3/1 double-hung-sash, aluminum 2/2 and 1/1 d-h-s, sometimes in pairs or ribbons. Decorative features include brackets, beams, belt course, clapboard in gable end, and entablature. The house has a pier foundation, brick cladding, and an asphalt shingle roof.

**105. (C) 141 Suter Place 1840 Vernacular**  
1-story, frame, 5-bay-wide (w-w-w-d-w) vernacular house with a side gable roof. The inset full width screened porch is supported by square columns. Windows are 3/1 wood casement in pairs and 1/1 and 2/2 vinyl d-h-s with faux muntins. The house has a brick pier foundation, novelty cladding, and an asphalt shingle roof. There is a gable wing addition on the right (northwest) corner predating 1925. The house has a shed roof addition filling the southwest rear re-entrant angle. A flat roof addition is appended to the rear gable-front wing located on the northwest corner.

**106. (NC) 146 Suter Place c. 1925 Craftsman Vernacular Bungalow Gable-Front**  
1-story, frame, Craftsman Vernacular gable-front Bungalow. The original hip roof porch wraparound the right side and filled the left re-entrant angle formed by a gable front ell. The former porch has been enclosed and enlarged incorporating the gable front ell. The remaining unenclosed portion of the porch is supported by a tuned post located on the right, sheltering the entry located on the left re-entrant angle. Windows are 1/1 aluminum d-h-s and 1-light wood fixed. The house has a brick pier foundation, clapboard cladding, and an asphalt shingle roof. The porch enclosure adversely affects the massing. Replacement doors and windows affect the integrity of the house.

**107. (C) 147 Suter Place c. 1955 Ranch**  
One-story, frame, five-bay-wide (www-w-www-dw-www) Ranch house with a multiple hip roof. Bay 4 is an inset entry porch sheltering a door and 6-light textured glass sidelight on right. Windows are 1 and 3-light vinyl fixed. Distinctive features include brick half and quarter wall flowerbeds, wide unadorned cornice, and wide eaves. The house has a concrete slab foundation, brick cladding, and an asphalt shingle roof.

**108. (C) 154 Suter Place c. 1905 Folk Victorian**  
One-story, frame, three-bay-wide (www-d-w) Folk Victorian house with a hip roof core. Bay 1 is a partially enclosed hip roof porch extending into a shed roof. Bay 2 is sheltered by a hip roof porch supported by a tapered column on a brick pedestal sheltering a modern door with oval light. Bay 3 is a shed roof addition. Windows are 2/2 aluminum double-hung-sash, sometimes in pairs. Distinctive feature is a central pented cross gable. The house has a concrete block pier foundation, vinyl cladding, and an architectural asphalt shingle roof.

**109. (NC) 162 Suter Place 2007 Post-Katrina Architecture**  
One-story, six-bay-wide (ww-ww-d-ww-ww-carport) Post-Katrina Coastal house with a hip roof. The inset full width porch is supported by square columns. Bay 3 is a modern door with semi-circle light over 4-panels. Windows

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are 9/6 vinyl double-hung-sash with faux muntins and shutters in pairs and 6-light horizontal vinyl fixed with hurricane shutters and faux muntins. The house has a concrete slab foundation, Hardy Plank cladding, and an architectural asphalt shingle roof.

**Tullier Court**

110. (NC) 1011 Tullier Court

2009

Neo-Eclectic  
Neo-Mediterranean

1-story, 5-bay-wide (w-w-d-w-garage) Neo-Eclectic Neo-Mediterranean house with a hip roof. Bays 1-3 are sheltered by a hip partial porch supported by square paneled columns with a picketed balustrade and arch frieze. Bay 3 is a multiple light door with sidelights. Bays 4- 5 are each sheltered by gables with hexagonal vents. Bay 5 projects and is a two car, one door garage. Windows are 1 and 3-light vinyl fixed with decorative brick lintels. The house has a concrete slab foundation, brick cladding, and an architectural asphalt shingle roof.

111. (C) 1012 Tullier Court  
Suter House

c.1885

Eastlake

1.5-story, frame, 2-bay-wide (wdw-ww) Eastlake house with multiple lower cross gable and hip roofs. The shed wraparound porch has a rounded corner and is supported by turned posts with turned spindle brackets, balustrade, and frieze. Bay 1 has a bay window containing stained glass on the left corner, a 2-light over 2-panel door with 1-light transom, and a curved corner and window on the right. Windows are wood 2/1, 4/1, and 2/2 d-h-s and 8-light casement, sometimes paired. The house has a brick pier foundation, novelty cladding, and a fishscale asphalt shingle roof. [Photo 18]

## Inventory of Resources in Original District

### **Benachi Avenue**

112. (C) 116 Benachi Avenue  
Previously 107-109

c. 1930

Craftsman Bungalow  
Gable-Front

Two-story, frame, two-bay-wide (www-ww) Craftsman gable-front Bungalow. Entry is located on the second floor right re-entrant angle of Bay 1, an enclosed partial width gable-front porch supported by tapered wooden columns on stucco clad pedestals. Entry is a 6-panel modern door with sidelights and transom. Windows are wooden 9/1 double-hung-sash square motif, sometimes in pairs. Decorative elements include exposed and decorative rafter tails. The house has a concrete slab foundation, stucco cladding, and an asphalt shingle roof.

113. (NC) 120 Benachi Avenue  
Previously 111

c. 1890

Vernacular

One-story, frame, three-bay-wide (d-w-w) vernacular house with a gable-front roof. The full-width hip-roof porch is supported by decorative metal columns spanned by a metal balustrade with decorative metal work. Entry is a 6-panel modern door. Windows are 1/1 vinyl double-hung-sash. Decorative features include an arched window surrounded by variegated wooden shingles in gable end. The house has a pier foundation, brick cladding, and an asphalt shingle roof.

114. (C) 123 Benachi Avenue  
Previously 118

c. 1905

Folk Victorian

One-story, frame, three-bay-wide (cutaway bay-d-ww) Folk Victorian with a side gable roof. Bay 1 is a projecting pented gable ell. The shed partial porch is supported by fluted Doric columns and fills the left (south) re-entrant angle and is enclosed at Bay 3. Windows are metal 22-light louvered and 3/2 double-hung-sash, sometimes in pairs. Decorative features include pented gables and a plain entablature surmounting porch columns. The house has a brick pier foundation, aluminum cladding, and an asphalt shingle roof.

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**115. (C) 126 Benachi Avenue c. 1910 Colonial Revival Vernacular**  
**Previously 121**

Two-story, frame, three-bay-wide (w-d-ww) Colonial Revival Vernacular house with a hip roof. The inset double gallery on the main façade is supported by square Doric columns spanned by a picketed balustrade. Bay 2 entry is a modern door with full length oval light. Windows are vinyl 4/1 double-hung-sash with faux muntins. Decorative features include a centered 3-light hip-roof dormer on the main façade. The house has a pier foundation, vinyl cladding, and a pressed metal roof. There is a one-story gable addition.

**116. (C) 127 Benachi Avenue 1905 Free Classical**  
**Previously 124**

One-story, frame, three-bay-wide (cutaway bay-dd-ww) Free Classical house with a side gable roof. Bay 1 is a projecting pented gable ell. The shed partial porch fills the left re-entrant angle and is supported by paired boxed columns. Entry is a set of 4-panel modern double doors. Windows are vinyl 4/1 double-hung-sash with faux muntins, sometimes in pairs. The house has a brick pier foundation, vinyl cladding, fishscale shingles in front gable, and an asphalt shingle roof. There is a hip roofed addition in the rear (west).

**117. (C) 132 Benachi Avenue c. 1905 Queen Anne Vernacular**  
**Previously 125**

2-story, 3-bay-wide (w-d-cutaway-bay) Queen Anne Vernacular with side gable roof. Bay 3 is a two story gable front ell with a cutaway bay on the first floor. Bays 1- 2 are sheltered by an inset partial porch that fills the re-entrant angle and is supported by a single Tuscan column on a pedestal. There are two entry doors; 1) located at Bay 2 and 2) located on Bay 3's left re-entrant angle, both have stained glass transoms. Windows are 1/1 vinyl d-h-s. The house has a continuous concrete foundation, rusticated concrete block cladding, and an asphalt shingle roof.

