

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Name of multiple property listing (if applicable)

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 15000302

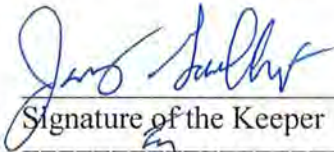
Date Listed: 5/29/2015

Property Name: Upper West Central Historic District (Biloxi MPS (AD))

County: Harrison

State: MS

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

5-29-2015
Date of Action

Amended Items in Nomination:

Section 2: Location

Street and Number: Roughly bounded by Iroquois St, Esposito Street, Hopkins Boulevard, and Division Street

City or Town: Biloxi

State: Mississippi

County: Harrison

The Mississippi State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

302

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: Upper West Central Historic District _____

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: _____

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Not For Publication: Vicinity: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

<u>Katie Blund</u> Signature of certifying official/Title:	<u>March 24, 2015</u> Date
State Historic Preservation Officer _____ State or Federal agency/bureau or Tribal Government	

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	

Upper West Central Historic District

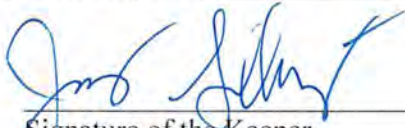
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4. National Park Service Certification

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

5.29.2015
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
Site
Structure
Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>135</u>	<u>28</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>135</u>	<u>28</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
COMMERCE/TRADE/specialty store

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling _____
COMMERCE/TRADE/professional
COMMERCE/TRADE/specialty store _____

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th AND EARLY 20th CENTURY AMERICAN
MOVEMENTS/Craftsman

MODERN MOVEMENT/Minimal Traditional

MODERN MOVEMENT/Ranch

OTHER/shotgun

LATE VICTORIAN/Queen Anne

LATE 19TH AND EARLY 20TH CENTURY REVIVALS/Mission

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Wood, Brick

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.)

Summary Paragraph

The Upper West Central Historic District is located within the west central section of the Biloxi peninsula. The district is bounded to the east by Hopkins Boulevard, to the west by the eastern side of Iroquois Street, to the south by Esposito Street as well as the CSX Railroad tracks, and to the north by an irregular line along and north of Division Street. There are both natural and man-made boundaries (including Keegan Bayou, the CSX Railroad tracks, and I-110) that distinguish this district from other areas in the city and had roles in its development. The district is primarily residential, with a small commercial strip along Division Street. The neighborhood is largely defined by its architectural character which is determined by the forms and styles popular during the different phases of the neighborhood's development.

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Narrative Description

The Upper West Central Historic District is located within the west central section of the Biloxi peninsula. The district is bounded to the east by Hopkins Boulevard, to the west by the eastern side of Iroquois Street, to the south by Esposito Street as well as the CSX Railroad tracks, and to the north by an irregular line along and north of Division Street. There are both natural and man-made boundaries (including Keegan Bayou, the CSX Railroad tracks, and I-110) that distinguish this district from other area in the city and had roles in its development.

The streets form a regular grid plan. Division Street is a major east-west arterial thoroughfare, with a dedicated left turn lane, sidewalks and no on-street parking. The other east-west streets are Thelma Street and Esposito Street. Thelma Street is two-lanes with on-street parking and sidewalks with a narrow grassy median. Esposito is a narrow lane with two-way traffic. There are no sidewalks but the street borders the railroad right-of-way to the south. Hopkins Avenue runs north-south with two-way traffic and on-street parking. Sidewalks are separated from the traffic lanes by narrow grassy medians. South of the district Hopkins Street crosses the railroad tracks. Santini Street is two-lanes running north and south with on-street parking and sidewalks with medians. Southbound Santini Street ends in a T-intersection with Esposito and does not cross the railroad. Seal Avenue is two lanes running north and south with on-street parking and sidewalks with no medians. South of the district Seal Avenue crosses the railroad tracks. Iroquois Street is two-lanes running north and south with on-street parking and sidewalks with no medians. Iroquois crosses the railroad tracks south of the district.

The district is primarily residential, with a small commercial strip along Division Street. The dwellings are situated on generally regular-sized lots oriented in a grid road pattern. Most residences have small front lawns and mature trees, but there is little formal landscaping. Most of the residences do not have garages so residents park on the street or on paved or gravel pads in the yards. All seven of the commercial buildings are located on Division Street. Of these buildings, there are five contributing resources. Two of the buildings that are currently classified as commercial were originally constructed as dwellings; this includes 1011 Division Street (Inv. 19, 1907) [Photo 6] and 971 Division Street (Inv. 10, 1920). One of the contributing commercial buildings is located at 964 Division Street (Inv. 8, 1952) [Photo 22]. In addition, there are two apartment buildings, one located at 286 Santini Street (Inv. 111, 1960,) which is contributing, and one located at 978 Division Street (Inv. 12, 1985-1995), which is noncontributing.

The Upper West Central Historic District consists of buildings constructed between about 1890 to present the day. The historic district contains 163 structures; of these buildings, there are 135 contributing structures. Of all the contributing dwellings, only three houses predate the turn of the 20th century and all of them are located on Seal Avenue. Of the 17 structures built between 1901 and 1910, a majority of them are located on Seal Avenue; however, there are a handful of houses located on the western side of the district fronting Iroquois Street from this era. A significant building boom occurred between 1911 and 1924 resulting in the construction

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of 29 dwellings. There was a slight construction lull between 1925 and 1934 and only 22 structures were built that are currently contributing. However, another significant construction era occurred between 1935 and 1945 resulting in the construction of 30 dwellings. During the post-World War II years of 1946-1962 there were 36 contributing buildings constructed.

The neighborhood is largely defined by its architectural character which is determined by the forms and styles popular during the different phases of the neighborhood's development. The forms and styles dating from the earliest period of development include the regional vernacular Shotgun and T-front and L-front forms with Folk Victorian and Queen Anne detailing. Although building slowed in the years between 1925 and 1934, it did not completely stop, illustrated by four Mission style houses built during that time. The Craftsman style is the singular most dominant style, and was common during the latter part of the first building boom (1911-1924) and throughout the second building boom (1935-1945). Houses in two styles, Minimal Traditional and Ranch, were most commonly built in the post-World War II era.