**118. (C) 135 Benachi Avenue c. 1905 Queen Anne**  
**Previously 128**

One-story, frame, two-bay-wide (porch-cutaway bay) Queen Anne house with a multiple gable roof. Bay 2 is a projecting gable front ell. Bay 1 is an enclosed shed roofed porch which fills the left re-entrant angle and has a modern beveled glass door surmounted by a 1-light transom. Windows are 1/1 wooden double-hung-sash, 1-light casement. Decorative features include brackets, pented gables, trusswork, multiple cutaway bays, diamond and fanlight windows. The house has a pier foundation, clapboard cladding, and an asphalt shingle roof.

**119. (C) 138 Benachi Avenue 1951 Ranch**  
**Previously 127**

One-story, frame, four-bay-wide (www-d-www-www) Ranch house with hip roof. Bays 1-2 are sheltered by an inset partial porch. Bay 4 is a projecting hip roof ell. Windows are steel 4-light casement flanking 8-light fixed steel sash and a 4-light fixed transom above. Distinctive features include, exterior brick chimney, brick coursing in frieze, and ridge tiles on the roof. The house has a concrete slab foundation, brick cladding, and an asphalt shingle roof. There is a hip roof addition in the rear (east).

**120. (C) 139 Benachi Avenue c. 1920 Craftsman Vernacular**  
**Previously 130 Bungalow Gable-Front**

One-story, frame, three-bay-wide (w-d-w) Craftsman Vernacular gable-front Bungalow. The full width hip roof porch is supported by Tuscan columns. Bay 3 is a 9-light over 3-panel Craftsman style wooden door. Windows are 14/1 wooden double-hung sash, sometimes in pairs. Distinctive features include brackets, vent in gable end, and wide boxed eaves. The house has a pier foundation, brick cladding, and an asphalt shingle roof. There is a shed roofed addition in the rear (west).

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**121. (C) 142 Benachi Avenue c. 1890 Vernacular Center Hall**  
**Previously 139**  
**Count Benachi House**

1.5-story, frame, five-bay-wide (w-w-d-w-w) vernacular Center Hall house with a side gable roof. The full width shed roof porch is supported by boxed Doric columns. Bay 3 is a 1-light over 2-panel wooden door with a 1-light transom. Windows are 1/2 and 1/1 wooden double-hung-sash, sometimes in pairs. Distinctive feature is a large front cross gable with paired 1/1 wooden d-h-s widows surrounded by variegated shingles. The house has a brick pier foundation, clapboard cladding, and an asphalt shingle roof.

**122. (C) 146 Benachi Avenue c. 1905 Folk Victorian**  
**Previously 141**

One-story, frame, three-bay-wide (w-d-w) Folk Victorian house with a hip roof. Bays 1 and 2 are sheltered by a partial width hip roof porch supported by square wood posts spanned by a turned balustrade. Bay 2 is a 6-light over wooden paneled door with 1-light transom. Bay 3 is an addition. Windows are 1/1 wooden double-hung-sash. Distinctive features are main façade windows are wider than other windows and have faux shutters; also, a front cross gable with vergeboard. The house has a brick pier foundation, novelty cladding, and an asphalt shingle roof.

**123. (C) 147 Benachi Avenue c. 1917 Craftsman Vernacular**  
**Previously 132**

1.5-story, frame, Craftsman Vernacular side gable house. The partial width shed roof porch is supported by framing and contains knee braces on left and right (north and south) corners. Windows are 2/2, 4/1, and 8/8 wooden double-hung-sash, some with awnings. Distinctive features include brackets and fascia over rafters. The house has a brick pier foundation, clapboard cladding, and an asphalt shingle roof.

**124. (C) 148 Benachi Avenue c. 1960 Ranch**  
**Previously 143**

One-story, frame, two-bay-wide (www-ww) Ranch house with a hip roof. Bay 1 is an inset partial porch that fills the left re-entrant angle and is supported by square wood posts. Entry is located on the left re-entrant angle of Bay 2. Windows are steel 4-light casement in pairs, 4-light casement flanking 8-light fixed, and a picture, sometimes with faux shutters. The house has a pier foundation, brick cladding, and an asphalt shingle roof. There is a gable roof addition in the rear (east).

**125. (C) 149 Benachi Avenue 1922 Craftsman Bungalow**  
**Previously 136 Hipped-Roof**

1-story, frame, three-bay-wide (www-d-www) Craftsman hip-roof Bungalow. The inset full-width porch is supported by tapered box columns on stucco pedestals with picketed balustrade. Bays 1 and 3 are wood 8/1 d-h-s widows flanking a picture window with 8-light transom. Other windows are wood 8/1 d-h-s in single, pairs and ribbons of three. All windows have horizontal banding above and below casing. The main façade has a central flared hip roof dormer. The house has a pier foundation, clapboard cladding, exposed rafters, and an asphalt shingle roof.

**126. (C) 151 Benachi Avenue c. 1925 Spanish Eclectic**  
**Previously 140**

Two-story, frame, two-bay-wide (d-www) Spanish Eclectic house with hip roof and a two-story hip roof porch which was enclosed on the second floor. Bay 1 is an arched porch entrance leading to a wood entry door with iron strapping and an arched hoodmold. Bay 2 is a ribbon of three 10-light steel casement windows with a tile pent awning. Other windows are 8-light steel casement in a ribbon of three and 1/2 wooden triple-hung-sash in ribbons of three and five. The house has a pier foundation, stucco cladding, exposed rafters, and an asphalt shingle roof.

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**127. (C) 152 Benachi Avenue c. 1920 Mission**  
**Previously 145**

Two-story, frame, three-bay-wide (ww-chimney-d) Mission house with side gable roof. Bay 3 is a tile-roofed gable entry porch with parapet and an arched entryway. Entry is an arched wood door with a 1-light diamond quatrefoil. Windows on main façade are 6-light casement in pairs; other windows were obscured at time of survey. Decorative features include geometric relief motif on chimney and entry porch. The house has stucco cladding and a tile roof.

**128. (C) 153 Benachi Avenue 1948-1952 Minimal Traditional**  
**Previously 142**

One-story, frame, three-bay-wide (www-d-ww) Minimal Traditional house with a side gable roof. Bay 3 is a gable front ell. Bays 1 and 2 are sheltered by a shed partial porch that fills the re-entrant angle and is supported by decorative metal posts and scalloped siding frieze. Windows are 4-light steel casement flanking 1-light fixed. The house has a concrete slab foundation, brick cladding, boxed eaves, and an asphalt shingle roof. The hipped roof addition on the rear (west) has 6/6 aluminum double-hung-sash windows with faux muntins.

**129. (C) 156 Benachi Avenue c. 1915 Craftsman Bungalow**  
**Previously 147 Gable-Front**

One-story, frame, two-bay-wide (w-dwww) Craftsman gable-front Bungalow. Bay 1 is covered by a flat-roof-porch addition supported by a square Doric column with dentil frieze. Bay 2 is sheltered by a gable-partial screened porch supported by square Doric columns on brick pedestals. Entry has 1-light over 1-panel sidelights. Windows are 17/1, 22/1 and 42/1 wood double-hung-sash, in square and rectangle motif or diamond and elongated hexagon motif; other windows are 17-light casement. The house has a continuous brick foundation, clapboard cladding, and an asphalt shingle roof.

**130. (C) 157 Benachi Avenue c. 1915 Craftsman Bungalow**  
**Previously 144 Gable-Front**

One-story, frame, three-bay-wide (www-d-w) Craftsman gable-front Bungalow. Bays 2 and 3 are sheltered by a gable partial screened porch supported by tapered square columns on brick pedestals. Windows are wood 6/1 and 7/1 double-hung-sash square motif, in ribbons of three and 6/6 double-hung-sash with faux muntins. Decorative features include beams and fascia. The house has a pier foundation, vinyl cladding, and an asphalt shingle roof. There is a shed roof addition in the rear (west).

**131. (C) 158 Benachi Avenue c. 1905 Queen Anne**  
**Previously 149**

One-story, frame, three-bay-wide (ww-d-cutaway-bay) Queen Anne house with a gable front roof. The full-width-hip-roof-porch is supported by turned posts spanned by a turned balustrade with a spindle frieze. Bay 2 entry has a wide unadorned architrave with 2-light sidelights and a 3-light transom. Windows are 1/1 and 6/6 wooden double-hung-sash and 3-light paired. Decorative features include a stained glass window in the upper sash of the center cutaway bay window. The house has a brick pier foundation, clapboard cladding, and an asphalt shingle roof.

**132. (C) 160 Benachi Avenue c. 1930 Colonial Revival Vernacular**  
**Previously 151**

Two-story, frame, three bay wide (www-w-d-w) side-gable Colonial Revival Vernacular house with a flared asphalt shingle wall giving the illusion of a gambrel roof. Bay 3 is sheltered by and arched awning and entry is a 15-light wooden door. Windows are 9/9 wooden double-hung-sash, sometimes in pairs and ribbons of three. The house has a pier foundation, clapboard cladding, exposed rafters, and an asphalt shingle roof. There is a two-story shed-roof addition in the rear and a one-story shed-roof screened-in porch appended to the left (north) elevation.

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**133. (C) 162 Benachi Avenue c. 1915 Craftsman Bungalow  
Previously 153 Side-Gable**

One-story, frame, three-bay-wide (ww-d-w) Craftsman side-gable Bungalow. The broken-slope full-width porch is supported by short square wood columns on tapered clapboard piers spanned by a closed board-and-batten balustrade. Windows are 6/1 wooden double-hung-sash, sometimes in pairs. Distinctive features include board-and-batten skirting, a shed roof dormer with vent, exposed rafters, and brackets. The house has a brick pier foundation, clapboard cladding, and a corrugated metal roof. There is a shed roof addition in the rear (east).

**134. (C) 168-1,2&3 Benachi Avenue c. 1905 Queen Anne  
Previously 155**

One-story, frame, two-bay-wide (cutaway-bay-d) Queen Anne house with a hip roof. The full-width hip roof porch is supported by turned posts and brackets spanned by a turned balustrade and spindle frieze. Bay 1 contains a door located on the right (south-southwest) cutaway bay. Both doors are modern. Windows are 1/1, 2/2 and 4/4 wood double-hung-sash. Distinctive features include compass vent in pented gable on main façade. The house has a brick pier foundation, clapboard cladding, and an asphalt shingle roof. The house is currently divided into three apartment units.

**135. (C) 170 Benachi Avenue c. 1905 Queen Anne  
Previously 161**

One-story, frame, two-bay-wide (cutaway-bay-d) Queen Anne house with a hip roof. The full width hip roof porch is supported by turned posts spanned by a turned balustrade, spindle frieze, and brackets. Bay 2 is a modern door with centered beveled light. Windows are 9/6 vinyl double-hung-sash and 1/1 and 2/2 wood d-h-s at rear. Distinctive features include compass vent in pented gable on main façade. The house has a brick pier foundation, Hardy Plank and clapboard cladding, and an asphalt shingle roof. There are two shed roof additions in the rear (east).

**Howard Avenue**

**136. (C) 979 Howard Avenue 1907 Queen Anne Vernacular  
Pringle House  
Hengen & Hengen  
Attorney at Law  
Previously 1077 Howard**

2-story, frame, three-bay-wide (w-d-w) Queen Anne Vernacular house with a gable-on-hip roof. The wraparound 1-story hip roof porch is combined with a projecting 2nd story pented gable entry porch at Bay 2; both are supported by square columns with brackets and spanned by a picketed balustrade. Bay 2 is a stained glass over 2-panel wood door with stained glass transom. Windows are 6/6 and 6/9 wood d-h-s as well as 1-light fixed aluminum sash. The house has a brick pier foundation, clapboard cladding, and an architectural asphalt shingle roof.

**Seal Avenue**

**137. (C) 122 Seal Avenue c. 1895 Folk Victorian  
Previously 132**

One-story, frame, three-bay-wide (d-dd-dd) Folk Victorian house with a gable on hip roof. The inset full-width porch is supported by turned posts with brackets and spanned by a turned spindle frieze. Bay 1 is an arched 1-light over 2-panel wood door surrounded with 2-light over 1-panel sidelights and 3-light transom. Bays 2 and 3 contain 3-light over 1-panel French doors with 2-light transoms. Windows are wood 1/1 and 2/2 double-hung-sash and vinyl 9/6 d-h-s with faux muntins. The house has a brick pier foundation, clapboard cladding, and an asphalt shingle roof.

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**138. (C) 126 Seal Avenue 1897 Folk Victorian**  
**Previously 136**

One-story, frame, five-bay-wide (w-d-d-d-w) Folk Victorian house with a gable front roof. The full-width inset porch is supported by square columns with gig sawn brackets spanned by a picketed balustrade. Bay 3 is an arched 1-light over 2-panel wood door surrounded by 2-light over 1-panel sidelights with a 1-light transom. Bays 2 and 4 are 1-light wood door with 2-light transom. Windows are 2/2 wood double-hung-sash, sometimes in pairs. The house has a brick pier foundation, novelty cladding, and an asphalt shingle roof.

**139. (C) 127 Seal Avenue c. 1903 Biloxi Cottage**  
**Previously 133**

One-story, four-bay-wide (w-d-d-w) Biloxi Cottage with a gable-on-hip roof and intersecting gable ells. The inset full-width porch is supported by decorative square columns spanned by a turned balustrade. Bays 2 and 3 are 4-panel wood doors with 2-light transoms. Windows are 4/1 vinyl double-hung-sash. Decorative features include diamond shingles and multiple light casement window in gable end. The house has a brick pier foundation, Hardy Plank cladding, and a pressed metal roof. There is a gable roof addition extending the rear of the building.

**140. (C) 129 Seal Avenue c. 1905 Queen Anne**  
**Previously 137**

One-story, frame, two-bay-wide (d-cutaway bay) Queen Anne house with a gable-on-hip roof. Bay 2 projects and is sheltered by a pented gable. Bay 1 is sheltered by a shed partial porch filling the right re-entrant angle accented with a lower cross gable and supported by turned posts with brackets, spindle frieze, and an iron balustrade. Entry was obstructed by screen door at time of survey but contains a 2-light transom. Windows are 6/6 wood double-hung-sash. The house has a brick pier foundation, novelty cladding, center chimney, and a pressed metal roof.

**141. (C) 130 A Seal Avenue c. 1905 Free Classical**  
**Previously 140**

One-story, frame, four-bay-wide (w-d-w-w) Free Classical house with a gable-on-hip roof. The inset full-width porch is supported by Ionic columns. Entry, offset right, is a beveled glass door with beveled glass transom. Windows are 1/1 wood double-hung-sash with working shutters. Decorative features include wide entablature on porch, window lentils, Palladian inspired gable vent, vergeboard and diamond shingles in lower cross gable. The house has a brick pier foundation, clapboard cladding, and an asphalt shingle roof.

**142. (C) 133 Seal Avenue 1914-1920 Craftsman Bungalow**  
**Previously 143**  
**Baker House Side-Gable**

1.5-story, frame, four-bay-wide (d-w-d-w) Craftsman side-gable Bungalow. The broken slope full-width porch is supported by tapered columns on brick pedestals. Bay 1 was modified into a door with 1/1 fixed sidelights. Bay 3 is a 3-light door. Windows are wood 22/1 diamond and lancet motif double-hung-sash and 1/1 casement, in pairs. Decorative features include central shed dormer with a ribbon of three diamond and lancet motif windows, exposed rafters, and a corner window. The house has a brick pier foundation, clapboard cladding and an asphalt shingle roof.

**143. (C) 134 Seal Avenue 1958 Ranch**  
**Previously 142**

One-story, frame, four-bay-wide (carport-www-d-ww) Ranch house with a multiple hip roof. Bays 3 and 4 are sheltered by hip roof. Bay 4 is a projecting ell and Bay 3 is an inset entry. Windows are 1/1 vinyl double-hung-sash. Distinctive features include picture window and wide eaves. The house has a concrete slab foundation, brick cladding, and an asbestos shingle roof.