Resources are considered contributing if they were built during the Period of Significance, relate to the architectural or historical significance of the district, and 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 integrity due to alterations, disturbances, additions, or other changes.

The overall integrity of the district is high. The most common alterations are replacement windows and doors which do not significantly detract from the district's character.

Inventory of Resources
Upper West Central Historic District
C=Contributing Element; NC=Non-Contributing Element

Division Street

- | | | | | |
|--|------------|----------------------------|-------------|------------------------------------|
| 1. | (C) | 955 Division Street | 1930 | Craftsman Bungalow |
| One-story, frame, two-bay-wide (wdw-ww) Craftsman Vernacular gable-front Bungalow with a full-width gable roof porch supported by 2x4 framing. Windows are 3/1 wood double-hung-sash, with metal awnings, sometimes in pairs. Decorative features include wide, enclosed eaves, and brick pedestals on the porch. The house rests on piers, is clad in aluminum siding, and has an asphalt shingle roof. Gable roof additions are appended to the rear (south) and right (west) elevations. | | | | |
| 2. | (C) | 956 Division Street | 1920 | Shotgun with a Lateral Wing |
| One-story, frame, two-bay-wide (wd-dw) vernacular shotgun with a lateral wing that has an intersecting gable roof and a full-width hip roof porch supported by square wood columns. The entry is a four-light wood door with two-light transom. The windows are 4/6 and 6/6 wood double-hung-sash, sometimes in pairs. Decorative features include gable returns, faux shutters, and a corbelled brick chimney on the ridge. The house rests on brick piers, is clad in asbestos shingles, and has an asbestos shingle roof. A full-width shed roof addition is appended to the north elevation. | | | | |

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3. (C) 957 Division Street 1930 Craftsman Bungalow
One-story, frame, two-bay-wide (wdw-ww) Craftsman Vernacular gable-front Bungalow with a full-width front-gable porch supported by tapered wood columns on brick pedestals and decorative iron posts. The entry is a replacement flush composite wood door and is flanked by 4/1 wood double-hung-sash windows. Windows are 4/1 wood d-h-s, sometimes in pairs. Decorative features include faux shutters, and wide boxed eaves. The house rests on brick piers, is clad in clapboard siding, and has an asphalt shingle roof.
4. (C) 960 Division Street 1910 Shotgun
1-story, frame, 3-bay-wide (w-d-w) gable-on-hip Folk Victorian L-Galleried shotgun with an inset full-width porch supported by square wood columns and lattice balustrade. Bay 3 is an enclosed side gallery. Bay 2 is a 1-light over 1-panel wood door with 1-light transom. Windows are 4/4, 4/1, and 6/6 wood d-h-s, sometimes in pairs. Decorative features include faux shutters, a corbelled brick chimney on the slope, vergeboards, and variegated shingles in the gable. The house rests on brick piers, is clad in clapboard siding, and has a corrugated metal roof with boxed eaves.
5. (C) 961 Division Street 1940 Craftsman Bungalow
One-story, frame, two-bay-wide (wdw-ww) Craftsman gable-front Bungalow with a full-width gable and shed roof porch supported by tapered wood columns on stucco pedestals and closed balustrade. The entry is a 15-light wood door flanked by 4/1 wood double-hung-sash windows. Windows are 4/1 wood d-h-s, sometimes in pairs. Decorative features include wide eaves with exposed rafter tails, and gable vents. The house rests on piers, is clad in clapboard siding, and has an asphalt shingle roof. The partial-width inset porch on the rear (south) was enclosed.
6. (C) 962 Division Street 1930 Craftsman Bungalow
One-story, frame, four-bay-wide (w-d-d-w) Craftsman gable-front Bungalow with a full-width gable and shed roof porch supported by tapered wood columns. Bay 2 is a single-light wood door. Bay 3 is an enclosed entry. Windows are 6/1 wood double-hung-sash, sometimes with faux shutters. Decorative features include wide eaves with exposed rafter tails, and gable vents. The house rests on brick piers, is clad in clapboard siding, and has an asphalt shingle roof.
7. (NC) 963 Division Street 1971 Late-20th Century Commercial
ATC Associates, Inc.
One-story, frame, five-bay-wide (w-w-dd-w-w) Neo-Eclectic late-20th century commercial building with a mansard roof. Bay 3, a recessed entry, is an 8-panel wood double door. Windows are 16-light fixed aluminum sash with faux muntins and segmental arched 4-light transoms. Decorative features include wide flared eaves, concrete tiles on the Mansard roof, and a segmental arch over the entry. The building rests on a concrete slab foundation, is clad in a brick veneer, and has a concrete tile and tar and gravel roof.
8. (C) 964 Division Street 1952 Mid-20th Century Commercial
Lee's Auto Service
Manuel's Cleaners
Gary's Appliance
Two-story, concrete block, two-bay-wide (www-d) flat roof vernacular mid-20th century commercial building. The entry is a one-light metal door. Windows are 1-and 2-light fixed wood sash, sometimes in pairs and ribbons of four, and 1/1 aluminum double-hung-sash on the second story. The building rests on a concrete slab foundation, is clad in stucco and vinyl siding, and has a tar and gravel roof with wide boxed eaves. The second story is a later addition. [Photo 22]
9. (C) 970 Division Street 1925-1935 Craftsman Bungalow
1-story, frame, 2-bay-wide (www-d) Craftsman gable-front Bungalow with a full-width shed and gable roof porch supported by tapered wood columns on pedestals and picketed balustrade. The entry is a 1-light wood door flanked by 1-light sidelights. Windows are 2/1 and 4/1 wood d-h-s, sometimes in pairs and ribbons of three. Features include

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wide eaves with exposed rafters, two corbelled brick chimneys on the ridge, Greek Key vent, and a stained glass window in the gable. The house rests on piers, is clad in clapboards, and has an asphalt shingle roof. [Photo 21]

10. (C) 971 Division Street 1920 Craftsman Bungalow
Law Offices Kalom &
Associates

One-story, frame, two-bay-wide (wdw-www) Craftsman gable-front Bungalow with a full-width gable and shed roof porch supported by tapered wood columns on stucco pedestals. The entry is a decorative 1-light over 2-panel wood door flanked by 8/1 wood double-hung-sash windows. Windows are 8/1 and 10/1 wood d-h-s, sometimes in pairs and ribbons of three. Features include wide eaves with exposed rafters, stained glass window in the gable, Greek Key vents, and two box chimneys on the ridge. The house rests on piers, is clad in clapboards, and has a corrugated metal roof.

11. (NC) 974 Division Street 1970 Neo-Eclectic
Mississippi Center for Justice

One-story, frame, five-bay-wide (wwwd-w-w-w-w) Neo-Eclectic building with a mansard roof. Bay 1 is comprised of a ribbon of three 1-light fixed aluminum sash windows and a metal door. Windows are aluminum 1-light fixed and awning. Decorative features include wide eaves and a porte-cochere supported by square brick columns. The building rests on a concrete slab foundation, is clad in a brick veneer, and has an asphalt shingle and tar and gravel roof.

12. (NC) 978 Division Street 1985-1995 Neo-Eclectic

Two-story, three-bay-wide (ww-dd-ww) Neo-Eclectic apartment building with a hip roof. The entry is a pair of 15-light doors flanked by pilasters with a denticulated cornice. Windows are wood 2-light fixed, and 2/2 aluminum double-hung-sash, sometimes in pairs with faux shutters. Decorative features include quoins and keystones. The building rests on a concrete slab foundation, is clad in stucco and vinyl siding, and has an asphalt shingle roof.

13. (NC) 987 Division Street 1948-1952 Vernacular U-Plan

1-story, frame, 5-bay-wide vernacular U-plan with a multiple gable and shed roof. The original U-plan duplex comprises Bays 3-5. Bays 1-2 are comprised of later additions. Entries are 15-light double and single doors. Windows are vinyl 6/6 d-h-s with faux muntins, sometimes in pairs. Features include wide boxed eaves, stick-work on the walls, pergola, deck and spindle frieze. The duplex rests on concrete pylon piers, is clad in composite wood, and has an asphalt shingle roof. Extensive changes have adversely effected the massing of the house and the losses of the historic siding and fenestration have affected the integrity of the house.

14. (NC) 990 Division Street 1930 Vernacular Bungalow

One-story, frame, three-bay-wide (w-w-w) vernacular gable-front Bungalow with an enclosed full-width inset porch. The entry, a replacement 15-light wood door, is on the left (west) elevation. The original entry was on the south elevation. Windows are 6/6 wood double-hung-sash and 1-light fixed wood sash. Decorative features include wide eaves with exposed rafter tails, and metal awnings. The house rests on brick piers, is clad in vinyl siding, and has a corrugated metal roof. The full-width porch on the rear (north) was enclosed which alters the massing of the house. The loss of the historic fenestration impacts the integrity of the house.

15. (C) 991 Division Street c. 1930 Craftsman Bungalow

One-story, frame, two-bays-wide (ww-d) Craftsman Vernacular gable-front Bungalow with a full-width hip roof porch supported by square wood columns on brick pedestals. The entry, offset right, is a replacement 15-light wood door flanked by 1-light sidelights. Windows are 2/2 aluminum double-hung-sash, sometimes in pairs. The house rests on concrete block piers, is clad in asbestos shingles, and has an asphalt shingle roof, with wide boxed eaves. An inset porch on the rear right (southeast) was enclosed.

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16. (C) 997 Division Street 1945 Craftsman Bungalow

1-story, frame, 3-bay-wide (www-d-w) Craftsman gable-front Bungalow with a partial-width shed roof porch supported by tapered wood columns on stucco pedestals. Bay 1 is a gable ell. Bay 2 is a 15-light door. Windows are 1/1, 3/1, and 6/1 wood d-h-s, and 3-light wood casement, sometimes in pairs, and ribbons of three. Features include coursed shingles in the gable, transoms, and exposed beams and rafters. The house rests on piers, is clad in stucco, and has an asphalt shingle roof.

17. (NC) 1001 Division Street 1968 Mid-20th Century Commercial

One-story, frame, five-bay-wide flat-roof, mid-20th century commercial building. Bay 1 is a porte-cochere. Bays 2 and 4 are recessed under a large, overhanging eave. Bay 3 is an entry vestibule with 1-light aluminum doors located on opposing sides. Windows are 1-light fixed aluminum-sash, in pairs and ribbons of four. The building rests on a concrete slab, is clad in a brick veneer, and has a tar and gravel roof with wide overhanging eaves.

18. (C) 1007 Division Street 1920 Craftsman Bungalow

One-story, frame, two-bay-wide (ww-d) Craftsman gable-front Bungalow with a full-width gable porch supported on tapered wood columns on stuccoed bases. Bay 2, offset right (west), is a 4-panel 5-light semi-circular fanlight replacement metal door flanked by 3-light over 1-panel sidelights. Windows are 1/1, 4/1, and 6/1 wood double-hung-sash, sometimes in pairs. Decorative features include exposed rafters and a waffle vent in the gable. The house rests on brick piers, is clad in novelty wood siding, and has a corrugated metal roof.

19. (NC) 1011 Division Street 1907 Folk Victorian
Carter's Service

One-story, frame, front-gable Folk Victorian building with an enclosed, full-width hip roof porch. The full-width hip roof porch was altered to a double-hip roof with asphalt shingles and a commercial sign. A shed roof addition and porch are appended to the rear (south). The entry was boarded at the time of survey. Windows are 6/6 wood double-hung-sash, sometimes in pairs. Decorative features include vergeboard and variegated shingles in the gable. The building rests on brick piers, is clad in novelty wood siding, and has a corrugated metal roof. The porch enclosure alters the massing and obscure historic fenestration. [Photo 6]

Ethel Court

20. (C) 233 Ethel Court c. 1928 Mission

One-story, frame, two-bay-wide (wdw-ww) flat roof Mission house with a partial-width gable roof porch supported by stucco columns. The entry is a 1-light replacement door flanked by 4/4 wood double-hung-sash windows. Windows are 4/4, and 6/6 wood d-h-s, sometimes in pairs. Decorative features include sun hoods clad in asbestos shingles, an arched parapet with coping, and a central stucco chimney. The house rests on piers, is clad in stucco, and has a tar and gravel roof. The porch on the rear left (southwest) corner was enclosed.