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**144. (C) 135 Seal Avenue c. 1905 Folk Victorian**  
**Previously 145**

1-story, frame, 5-bay-wide (d-w-d-w-w) Folk Victorian house with a gable-on-hip roof. Bay 1 is set back. The wraparound porch is supported by decorative metal columns with brackets and spanned by a decorative metal balustrade. Bay 2 is a 6-panel modern door with 2-light transom. Windows are 1/1 wood d-h-s. Decorative features include coursed and staggered shingles in gable end. The house has a brick pier foundation, novelty cladding, and an asphalt single roof. There is a hip roof ell addition on the right (north) elevation and a shed roof addition on the rear (west).

**145. (C) 138 Seal Avenue c. 1900 Folk Victorian**  
**Previously 150**

1.5-story, frame, two-bay-wide (ww-d) Folk Victorian house with a gable-on-hip roof. The inset full-width porch is supported by turned posts spanned by a turned balustrade. Bay 2 is an oval lead glass modern door with broken pediment. Windows are vinyl 1/1 double-hung-sash and aluminum 2/2 d-h-s, sometimes in pairs. Decorative features include diamond shingles and 1-light hexagon window in gable end. The house has a brick pier foundation, Hardy Plank cladding, and an architectural shingle roof.

**146. (C) 139 Seal Avenue c. 1905 Vernacular**  
**Previously 149**

One-story, frame, four-bay-wide (port cochere-d-w-w) vernacular house with a hip roof. The house was under renovations at the time of survey and the windows and doors were not present. The inset-full width porch extends into a port cochere at Bay 1 and is supported by tapered columns on brick pedestals, later addition. Bays 2-4 are floor to ceiling and have transom openings. The house has a brick pier foundation, novelty cladding, and an architectural asphalt shingle roof.

**147. (C) 143 Seal Avenue c. 1910 Craftsman Bungalow**  
**Previously 155 Side-Gable**

One-story, frame, three-bay-wide (www-porch-www) Craftsman side-gable Bungalow. Bay 2 is a gable partial screened in porch that obstructs the houses fenestration. The porch is supported by tapered columns on tapered brick pedestals. Windows are wood 17/1 d-h-s with a diamond pattern, in singles and ribbons of three. Decorative features include belt course, brackets, beams, trusses, and rafters. The house has a brick pier foundation, an asphalt shingle roof, board-and-batten, clapboard and shingle cladding.

**148. (C) 144 Seal Avenue 1905 Free Classical Center Hall**  
**Previously 154**  
**William F. Gorenflo Jr., House**

One-story, frame, three-bay-wide (ww-d-ww) Free Classical Center Hall house with a gable on hip roof with wraparound awning. The inset full width porch is supported by Tuscan columns and Bay 3 is accented by a cross gable. Bay 2 is a multiple light door with jigsaw embellishments flanked by 5-light sidelights and a 7-light transom. Windows are 1/1 wood double-hung-sash and 4-light steel casement in pairs with awnings. The house has a brick pier foundation, clapboard cladding, and an architectural asphalt shingle roof.

**149. (C) 148 Seal Avenue 1914-1920 Craftsman Bungalow**  
**Previously 156 Side-Gable**

One-story, frame, 3-bay-wide (ww-d-ww) Craftsman side-gable Bungalow. The gable partial screened-in porch is supported by triple square columns on stucco clad pedestals spanned by an arched entablature with stylized key. Bay 2 is a 24-light door. Windows are wood 4/1 and 5/1 d-h-s, in singles, pairs, and ribbons. Decorative features include

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belt course, exposed rafters, brackets, louvered vents in side gables, and an 8-light radial window with Greek key architrave. The house has a brick pier foundation, clapboard cladding, and an asbestos single roof.

**150. (C) 149 Seal Avenue 1902 Vernacular Center Hall**  
 Previously 161  
**The Grayson House**

2-story, frame, six-bay-wide (d-w-w-d-d-w) vernacular Center Hall house with a jerkinhead roof that was altered when second story was added. Bay 1 is set back. The wraparound hip roof porch is supported by square columns. Bay 4, the prominent entry, is a 20-light door with 5-light sidelights and 6-light transom. Bays 1 and 5 are 15-light doors with 2-light transoms. Bays 2, 3, and 6 are floor to ceiling 2/4 wood double-hung-sash windows. Other windows are 2/2 and 4/2 wood d-h-s. The house has a pier foundation, vinyl cladding, and an asphalt shingle roof.

**151. (C) 150 Seal Avenue 1914-1925 Craftsman Bungalow**  
 Previously 158  
**Gable-Front**

One-story, frame, three-bay-wide (www-d-www) Craftsman gable-front Bungalow. The gable partial porch has been screened and is supported by tapered columns on tapered brick pedestals. Windows are 16/1, 15/1, and 25/1 wood double-hung-sash, in singles, pairs and ribbons of three. Decorative features include, belt course, central chimney, staged shingles in gable ends, exposed rafters and brackets. The house has an asphalt shingle roof, shingle and clapboard cladding, and a brick pier foundation. A shed roof porch has been enclosed in the rear (east).

**152. (C) 153 Seal Avenue 1914-1920 Craftsman Bungalow**  
 Previously 165  
**Gable-Front**

One-story, frame, three-bay-wide (w-d-w) Craftsman gable-front bungalow. The full width hip roof porch is supported by ionic columns. Bay 2, off set left, is an 8-light over 3-panel wood door. Bays 1 and 3 are 10-light wood casement windows in pairs. Other windows are 9/1 wood double-hung-sash. Decorative features include belt course, brackets, faux half-timbering in gable end, and fascia covered rafters. The house has a brick pier foundation, shingle cladding, and an architectural asphalt shingle roof.

**153. (C) 154 Seal Avenue 1948 Vernacular Bungalow**  
 Previously 160

One-story, frame, four-bay-wide (ww-d-d-ww) vernacular hipped roof Bungalow Double Shotgun. The hip entry porch shelters Bays 2 and 3 and is supported by square fluted columns. Bays 2 and 3 are oval beveled glass modern doors. Windows are 1/1 aluminum double-hung-sash in pairs. Decorative features include a glass block window and closed eaves. The house has a brick pier foundation, Hardy Plank cladding, and a 3-tab asphalt shingle roof.

**154. (C) 155 Seal Avenue c.1905 Colonial Revival Vernacular**  
 Previously 171

One-story, frame, three-bay-wide (w-w-d) Colonial Revival Vernacular house with a gable front roof. The full width hip roof porch is supported by square paneled columns. Bay 3 is a 20-light door with 10-light sidelights and a 9-light transom. Windows are 2/2 wood double-hung-sash. Decorative features include a 5/1 wood d-h-s window with lintel and scalloped shingles in gable end. The house has a brick pier foundation, clapboard cladding, and an asbestos shingle roof.

**155. (C) 158 Seal Avenue c. 1900 Colonial Revival Vernacular**  
 Previously 168  
**Center Hall**

One-story, frame, three-bay-wide (ww-d-ww) Colonial Revival Vernacular Center Hall house with a side gable roof. The partial width shed roof porch is supported by square posts. Bay 2 was boarded at time of survey. Windows are 6/6 wood double-hung-sash, sometimes in pairs. The house has a brick pier foundation, clapboard cladding, gable returns, and a 3-tab asphalt shingle roof. There is a shed roof porch addition on the rear (east) elevation.

**156. (C) 159 Seal Avenue 1904-1909 Colonial Revival**

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**Previously 175**

1.5-story, frame, three-bay-wide (d-www-d) Colonial Revival house with a gable-front roof. The hip-roof wraparound porch is supported by Tuscan columns. Bay 1, the primary entrance, is an arched 1-light over 2-panel door with 1-light transom. Bay 2 is a 5/1 flanked by 3/1 d-h-s windows with lancet shaped glass in top sash embellished by pilasters and entablature. Bay 3 is set back. Other windows are 1/1 aluminum d-h-s. Distinctive features include gable returns and shed roof dormers. The house has a brick pier foundation, clapboard cladding, and an asphalt shingle roof.

**Suter Place**

157. (C) 124 Suter Place

c. 1900

Vernacular

**Previously 126**

One-story, frame, three-bay-wide (wd-w-w) vernacular house with a hip roof. The inset full width porch is supported by Doric columns and has been screened. Windows are 2/2 wood double-hung-sash. Distinctive features include closed eaves and a central chimney. The house has a brick pier foundation, clapboard cladding, and an asphalt shingle roof. An inset partial width porch has been enclosed on the rear (northeast) corner.

**Original West Central Historic District**

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>45</u>	<u>1</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>45</u>	<u>1</u>	Total

**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,

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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.)

- 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 old or achieving significance within the past 50 years

**Areas of Significance**

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

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**Period of Significance**

1840-1965

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**Significant Dates**

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**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

\_\_\_\_\_

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The West Central Historic District as amended in this nomination is eligible for listing on the National Register of Historic Places for local significance under Criterion A for association with Community Planning and Development and under Criterion C for association with Architecture.

\_\_\_\_\_  
**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**Statement of Significance:**

The West Central Biloxi Historic District Boundary Increase represents a neighborhood that was developed in the late 19<sup>th</sup> and early 20<sup>th</sup> century as the city entered a period of unprecedented prosperity and population growth. West Beach began as a sparsely populated rural area in the early 19<sup>th</sup> century. By the mid-19<sup>th</sup> century, a few tourist cottages were scattered on its beachfront. In the late 19<sup>th</sup> century, the L&N Railroad was completed through Biloxi, an event that transformed the West Beach area. Over the next few years, visitors built more vacation cottages along the beach, and the land to the north of the beach was in demand to house a growing population. The boundary increase is eligible for listing on the National Register for local significance under Criterion A for association with Community Development and Planning and Criterion C for Architecture. The Period of Significance is 1840, the construction date of the oldest extant contributing resource, to 1965, when this neighborhood had been built out and reached maturity.



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Pass Christian Road (now called Howard Avenue between Cadet Street and Gill Avenue extended across the lower part of the Louis Fayard claim. Until the side streets were developed, it provided the only access for residences on the beach front. The road was based on an early trail which crossed Harrison County connecting Biloxi to Pass Christian.<sup>10</sup> The L&N Railroad, which was completed through Biloxi in 1870, effectively divided the south and north parts of the Fayard claim. The railroad created economic opportunity in Biloxi and led to population growth. Factories and warehouses were built along the railroad, and the demand for residential lots increased as workers moved to Biloxi.<sup>11</sup> Owners of beachfront properties sold the northern parts of their lots about this time, and platted north-south streets to provide access, resulting in the distinctive subdivision pattern that is characteristic of some parts of Biloxi.<sup>12</sup>

Each street in the West Central Historic District, as amended, has its own history of development based on several factors. The choice of each owner to sell part (or all) of his property impacted the built environment. The development process may be better understood through a study of the district's streets.

*Benachi Avenue:*

Nicholas M. Benachi (1812-1886) started buying property in Biloxi in 1851 and built a home overlooking the Gulf of Mexico. During his lifetime, Benachi was a cotton merchant, a speculator in real estate and slaves, the Consul of Greece at New Orleans, and founder of the Greek Orthodox Church in the Americas.<sup>13</sup>

The Benachi house was moved a short distance in 1903 to allow a thoroughfare through the center of the tract. In 1904, Benachi's son, Anthony N. Benachi (1858-1916), and William Patrick Kennedy (1873-1951), jointly gave the city of Biloxi a 54 foot wide strip of land that ran north from the Mississippi South to Howard Avenue, a depth of about 1,255 feet.<sup>14</sup> In 1905, the avenue was graded and shelled by the city.<sup>15</sup> It was noted in 1905, when the "Avenue of Oaks" was formally constructed, that it would be one of the most beautiful thoroughfares in the South. The N.M Benachi house, which was located at 1022 Beach Boulevard after being moved in 1903, was demolished sometime after 1969.<sup>16</sup>

The development of the rear part of the Benachi tract had started about 1890, and proceeded quickly after the thoroughfare was established. Of the twenty-five resources on the street, fourteen were built between about 1890 and 1915. Only five houses were likely constructed after 1930, thereby making this street a strong representation of turn of the century Biloxi.

<sup>10</sup> Powell, 137.

<sup>11</sup> Sullivan and Powell, 105-107.

<sup>12</sup> Bellande, "Streets," Accessed: 2 Aug 2012, <http://biloxihistoricalsociety.org/node/139>.

<sup>13</sup> Bellande, "Benachi Family," Biloxi Historical Society, Accessed: 2 Aug 2012, <http://biloxihistoricalsociety.org/node/49>.

<sup>14</sup> Bellande, "Streets"

<sup>15</sup> Bellande, "Benachi Family."

<sup>16</sup> Bellande, "Benachi Family."

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*Seal Avenue:*

Seal Avenue was established north of Howard Avenue by 1900, and was extended south to the beachfront through the middle of the Seal tract between 1900 and 1909.<sup>17</sup> Part of the tract south of Howard Avenue was known as Gulf View Park in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.<sup>18</sup> It appears that this park was an open field utilized for horse racing, baseball, and football. Around 1900, the Seal property south of Howard Avenue was developed as the Gulf View addition by Lazarro T. Lopez, Jr. (1877-1918), who was married to Eurilda Seal (1879-1966).<sup>19</sup>

Four lots on the north side of Howard Avenue west of Seal Avenue, within the historic district, were subdivided from the Seal property by 1910. These lots extended lengthwise between Howard Avenue and the L&N Railroad tracks, and were owned by G. Edward Park, Dukate, Lopez, and Younghans moving west to east, respectfully.<sup>20</sup> The houses on these lots were relocated to adjacent sites for the construction of a commercial building (986 Howard Avenue, No. 46) [Photo 6].<sup>21</sup>

The earliest surviving dwelling on Seal Avenue between Beach Boulevard and Howard Avenue dates from about 1880. Fourteen of the 23 structures were likely constructed prior to 1910 and an additional five were constructed no later than 1925. Several of the dwellings constructed in the 1920s were built by Cozy Homes Inc., a construction company established by William J. Collins (1886-1962), George J. Collins (1891-1968), and Henry L. Schwan (1889-1956). The Collins family operated an architecture and construction firm that built numerous residential, commercial, and institutional buildings throughout the Mississippi Gulf Coast.

*Suter Place and Tullier Court:*

Suter Place was named after Edward L. Suter (1866-1943) and Katharine F. Suter who purchased a tract of land in 1878 that was measured as being 28 arpents in depth (about 1,848 feet).<sup>22</sup> This lot extended roughly from the Gulf of Mexico to the L&N Railroad. Harrison County land records reveal that the section of Suter Place north of the railroad was built first, sometime between 1900 and 1909.<sup>23</sup> The street was extended south, from Howard Avenue to

<sup>17</sup> Seeligmann, "Official Map of the City of Biloxi, Miss.;" Sanborn Fire Insurance Map, Biloxi: 1909.

<sup>18</sup> Bellande, "Hotels and Tourist Homes," Biloxi Historical Society, Accessed: 2 Aug 2012.

<http://biloxihistoricalsociety.org/node/65>. ; Seeligmann, John D., City Engineer, "Official Map of the City of Biloxi, Miss."

<sup>19</sup> Harrison County Land Records, Biloxi, Deed Book: 17, p. 750; Deed Book: 45, p. 282; Deed Book: 60, p. 54; Bellande, Ray, "Lopez Family," Biloxi Historical Society, Accessed: 2 Aug 2012.

<http://biloxihistoricalsociety.org/node/107>. ; Bellande, "19<sup>th</sup> Century," Biloxi Historical Society. Accessed: 12 Jun 2013. <http://biloxihistoricalsociety.org/node/42>.

<sup>20</sup> Seeligmann, "Official Map of the City of Biloxi, Miss.;" Harrison County Land Records. Deed Book: 323, p. 412.

<sup>21</sup> Sanborn Fire Insurance Map, Biloxi: 1950.; Date Per: Bellande, "Croatian Families." Biloxi Historical Society. Accessed: 23 Jul 2012.

<sup>22</sup> Harrison County Land Records, Deed Book: 16, Page 245.