21. (C) 235 Ethel Court c. 1928 Mission

One-story, frame, two-bay-wide (wdw-www) flat roof Mission house with a partial-width gable roof porch supported by stuccoed columns. The entry is a 9-light square motif wood door flanked by 4-light wood casement windows. Windows are 4-light wood casement, sometimes in pairs and ribbons of three. Decorative features include a stepped parapet with coping and sun hoods clad in asbestos shingles. The house rests on a continuous concrete foundation, is clad in stucco, and has a tar and gravel roof. A porch on the rear left (southwest) corner was removed. [Photo 1]

Hopkins Boulevard

22. (C) 205 Hopkins Boulevard 1948 Vernacular

One-story, frame, four-bay-wide (w-ww-d-ww) flat roof house with an enclosed inset full-width porch. Bays 3-4 are comprised of a projecting flat roof wing addition. The entry is sheltered by an awning. Windows are 2/2 wood double-hung-sash, and 2/2 aluminum double-hung-sash, sometimes in pairs, and ribbons of three or four. The house

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rests on a concrete slab foundation, is clad in composite wood siding, and has a tar and gravel roof with wide eaves.

- 23. (C) 209 Hopkins Boulevard 1948-1952 Minimal Traditional**
One-story, frame, two-bay-wide (wwwd-ww) hip roof Minimal Traditional house with an enclosed partial-width inset porch. Bay 2 is a projecting front-gable ell. The entry is a 5-light fanlight over 4-panel replacement metal door. Windows are vinyl 6/6 double-hung-sash with faux muntins, and aluminum 2/2 d-h-s, sometimes in pairs and ribbons of three. The house rests on piers, is clad in brick and composite wood siding, and has an asphalt shingle roof.
- 24. (C) 211 Hopkins Boulevard 1948 Minimal Traditional**
One-story, frame, two-bay-wide (wwwd-garage) intersecting-gable roof Minimal Traditional house with a partial-width inset porch supported by a brick column. The entry is a 4-panel wood door. Windows are wood 6/6 double-hung-sash, sometimes in pairs and ribbons of three. The house rests on piers, is clad in brick and fish scale wood shingles, and has an asphalt shingle roof. A gable roof addition is appended to the rear right (northwest) corner. {Photo 25}
- 25. (C) 215 Hopkins Boulevard 1940 Colonial Revival**
2-story, frame, 4-bay-wide (www-www-d-www) side-gable Colonial Revival Vernacular with an enclosed full-width shed roof porch. Bay 1 is a recessed hip roof wing. The central entry is a 1-light over 1-panel wood door. Windows are 1/1, 4/1, 6/1, 8/1, and 10/1 wood d-h-s, and 3-light aluminum louver, sometimes in pairs, and ribbons of three. Features include wide boxed eaves, faux shutters, and a central brick chimney. The house rests on piers, is clad in vinyl siding, and has an asphalt shingle roof. A full-width hip roof porch extends from the rear (west) elevation.
- 26. (C) 221 Hopkins Boulevard 1933 Vernacular Bungalow**
One-story, frame, two-bay-wide (ww-wdw) vernacular gable-front Bungalow with an enclosed front-gable partial-width porch. The entry is a 15-light wood door and is flanked by 4/1 wood double-hung-sash windows. Windows are 4/1 wood d-h-s, and 2/2 aluminum d-h-s, sometimes in pairs. Decorative features include wide boxed eaves, and faux shutters. The house rests on brick piers, is clad in vinyl siding, and has an asbestos shingle roof.
- 27. (C) 225 Hopkins Boulevard 1948-1952 Ranch**
One-story, frame, four-bay-wide (carport-w-d-w) hip roof Ranch house with a partial-width inset porch supported by round columns and a closed brick balustrade. Bay 1 is an attached carport supported by round columns and a closed brick balustrade. The entry is a replacement 12-light door. Windows are 1-light aluminum fixed, and 4-light aluminum casement, sometimes in pairs and ribbons of four. The house rests on a concrete slab foundation, is clad in a brick veneer, and has an asphalt shingle roof with wide eaves.
- 28. (NC) 233 Hopkins Boulevard 1940 Vernacular**
One-story, frame, two-bay-wide (w-dw) side-gable vernacular house with an enclosed wraparound porch, which wrapped around the right (north) elevation. Bay 1 is a recessed side-gable wing. Bay 2 is a projecting front-gable wing. The entry is a 10-light over 4-panel replacement metal door. Windows are 6/6 vinyl double-hung-sash with faux muntins. The house rests on brick piers, is clad in Hardy plank siding, and has an asphalt shingle roof with wide boxed eaves. A gable roof addition is appended to the rear left (southwest) corner. The alteration of the porch effects the massing of the house and the loss of historic siding and fenestration impact the integrity of the house.
- 29. (C) 239 Hopkins Boulevard 1940 Craftsman Bungalow**
One-story, frame, three-bay-wide (d-d-www) Craftsman gable-front Bungalow with a side-gable wraparound porch supported by tapered columns on brick pedestals and a turned balustrade. Bay 1 is a recessed shed roof addition. The main entry is a 1-light over 2-panel wood door flanked by 10-light sidelights. Windows are 3/1 and 4/1 double-hung-sash, sometimes in pairs and ribbons of three. Features include faux shutters, wide eaves with exposed rafters, and a box chimney on the gable wall. The house rests on piers, is clad in clapboard siding, and has a pressed metal roof.

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- 30. (C) 241 Hopkins Boulevard 1940 Vernacular**
One-story, frame, three-bay-wide (ww-ww-d) vernacular house with a hip roof. Bay 3 is a recessed entry comprised of an 18-light replacement door. Windows are vinyl 6/6 double-hung-sash with faux muntins, sometimes in pairs, and ribbons of three. The house rests on a concrete slab foundation, is clad in Hardy Plank siding, and has an asphalt shingle roof with wide eaves.
- 31. (C) 245 Hopkins Boulevard 1948-1952 Minimal Traditional**
One-story, frame, three-bay-wide (w-d-ww) side-gable Minimal Traditional house with a partial-width shed roof porch supported by a square wood column on a brick pedestal spanned by a decorative iron balustrade. Bay 3 is a projecting front-gable wing. The entry is a 5-light over 4-panel replacement metal door. Windows are vinyl 6/6 double-hung-sash, sometimes in pairs. The house rests on piers, is clad in vinyl siding, and has an asphalt shingle roof. Two gable roof additions have been appended to the rear (west) elevation.
- 32. (C) 249 Hopkins Boulevard 1950 Minimal Traditional**
One-story, frame, three-bay-wide (ww-d-w) hip roof Minimal Traditional house with a partial-width shed roof porch supported by decorative iron columns. Bay 1 is a projecting hip roof wing. Bay 2 is a 5-light over 4-panel replacement metal door. Bay 3 is a corner picture window. Windows are aluminum 1/1 double-hung-sash, 1-light, and 4-light steel fixed, and casement, sometimes in pairs with faux shutters. The house rests on piers, is clad in Hardy Plank siding, and has an asphalt shingle roof.
- 33. (C) 251 Hopkins Boulevard 1948 Minimal Traditional**
One-story, frame, three-bay-wide (ww-d-w) side-gable Minimal Traditional house with a partial-width shed roof porch supported by decorative iron supports. Bay 3 is a projecting front-gable ell. The entry is a 1-light replacement metal door. Windows are vinyl 6/6 double-hung-sash with faux muntins, sometimes in pairs. Decorative features include close eaves and a metal awning. The house rests on brick piers, is clad in Hardy Plank siding, and has an asphalt shingle roof. A shed roof addition is appended to the rear (west) elevation.
- 34. (C) 255 Hopkins Boulevard 1940 Minimal Traditional**
One-story, frame, two-bay-wide (ww-d) side-gable Minimal Traditional house with a full-width shed roof porch supported by angled round metal columns. The entry is a 1-light over 2-panel replacement door. Windows are vinyl 1/1 double-hung-sash, sometimes in pairs, and 15-light glass block. Decorative features include exposed beams on porch and gable vents. The house rests on piers, is clad in Hardy plank siding, and has an asphalt shingle roof. Gable and flat roof additions are appended to the rear (west) elevation. The full-width shed roof porch is a later addition.
- 35. (C) 261 Hopkins Boulevard 1948 Colonial Revival Center-Hall**
1.5-story, frame, five-bay-wide (w-w-d-w-w) side-gable Colonial Revival Vernacular center-hall house with a partial-width gable porch supported by square Doric columns. The entry is a 1-light over 4-panel replacement metal door. Windows are vinyl 6/6 double-hung-sash with faux muntins, sometimes in pairs with faux shutters. The house rests on a continuous brick foundation, is clad in vinyl siding, and has an asphalt shingle roof.
- 36. (C) 267 Hopkins Boulevard 1925-1926 Mission**
Clarence Kornman House
One-story, poured concrete, three-bay-wide (w-wd-w-ww) flat roof Mission house with an enclosed partial-width inset porch. Bay 3 is a recessed wing. The entry is a 1-light over 2-panel replacement metal door. Windows are 1-light wood fixed, vinyl and wood 1/1 double-hung-sash, and wood 9/1 d-h-s, sometimes in pairs and ribbons of three. Decorative features include an arched and stepped parapet and coping. The house rests on piers, is clad in stucco, and has a tar and gravel roof. [Photo 27]

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37. (NC) 271 Hopkins Boulevard 1935-1945 Vernacular
One-story, frame, four-bay-wide (w-d-ww-wwwd) side-gable vernacular house with a partial-width shed roof porch supported by decorative iron posts. Bay 3 is a projecting shed roof addition and Bay 4 is a recessed shed roof addition. The entry is a 1-light over 4-panel replacement metal door. Windows are aluminum 2/2 double-hung-sash, sometimes in pairs. The house rests on concrete block piers, is clad in aluminum siding, and has an asphalt shingle roof. The partial-width shed roof porch is also an addition. Extensive changes have impacted the integrity of the house.

38. (C) 274 Hopkins Boulevard 1900 Craftsman Bungalow
One-story, frame, three-bay-wide (ww-d-ww) Craftsman Vernacular gable-front Bungalow with a partially enclosed full-width shed roof porch supported by 2x4 framing. Bay 1 is an addition. The entry is a 3-light over 3-panel wood door. Windows are 2/2 and 9/1 wood double-hung-sash, sometimes in pairs. Decorative features include wide eaves with exposed rafter tails, and a gable vent. The house rests on brick piers, is clad in clapboard siding, and has an asphalt shingle roof. A rear (east) porch was added between 1925-1948 and removed sometime after 1952.

39. (C) 275 Hopkins Boulevard 1924 Craftsman Bungalow
One-story, frame, three-bay-wide (w-d-w) Craftsman Vernacular jerkinhead Bungalow with a partial-width gable porch supported by 2x4 framing. Bay 1 is a shed roof addition. The entry is a 1-light replacement metal door. Windows are vinyl 1/1 and 6/6 double-hung-sash with faux muntins, 1-light vinyl fixed, and 1-light vinyl sliding, sometimes in pairs and ribbons of three. Decorative features include wide boxed eaves, and beams. The house rests on a continuous brick foundation, is clad in vinyl siding, and has an asphalt shingle roof.

40. (C) 276 Hopkins Boulevard 1945 Craftsman Bungalow
One-story, frame, three-bay-wide (w-d-ww) Craftsman gable-front Bungalow with a full-width front-gable porch supported by tapered wood columns on brick pedestals. The entry is a 1-light replacement metal door flanked by 2-light over 1-panel sidelights. Windows are vinyl 1/1 d-h-s, sometimes in pairs. Decorative features include a metal awning over the porch and wide eaves with exposed rafters enclosed with fascia. The house rests on brick piers, is clad in vinyl siding, and has an asphalt shingle roof. A shed roof addition is appended to the rear (east) elevation.