<sup>23</sup> Seeligmann, "Official Map of the City of Biloxi, Miss.;" Sanborn Fire Insurance Map, Biloxi, 1909.

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Beach Boulevard, shortly after 1923.<sup>24</sup> Tullier Court, a short street that crosses Suter Place south of Howard Avenue, was established after 1900.<sup>25</sup>

Development of the Suter tract took place largely between the mid-1920s and the mid-1930s. The width of the lots on the northeast and northwest corners of Beach Boulevard and Suter Place dictated the depth of the smaller lots to the north.<sup>26</sup> The opening up of this land resulted in a spike of early 20<sup>th</sup> century construction with subsequent infill until the early 1960s. This street also has a few dwellings constructed after Hurricane Katrina that do not contribute to the historic character of the district, but attest to the continued viability of the neighborhood. Among these are the house at 162 Suter Place (No. 109, 2007), the house at 1011 Tullier Court (No. 110, 2009), and the house at 960 Howard Avenue (No. 36, 2007).

As was the case in general in Biloxi, houses in the historic district and boundary increase area were frequently moved to new locations for various reasons. The following examples suggest that the Suters were willing to relocate their dwellings to free up valuable beachfront and Howard Avenue sites for sale. The house at 1012 Tullier Court (No. 111, c. 1885) [Photo 18] was constructed as a dwelling for Thomas E. Suter, a painter and sign maker who held residences in both Biloxi and New Orleans.<sup>27</sup> Originally located on the southwest corner of Howard Avenue and Suter Place, the house was relocated to its current site in 1955 to allow the construction of a commercial building on the lot (1009-1013 Howard Avenue, No. 59).<sup>28</sup>

The Suter's tract was gradually subdivided in the early to mid-20<sup>th</sup> century. The Suter family itself was responsible for constructing several houses on this street.<sup>29</sup> In addition to those named above, two other houses constructed by members of the Suter family were 136 Suter Place (No. 102, 1925) [Photo 19], constructed for Edward L. Suter and his family, and 146 Suter Place (No. 106, c.1925), constructed for Edward L. Suter's son, Edward N. Suter, an auto repair mechanic and railroad mail clerk.<sup>30</sup> The houses at 136 [Photo 19] and 146 Suter Place have been extensively altered and do not contribute to the character of the historic district.

#### *Oak Grove Place:*

As of 1900, what would become Oak Grove Place was two tracts of land extending from the Gulf northward, almost to the Back Bay; the east side of the street was owned by Mrs. Cook and the west side was owned by Fabacher.<sup>31</sup> By 1925, the street only had one structure, what is today 155 Oak Grove Place (No. 83, 1923-1925).<sup>32</sup> During this time Oak Grove Place

<sup>24</sup> Harrison County Land Records, Biloxi, Deed Book: 140, p. 470.

<sup>25</sup> Harrison County Land Records, Biloxi, Deed Book: 55, p. 267.

<sup>26</sup> Harrison County Land Records, Biloxi, Deed Book: 184, p. 366.; Deed Book: 201, p. 461.

<sup>27</sup> Ancestry. com. 1880 United States Federal Census [database on-line] Provo, UT, USA: Ancestry. com Operations Department, 2002.; The Buildings of Biloxi: An Architectural Survey, 132.

<sup>28</sup> The Buildings of Biloxi: An Architectural Survey, 132.

<sup>29</sup> The Buildings of Biloxi: An Architectural Survey, 132. Harrison County Land Records, Biloxi, Deed Book: 1, p. 51.; Deed Book: 45, p. 11.

<sup>30</sup> Ancestry. com. 1920, 1930, and 1940. United States Federal Census [database on-line] Provo, UT, USA: Ancestry. com Operations Department, 2002.

<sup>31</sup> Seeligmann, "Official Map of the City of Biloxi, Miss."

<sup>32</sup> Sanborn Fire Insurance Map, Biloxi: 1925.

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terminated about 685 feet south of its access point on Howard Avenue. Though there is a gravel path visible from satellite images of Oak Grove Place, the street has never been formally extended to connect Howard Avenue to Beach Boulevard.<sup>33</sup>

By 1930, there was a small development of three duplexes along the east side of the street (134 [Photo 16], 140, and 148 Oak Grove Place, c. 1927, Nos. 77, 78 and 80).<sup>34</sup> The duplexes are extant and have a high degree of integrity.<sup>35</sup> Identified in historical newspaper articles as Graybrook Bungalows, they were fully furnished apartments, possibly constructed for tourists vacationing in Biloxi.<sup>36</sup>

Of the nine dwellings currently located on Oak Grove Place, six were constructed during the mid-to-late 1920s or early 1930s. The remaining buildings appear to be mainly mid-1950s infill. The last structure constructed on the street was 147 Oak Grove Place (No. 79, 1969).

#### *Baltar Lane:*

Baltar Lane was originally called South Santini Street after Joseph Santini (1817-1874) owner of the Jewel of the South from 1833 to 1869, a bar on Gravier Street, in New Orleans.<sup>37</sup> In 1867, Santini acquired a lot measuring about 175 feet wide on the Gulf of Mexico and running north about 5,280 feet (about 1,500 feet shy of the depth of the Biloxi peninsula).<sup>38</sup> Included in the land transfer, at present-day 964 Beach Boulevard, was a house reportedly built by John Blight Byrne, of New Orleans in 1837.<sup>39</sup> This house was destroyed by Hurricane Katrina in 2005.<sup>40</sup>

The Santini land north of the railroad, which is in the Upper West Central Historic District, was platted as the Santini Addition in 1897 and sold for house lots. The north-south street of this neighborhood retains the name Santini Street. The south portion of the tract, which is in the West Central Historic District, was eventually inherited by Santini descendants and remained in the family until 1972. As of 1937, the property under Santini family ownership measured 57 feet wide on the Gulf of Mexico by 634 feet deep.<sup>41</sup> This would have roughly encompassed the lots now addressed as 131 (No. 2, 1961) and 133 Baltar Lane (No. 3, 1935-1945).<sup>42</sup>

<sup>33</sup> Google Earth Imagery: 13 Mar 2013.

<sup>34</sup> City Directory, Biloxi: 1927.

<sup>35</sup> WorthPoint. Bungalow Seal Ave. Biloxi MS Miss Gulf Coast, Postcard. Accessed: 6 Aug 2012. <http://www.worthpoint.com/worthopedia/bungalow-seal-ave-biloxi-ms-miss-gulf-coast>.

<sup>36</sup> The Daily Herald [Biloxi-Gulfport], 10-13 Jan 1928: 7.

<sup>37</sup> Bellande, "Santini Family." Biloxi Historical Society. Accessed: 6 Aug 2012. <http://biloxihistoricalsociety.org/node/186>

<sup>38</sup> Bellande, "Santini Family."

<sup>39</sup> Bellande, "Santini Family."

<sup>40</sup> The Buildings of Biloxi: An Architectural Survey, 122.

<sup>41</sup> Bellande, "Santini Family."

<sup>42</sup> Bellande, "Santini Family."

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*Hopkins Boulevard, Grant Court, Schwan Court:*

Hopkins Boulevard was named after the Hopkins family whose home was located at what is now 940 Beach Boulevard, but is not extant.<sup>43</sup> The development of Hopkins Boulevard in the early 20<sup>th</sup> century was largely the result of Cozy Homes Inc., a construction company established by William J. Collins (1886-1962), George J. Collins (1891-1968), and Henry L. Schwan (1889-1956).<sup>44</sup> Some of the company's houses were also built on Seal Avenue. Cozy Homes Inc. purchased the property for the subdivision from Guy and Ralph Hopkins for \$50,000 in 1925, and started construction soon afterwards, including the installation of street lighting and water systems.<sup>45</sup>

Both William J. Collins and Henry L. Schwan constructed their homes on Hopkins Boulevard. William J. Collins, a building contractor, and his family resided at 133 Hopkins Boulevard (No. 18, 1926).<sup>46</sup> Henry L. Schwan, a plumbing company proprietor, resided with his family at 129 Hopkins Boulevard (No. 17, 1926).