41. (C) 279 Hopkins Boulevard 1940 Craftsman Bungalow
One-story, frame, three-bay-wide (w-d-w) Craftsman gable-front Bungalow with a full-width gable and shed roof porch supported by tapered wood columns on stucco pedestals. The entry is a 15-light wood door. Windows are 10/1, in rectangular motif, wood double-hung-sash, sometimes in pairs. Decorative features include wide eaves with exposed rafter tails and a gable vent. The house rests on concrete piers, is clad in clapboard siding, and has an asphalt shingle roof. The partial-width inset porch on the rear (west) elevation was enclosed after 1952.

42. (C) 280 Hopkins Boulevard 1930 Craftsman Bungalow
Carl Larsen House
One-story, frame, two-bay-wide (wdw-ww) Craftsman gable-front Bungalow with a full-width gable porch supported by tapered wood columns on brick pedestals. The entry is a 1-light door flanked by 2/2 aluminum d-h-s windows. Windows are 2/2 aluminum d-h-s, sometimes in pairs. Features include wide eaves with exposed rafters, a gable vent, a metal awning projecting from the porch, and a box chimney. The house rests on brick piers, is clad in asbestos shingles, and has an asphalt shingle roof. The partial-width inset porch on the rear (east) elevation was enclosed after 1952.

43. (C) 283 Hopkins Boulevard 1915-1925 Shotgun
One-story, frame, two-bay-wide (d-w) vernacular gable-front shotgun with an inset full-width porch supported by a turned column and a 4x4 framing member. The entry is a 6-panel replacement metal door. Windows are 2/2 aluminum double-hung-sash. The house rests on brick piers, is clad in aluminum siding, and has a pressed metal roof with exposed rafter tails. A shed roof addition is appended to the right (north) elevation. [Photo 28]

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- 44. (C) 285 Hopkins Boulevard 1962 Ranch**
One-story, frame, three-bay-wide (ww-d-ww) hip roof Ranch house with an inset entry. Bay 2 is a flush composite wood door. Windows are 2/2 wood double-hung-sash, sometimes in pairs. Decorative features include faux shutters, and wide eaves. The house rests on concrete block piers, is clad in novelty wood siding, and has an asphalt shingle roof.
- 45. (NC) 286 Hopkins Boulevard 1948 Vernacular Bungalow**
One-story, frame, three-bay-wide (carport-wwwd-www) vernacular gable-front Bungalow with an enclosed inset partial-width porch supported by stucco columns. Bay 1 is an attached shed roof carport. Windows are vinyl 4/4 and 6/6 double-hung-sash with faux muntins, sometimes in pairs and ribbons of three. Decorative features include wide eaves with exposed rafters covered with fascia, and a box stucco chimney on the eave wall. The house rests on piers, is clad in vinyl siding, and has an asphalt shingle roof. Alteration to the porch and the loss of historic fenestration impact the integrity of the house.
- 46. (C) 288 Hopkins Boulevard 1926-1927 Mission**
Gustave F. Wilde House
One-story, poured concrete, three-bay-wide (ww-wdw-www) flat roof Mission house with an inset partial-width porch supported by stucco clad arches and decorative iron balustrade. Bay 1 is recessed. The entry is a 1-light over 1-panel door flanked by vinyl 4/4 d-h-s windows with faux muntins. Windows are vinyl 4/4 and 6/6 d-h-s with faux muntins, sometimes in pairs and ribbons of three. Features include an arched parapet with coping, a tile sun hood, and a stucco clad chimney. The house rests on piers, is clad in stucco and clapboard siding, and has a tar and gravel roof. [Photo 29]
- 47. (C) 289 Hopkins Boulevard 1925-1935 Craftsman Bungalow**
One-story, frame, Craftsman Vernacular gable-front Bungalow with an enclosed full-width gable porch supported by tapered wood columns on brick pedestals. The entry, a 2-light over 1-panel metal storm door flanked by vinyl 1/1 double-hung-sash windows, is reached on the left (south) elevation. Windows are vinyl 1/1 d-h-s and wood 4/1 d-h-s, sometimes in pairs and ribbons of three and seven. Features include wide boxed eaves, a gable vent, and two box brick chimneys on the ridge. The house rests on brick piers, is clad in aluminum siding, and has an asphalt shingle roof.
- 48. (C) 290 Hopkins Boulevard 1930 Craftsman Bungalow**
1-story, frame, 2-bay-wide (wdw-www) Craftsman side-gable Bungalow with an inset partial-width porch, which extends to the left (north), supported by tapered wood columns on stucco pedestals. Entry is a 1-light wood door flanked by 4/1 wood d-h-s windows. Windows are 4/1 wood d-h-s, and 4-light and 9-light wood casement, sometimes in pairs and ribbons of 3. Features include wide eaves, exposed rafters, brackets, a gable dormer, a box stucco chimney, and a tripartite vent and window in gable. The house rests on piers, is clad in clapboards, and has an asphalt shingle roof.
- Iroquois Street**
- 49. (C) 210 Iroquois Street 1927 Craftsman Bungalow**
One-story, frame, three-bay-wide (ww-d-ww) Craftsman Vernacular gable-front Bungalow with a full-width gable porch supported by tapered wood columns and picketed balustrade. The entry, offset right, is a 1-light over 8-panel replacement metal door. Windows are vinyl 6/6 double-hung-sash, sometimes in pairs. Decorative features include wide boxed eaves, modern spindle brackets, and a gable vent. The house rests on concrete block piers, is clad in vinyl siding, and has an asphalt shingle roof.
- 50. (C) 214 Iroquois Street 1920 Craftsman Bungalow**
One-story, frame, three-bay-wide (w-d-w) Craftsman gable-front Bungalow with a full-width gable porch supported by tapered wood columns on stucco pedestals. The entry, offset right, is a six-panel replacement metal door.

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Windows are 6/6 vinyl double-hung-sash with faux muntins. Decorative features include wide eaves with exposed rafters and a gable vent. The house rests on piers, is clad in clapboard siding, and has a pressed metal roof. A hip roof addition is appended to the rear (east) elevation.