*Howard Avenue:*

The section of Howard Avenue within the historic district was known as Pass Christian Road until 1897.<sup>47</sup> During the early part of the 20<sup>th</sup> century the business district of Biloxi was mostly concentrated east of Fayard Street, located about a quarter mile east of Hopkins Boulevard. The area of Howard Avenue within the West Central Historic District was largely residential until the post-World War II era. Many of the dwellings that remain from the early 20<sup>th</sup> century exhibit the Queen Anne and Folk Victorian styles. As time progressed, some houses were replaced with commercial buildings, such as the one at 983 Howard Avenue (No. 45, 1960), and other houses were converted for business use.<sup>48</sup>

The last dwelling constructed on Howard Avenue in the district was 1016 Howard Avenue (No. 62, c.1940). The transition of Howard Avenue from a residential corridor into a predominately commercial district started during this era. One of the first commercial buildings was the Biloxi Cash Grocery, constructed for Peter and Alena Cerinich as a combined store and dwelling around 1940. Mrs. Cerinich operated the business for over 50 years. This building is extant and is located at 984-986 Howard Avenue (No. 46, c. 1940) [Photo 6]. The Southern Bell

<sup>43</sup> Bellande, "O'Keefe Family." Biloxi Historical Society. Accessed: 8 Aug 2012.

<http://biloxihistoricalsociety.org/node/208>.

<sup>44</sup> Bellande, "Buildings, Architects and Contractors." Biloxi Historical Society. Accessed: 8 Aug 2012.

<http://biloxihistoricalsociety.org/node/69>.

<sup>45</sup> "New Cozy Home," The Daily Herald [Biloxi-Gulfport], 15 Apr 1926: 2.

<sup>46</sup> Ancestry. Com. 1930 and 1940. United States Federal Census [database on-line] Provo, UT, USA: Ancestry. Com Operations Department, 2002.; "New Cozy Home," The Daily Herald [Biloxi].

<sup>47</sup> Powell, 142-143.

<sup>48</sup> Sanborn Fire Insurance Map, Biloxi: 1914, 1925, 1948, and 1950.

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Building (now the AT&T Building) was constructed in 1949 (968 Howard Avenue, No. 39) [Photo 7].<sup>49</sup>

Some of the dwellings on Howard Avenue were refurbished to have commercial facades during the 1940s and 50s, including those at 973 Howard Avenue (No.42, 1914-1925) and 1025 Howard Avenue (No. 66, c. 1900/c.1955/2011). One commercial building, constructed in 1951 and located at 1015 Howard Avenue was updated in 1970 with a new façade (No. 61, 1951-1952/c.1970). Some structures still retain their Queen Anne or Folk Victorian detailing such as the turn-of-the-century dwellings at 953, 989 and 1007 Howard Avenue (Nos. 31,50, and 57). Most of these former homes are currently used as offices and have not undergone a significant façade alteration.

Of the 42 buildings within the district and addressed on Howard, twenty have a likely construction date prior to 1920. This trend indicates that this section of the Howard Avenue corridor was largely established by the end of World War I. This total does not include 189 Hopkins Avenue, which was originally constructed to face Howard Avenue, but has been readdressed on Hopkins.

### **Architecture:**

The boundary increase is significant for its architecture, which represents popular styles in Biloxi during the period of significance, and reflects one of the most intact collections of late 19<sup>th</sup> and early 20<sup>th</sup> century residential architecture in Biloxi. Many of the early houses are of the Folk Victorian and Queen Anne styles, which date from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. There are three Folk Victorian houses present in the neighborhood and nine Queen Anne dwellings. Examples include the Folk Victorian house at 154 Suter Place (No. 108, c. 1905), and the Queen Anne style house at 1007 Howard Avenue (No. 57, c. 1903). The Queen Anne style was the nationally dominant style for residential construction from 1880 to the early 1900s. In Biloxi, the style was promoted through “the newspaper, plans and specifications and articles on architecture appearing frequently.”<sup>50</sup>

There are three houses each of the styles Eastlake and Tudor houses present in the neighborhood; excellent examples can be found at 1012 Tullier Court (No. 111, c. 1885) [Photo 18], and 154 Hopkins Avenue (No. 27, 1934) [Photo 9]. The Eastlake style is based on Queen Anne forms, with the difference being in the ornamentation. Eastlake houses are highly ornamented with abacus spindle work, a spindle screen with circular opening, or sunburst motifs. The Tudor style, popular in Biloxi between 1910 and 1930, is characterized by high-pitched roofs, half-timbering and small multi-light windows.<sup>51</sup>

The most common architectural style seen in the boundary increase is Craftsman, of which there are 22 examples, most in the bungalow form. In Biloxi, the form is characterized by a gable roof, usually perpendicular to the main façade, shallow roof pitch, gabled porches with

<sup>49</sup> Bellande, “20<sup>th</sup> Century,” Biloxi Historical Society, Accessed: 8 Aug 2012, <http://biloxihistoricalsociety.org/node/251>.; Bellande, “Biloxi Families,” Biloxi Historical Society, Accessed: 8 Aug 2012, <http://biloxihistoricalsociety.org/node/235>

<sup>50</sup> City of Biloxi. *The Buildings of Biloxi, An Architectural Survey*. Biloxi: City of Biloxi, 2010. p. 42

<sup>51</sup> *The Buildings of Biloxi*, p. 44

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wide overhangs and visible rafter ends, and “[B]y 1920, this type with its Craftsman styling was a dominant form of new construction in Biloxi, not to be superseded for another twenty-five years.”<sup>52</sup> The Craftsman style also began in California and spread throughout the United States through popular magazines. Drawing on the English Arts & Crafts movement, the Craftsman style became the most popular style for small houses in the period from 1905 to the 1930s<sup>53</sup> and continued to be popular in Biloxi until 1945. These include a two-story example which displays details such as exposed rafters and brackets under the eaves (972 Howard Avenue, No. 41, 1923), a simple one-story dwelling at 1008 Howard Avenue, ( No. 58, 1914-1925 [Photo 3]), Craftsman Vernacular example at 152 Oak Grove Place (No. 82, 1925-1927).

There are thirteen ranch style houses in the boundary increase; one of which is located at 161 Oak Grove Place (No. 84, 1956). This house, which appears to be an Aladdin kit house, is simple in both form and detailing and has a high degree of integrity.<sup>54</sup> This kit house, also known as The Yorktown: Plan No. 1, dates from 1954. The supporting columns and the overhanging roof on the main façade are the main identifiers. Although the ranch house originated in southern California, it became widely dispersed across the country after approved under FHA financing guidelines. With the growth of many southern and southwest cities following World War II, the ranch became “nearly ubiquitous” in those areas.<sup>55</sup>

An example of a Minimal Traditional house is located at 962 Schwan Court (No. 88, 1930-1940) [Photo 12]. The Minimal Traditional style represented a small, inexpensive house type during a period of high demand. It is common in most parts of the United States. In Biloxi, the style was popular from 1930 to 1960. Minimal Traditional styles are typically one-story in height, and have low-pitched side-gable roofs with shallow eaves. Usually a house of this style has at least one front-facing gable or hip ell.

Principal dwelling forms represented in the historic district include the Shotgun and the Bungalow. Examples of a Shotgun include 953 Howard Avenue (No. 31, 1900). The regional vernacular form known as the Shotgun house is defined by “its narrowness. Most often three rooms deep, it is only one room wide.”<sup>56</sup> The origin of the Shotgun house is complex with some historians positing a connection to Haitian and African building traditions. Other historians suggest the form is associated with trappers’ and fishermen’s shacks. Perhaps the best conclusion is that

the shotgun house is probably a synthesis of these and other influences, and can be seen as a syncretism. That is, the points of commonality between different house types known to different peoples, were retained when different types were brought together, thus forming something new.<sup>57</sup>

<sup>52</sup> *The Buildings of Biloxi*, p. 37.

<sup>53</sup> Virginia Savage McAlester. *A Field Guide to American Houses, The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. (New York: Alfred A. Knopf, 2013), p. 578.

<sup>54</sup> Aladdin Read-Cut Homes, Catalog, 1954.

<sup>55</sup> McAlester, p. 60s

<sup>56</sup> *The Buildings of Biloxi*, p. . 34.

<sup>57</sup> *The Buildings of Biloxi*, p. 34.

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The earliest shotgun houses in Biloxi date to the late 19<sup>th</sup> century crossed socio-economic lines. Later in the 20<sup>th</sup> century, the shotgun became associated with lower class housing “influenced by the cheaply built shotguns of the non-coastal Deep South.”<sup>58</sup>

The Bungalow form, often associated with the Craftsman style, is further identified by the roof type consisting of either a gable-front or a side-gable. As stated in *The Buildings of Biloxi*,

The roof, always gabled, usually runs perpendicular to the main façade, although the ridge is parallel to the front...The gable fronted type always has a gabled porch, sometimes centered...sometimes set off to one side.<sup>59</sup>

An example of a Craftsman Bungalow gable-front is located at 192 Seal Avenue (No. 96, 1915-1925). Other examples are cited above.

Of the 17 historically commercial buildings in the district, five are Mid-20<sup>th</sup> Century Commercial buildings, one of which is located at 962 Howard Avenue (No. 38, 1960) [Photo 8]. Its neighbor is a towering three story telephone switching building located at 968 Howard Avenue, and a rare representative of the Modern style in the district (No. 39, 1949) [Photo 7]. An example of a Colonial Revival building is West End Fire Company No. 3, located at 1046 Howard Avenue (No. 74, 1937) [Photo 1].

(The Registration Requirements for residential resources are discussed on pages 65-66 of the Historic Resources of Biloxi-Amended. The Registration Requirements for commercial resources are discussed on page 69 of the Historic Resources of Biloxi-Amended.)

The West Central Historic District as amended is one of four currently-listed National Register historic districts in the city. The West Beach Historic District (NR, 1984) consists almost exclusively of residential resources constructed in the late 18<sup>th</sup> and early 19<sup>th</sup> century and,

illustrates Biloxi's prominence as a summer resort in the late-nineteenth and early-twentieth centuries. Most of the homes in the area, which includes some of the city's finest Eastlake-influenced, Neoclassical Revival, and Bungalowoid residences, were developed by and for summer residents.<sup>60</sup>

Hurricane Katrina damaged many resources in the West Beach Historic District and the boundaries will be re-evaluated based on survey completed by FEMA and MDAH.

The Downtown Biloxi Historic District (NR, 1984) and amended in 2015 includes the commercial core of Biloxi. The 2015 boundary increase includes important institutional resources as well as early residential resources.

<sup>58</sup> *The Buildings of Biloxi*, p. 34.

<sup>59</sup> *The Buildings of Biloxi*, p. 38.

<sup>60</sup> National Register of Historic Places. West Beach Historic District, Biloxi, Harrison County, Mississippi,

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The Reynoir Street Historic District (NR, 2015) is a compact collection of residential resources exhibiting building forms and styles of local and regional importance in the late 19th and early 20th century.

The Biloxi Veterans Administration Medical Center Historic District (NR, 2002) is composed of the historic resources associated with a medical center operated by the Veterans Administration.

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---. Deed Book: 60, p. 54.

---. Deed Book: 140, p. 470.

---. Deed Book: 184, p. 366.

---. Deed Book: 201, p. 461.

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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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### 10. Geographical Data

**Acreage of Property** Approx 36 \_\_\_\_\_

Use either the UTM system or latitude/longitude coordinates

#### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

See Continuation Sheet

**Or**

#### UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

#### Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries are shown on the attached district map

#### Boundary Justification (Explain why the boundaries were selected.)

The boundaries include the resources that best illustrate the growth and development of the subdivisions comprising the district and the resources that best illustrate the range of forms and styles of local and regional importance in the mid-19<sup>th</sup> to mid-20<sup>th</sup> century.

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### 11. Form Prepared By

name/title: Xana Petoloa \_\_\_\_\_  
organization: Federal Emergency Management Agency \_\_\_\_\_  
street & number: 220 Poppo Ferry Road \_\_\_\_\_  
city or town: Biloxi \_\_\_\_\_ state: MS \_\_\_\_\_ zip code: 39530 \_\_\_\_\_  
e-mail \_\_\_\_\_  
telephone: 228-385-5402 \_\_\_\_\_  
date: July 22, 2013 \_\_\_\_\_

Additional text by William M. Gatlin, MDAH Architectural Historian

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to

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the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property: West Central Historic District, Boundary Increase, Boundary Decrease and Additional Documentation

City or Vicinity: Biloxi

County: Harrison State: Mississippi

Photographer: Bill Gatlin, MDAH  
Justin Heskew, MDAH

Date Photographed: September 23, 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 23. 106 Howard Avenue. Camera facing north.
- 2 of 23. 1000 block of Howard Avenue, south side. Camera facing southeast.
- 3 of 23. 1000 block of Howard Avenue, north side. Camera facing northwest.
- 4 of 23. 992-996 Howard Avenue. Camera facing northeast.
- 5 of 23. 987 Howard Avenue. Camera facing south.
- 6 of 23. 984-986 Howard Avenue. Camera facing northwest.
- 7 of 23. 968 Howard Avenue. Camera facing north.
- 8 of 23. 960-962 Howard Avenue. Camera facing north.
- 9 of 23. 154 Hopkins Boulevard. Camera facing south.
- 10 of 23. 960-962 Grant Court. Camera facing west.
- 11 of 23. 100 block of Hopkins Avenue, west side. Camera facing southwest.
- 12 of 23. 962 Schwan Court. Camera facing north.
- 13 of 23. 143 Baltar Lane. Camera facing west.
- 14 of 23. 139 Baltar Lane. Camera facing west.
- 15 of 23. 100 block of Oak Grove Place, east side. Camera facing south east.
- 16 of 23. 134 Oak Grove Place. Camera facing east.
- 17 of 23. 100 block of Suter Place, east side. Camera facing southeast.
- 18 of 23. 1012 Tullier Court. Camera facing northwest.
- 19 of 23. 136 Suter Place. Camera facing east.
- 20 of 23. 900 block of Beach Boulevard. Camera facing northwest.
- 21 of 23. 900 block of Beach Boulevard. Camera facing north.
- 22 of 23. 968 Beach Boulevard. Camera facing northwest.

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Documentation.

Name of Property

Harrison County,  
Mississippi

County and State

23 of 23. 1012 Beach Boulevard. Camera facing north.

**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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

West Central Historic District Boundary Decrease, Boundary Increase and Additional Documentation Name of Property Harrison County, Mississippi ----- County and State Historic Resources of Biloxi-Amended ----- Name of multiple listing (if applicable)
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**Latitude/Longitude Coordinates**

(Follow similar guidelines for entering these coordinates as for entering UTM references described on page 55, *How to Complete the National Register Registration Form*. For properties less than 10 acres, enter the lat/long coordinates for a point corresponding to the center of the property. For properties of 10 or more acres, enter three or more points that correspond to the vertices of a polygon drawn on the map. The polygon should approximately encompass the area to be registered. Add additional points below, if necessary.)

Datum: WG 84

- |               |           |            |            |
|---------------|-----------|------------|------------|
| 1. Latitude:  | 30.397222 | Longitude: | -88.909444 |
| 2. Latitude:  | 30.404444 | Longitude: | -88.903611 |
| 3. Latitude:  | 30.397500 | Longitude: | -88.887222 |
| 4. Latitude:  | 30.408056 | Longitude: | -88.895278 |
| 5. Latitude:  | 30.397778 | Longitude: | -88.904444 |
| 6. Latitude:  | 30.398611 | Longitude: | -88.886389 |
| 7. Latitude:  | 30.403611 | Longitude: | -88.898333 |
| 8. Latitude:  | 30.402778 | Longitude: | -88.903611 |
| 9. Latitude:  | 30.383333 | Longitude: | -88.900556 |
| 10. Latitude: | 30.391389 | Longitude: | -88.894722 |
| 11. Latitude: | 30.405000 | Longitude: | -88.898444 |
| 12. Latitude: | 30.399444 | Longitude: | -88.908898 |
| 13. Latitude: | 30.391389 | Longitude: | -88.926389 |

United States Department of the Interior  
National Park Service

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West Central Historic District Boundary Decrease,  
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