- 51. (C) 220 Iroquois Street 1915-1925 Craftsman Bungalow**
1-story, frame, 3-bay-wide (wdww-wd-w) Craftsman gable-front Bungalow with a partially enclosed wraparound porch supported by tapered wood columns on brick pedestals and picketed balustrade. Bay 1 is a recessed side-gable wing. Bay 3 is an enclosed portion of the porch. Windows are 2/2 wood d-h-s and 1/1 vinyl d-h-s, sometimes in pairs and ribbons of three. Features include 2-light transoms and two corbelled stucco chimneys. The house rests on piers, is clad in vinyl siding, and has a corrugated metal roof. [Photo 2]
- 52. (C) 221 Iroquois Street 1910 Folk Victorian**
1-story, frame, 3-bay-wide (w-d-w) intersecting-gable roof Gothic influenced Folk Victorian Center-Hall with a full-width hip roof porch supported by turned columns and picketed balustrade. Bay 2 is a 6-panel wood door with 1-light transom. Windows are wood 2/2 d-h-s, sometimes in pairs. Features include plain spindlework, brackets, 13-light in square motif gable windows, steeply pitched gables, and gable returns. The house rests on brick piers, is clad in asbestos shingles, and has a pressed metal roof. A shed roof addition is appended to the rear (west).
- 53. (NC) 225 Iroquois Street 1955-1965 Vernacular Bungalow**
One-story, frame, three-bay-wide (w-d-garage) vernacular gable-front Bungalow with an enclosed porch. Bay 2, an entry, recesses into Bay 3, which is a shed roof garage addition. Windows are aluminum 3-light sliding. Features include wide eaves, novelty siding in the gable, iron porch supports and balustrade on the rear (west) elevation, and a gable vent. The house is clad in a brick veneer and composite wood paneling, and has an asphalt shingle roof. A gable roof addition with porch is appended to the rear (west). Serial additions have impacted the massing of the house and obscured the historic materials.
- 54. (C) 228 Iroquois Street 1915-1925 Colonial Revival Vernacular**
1-story, frame, 4-bay-wide (w-w-d-w) intersecting-gable Colonial Revival Vernacular house with an inset partially enclosed, wraparound porch supported by Tuscan columns on brick pedestals. Bay 1 is a recessed side-gable wing. Bay 4 is the partially enclosed wraparound porch. Windows are wood 2/2 d-h-s. The house rests on piers, is clad in a brick veneer (a later addition), and has an asphalt shingle roof. A porch on the right rear (southeast) corner was enclosed.
- 55. (C) 229 Iroquois Street 1900 Folk Victorian T-Front**
Samuel C. Smith
1-story, frame, 3-bay-wide Folk Victorian T-Front house with an intersecting gable roof and a partially enclosed wraparound porch supported by turned columns and picketed balustrade. Bays 1 and 3 are enclosed. Bay 2 is a semi-octagonal bay, comprised of three windows. The entry, a 9-light over 1-panel wood door, is reached on the left. Windows are aluminum 6/6 d-h-s with faux muntins and shutters. Features are variegated shingles in the pented gable, gable returns, and steeply pitched gables. The house is on brick piers, clad in clapboards, and has a corrugated metal roof.
- 56. (NC) 233 Iroquois Street 1962 Mobile Home**
One-story, two-bay-wide (www-ell) front-gable mobile home with a full-width shed roof porch. Bay 2 is a shed roof ell addition. The entry is a flush composite wood door and is reached on the right (north) elevation. Windows are aluminum 2-light louver and aluminum 1/1 double-hung-sash, sometimes in ribbons of three. Decorative features include corrugated metal awnings and a brick planter. The house rests on concrete block piers, is clad in metal siding, and has a tar and corrugated metal roof.

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| 57. | (C) | 234 Iroquois Street | 1923 | Craftsman Bungalow |
| <p>One-story, frame, Craftsman gable-front Bungalow with an enclosed partial-width gable porch supported by tapered wood columns on brick pedestals. The entry is a 15-light wood double door. Windows are aluminum 3 and 5-light louver, aluminum 1/1 double-hung-sash, and wood 3/1 d-h-s, sometimes in pairs and ribbons of three. Decorative features include wide eaves and exposed rafters. The house rests on brick piers, is clad in aluminum siding, and has a pressed metal roof. A gable roof addition is appended to the right (south) elevation.</p> | | | | |
| 58. | (C) | 237 Iroquois Street | 1910 | Shotgun With Lateral Wing |
| <p>One-story, frame, two-bay-wide (w-dw) intersecting-gable roof vernacular lateral wing Shotgun with a partially enclosed wraparound hip roof porch supported by bracketed wood posts. Bay 1 is the partially enclosed portion of the wraparound porch. The entry is a 1-light over 2-panel metal replacement door. Windows are aluminum 2/2 double-hung-sash. Decorative features include gable returns and lattice frieze on the porch. The house rests on brick piers, is clad in vinyl siding, and has an asphalt shingle roof. A shed roof addition is appended to the rear (west).</p> | | | | |
| 59. | (NC) | 240 Iroquois Street | 1973 | Ranch |
| <p>One-story, frame, six-bay-wide (w-w-w-d-w-w) multiple hip roof Ranch house. Bays 1-2 compose a projecting hip roof ell and Bays 5-6 comprise a projecting hip roof wing. Bay 3 is a bay window. The entry is a 2-light over 2-panel metal door flanked by 1-light over 1-panel sidelights. Windows are aluminum 6/6 and 4/4 double-hung-sash, sometimes in pairs. The house rests on a concrete slab, is clad in a brick veneer, and has an asphalt shingle roof with wide eaves.</p> | | | | |
| 60. | (NC) | 241 Iroquois Street | 1974 | Ranch |
| <p>One-story, frame, five-bay-wide (ww-d-w-ww-carport) multiple hip roof Ranch house with a partial gable porch supported by Doric columns. Bay 3 is a picture window. Bay 5 is an inset carport. The entry is a 1-light over 4-panel wood door. Windows are aluminum 2/2 d-h-s and 1-light aluminum fixed, sometimes in pairs and ribbons of three. Decorative features include cloth awnings and wide eaves. The house rests on a concrete slab, is clad in a brick veneer, and has an asphalt shingle roof. A shed roof porch and hip roof ell are appended to the rear (west).</p> | | | | |
| 61. | (C) | 244 Iroquois Street | 1960 | Ranch |
| <p>One-story, frame, five-bay-wide (w-d-w-ww-garage) intersecting gable roof Ranch house with a gable partial porch supported by round Doric columns. Bay 1 is a picture window. The entry, offset left, is a paneled wood door. Bay 5 is a two car garage. Windows are aluminum 2/2 double-hung-sash, sometimes in pairs and ribbons of three. Decorative features include wide eaves and faux shutters. The house rests on a concrete slab, is clad in a brick veneer, and has an asphalt shingle roof. A shed roof porch is appended to the rear (east) elevation. [Photo 3]</p> | | | | |
| 62. | (C) | 245 Iroquois Street | 1919 | Craftsman Bungalow |
| <p>One-story, frame, two-bay-wide (www-d) Craftsman gable-front Bungalow with a full-width hip roof porch supported by tapered wood columns on brick pedestals. Bay 1 is a ribbon window with a 6-light transom. The entry is flanked by sidelights and has a transom. Windows are wood 1/1 d-h-s and wood 6-light casement, sometimes in pairs and ribbons of three. Features include wide eaves, exposed rafters, and gable vents and windows. The house rests on brick piers, is clad in clapboards, and has a pressed metal roof. A 1.5 story gable roof addition is appended to the rear (west).</p> | | | | |
| 63. | (C) | 249 Iroquois Street | c. 1948-1952 | Ranch |
| <p>One-story, frame, two-bay-wide (ww-www) hip roof Ranch house with a partial-width inset porch supported by a decorative iron column. The entry is a 2-light over panel wood door and is reached on the left (south) elevation. Windows are 2/2 wood double-hung-sash, sometimes in pairs and ribbons of three. Decorative features include wide eaves, exposed rafters, and corner windows. The house rests on brick piers, is clad in composite wood siding, and has an asphalt shingle roof.</p> | | | | |

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64..	(C)	250 Iroquois Street	1941	Craftsman Bungalow
One-story, frame, three-bay-wide (ww-ww-w) Craftsman Vernacular gable-front Bungalow with an enclosed full-width hip roof porch. The entry is reached on the left (north) elevation. Windows are wood 3/1 double-hung-sash and 1-light aluminum fixed, sometimes in pairs and ribbons of three. Decorative features include wide eaves, exposed rafters, faux shutters, and working shutters. The house rests on piers, is clad in asbestos shingles, and has an asphalt shingle roof. A shed roof porch is appended to the rear (east).				
65.	(NC)	251 Iroquois Street	1930	Vernacular Bungalow
One-story, frame, two-bay-wide (w-dd) vernacular gable-front Bungalow with a full-width gable porch supported by bracketed decorative iron supports. Bay 1 is an aluminum picture window. The entry consists of 8-panel wood double doors. Windows are aluminum 2/2 double-hung-sash, 1-light aluminum fixed, and 1-light aluminum sliding, sometimes in pairs. Decorative features include wide boxed eaves and a gable vent. The house is clad in a brick veneer, and has an asphalt shingle roof. A shed roof addition is appended to the rear (west). Alterations to the porch and historic materials impact the integrity of the house.				
66.	(C)	255 Iroquois Street	1955-1965	Shotgun
One-story, frame, one-bay-wide (wd) front-gable vernacular Shotgun with a full-width gable porch supported by square Doric columns. The entry is a 6-panel wood door. Windows are 2/2 aluminum double-hung-sash, sometimes in pairs. Decorative features include an octagonal gable vent and boxed eaves. The house rests on concrete block piers, is clad in vinyl siding, and has an asphalt shingle roof.				
67.	(C)	257 Iroquois Street	1915	Craftsman Bungalow
One-story, frame, three-bay-wide (w-d-w) Craftsman Vernacular gable-front Bungalow with an enclosed full-width gable porch. Bays 1 and 3 are bay windows. Bay 2 is a 6-panel metal door. Windows are 1/1 and 2/2 aluminum double-hung-sash, sometimes in pairs. The house rests on brick piers, is clad in asbestos shingles, and has a pressed metal roof with exposed rafters. A gable roof addition is appended to the rear (west).				
68.	(C)	261 Iroquois Street	1935-1945	Minimal Traditional
1.5-story, frame, seven-bay-wide (w-w-w-d-www-ww-w) side-gable Minimal Traditional house. Bays 2-4, the core, slightly projects. Bays 1 and 5 are flanking wings. The entry is a 1-oval light metal replacement door. Windows are 1/1 and 2/2 aluminum double-hung-sash, sometimes in pairs and ribbons. Decorative features include metal awnings and close eaves. The house rests on piers, is clad in a brick veneer, and has an asphalt shingle roof. A shed roof porch is appended to the rear (west).				
69.	(C)	264 Iroquois Street	1959	Ranch
One-story, frame, four-bay-wide (wd-w-ww-garage) side-gable Ranch house with an inset entry supported by a square column. Bay 1 has a front-gable roof and projects slightly. Bay 4 is an addition. The entry is a 1-light over 2-panel metal door. Windows are wood 1-light fixed and 2/2 double-hung-sash, and vinyl 1/1 d-h-s, sometimes in pairs. The house rests on piers, is clad in a brick veneer, and has an asphalt shingle roof.				
70.	(NC)	267 Iroquois Street	2010	Post-Katrina Coastal Neo-Bungalow
One-story, four-bay-wide (ell-w-d-w) Post-Katrina Coastal gable-front Neo-Bungalow with a full-width inset porch supported by square columns and picketed balustrade. Bay 1 is recessed. The entry is a 9-light with faux muntins over 2-panels metal door. Windows are 1/1 vinyl double-hung-sash and vinyl 1-light fixed. The house rests on elevated wooden piers in concrete, is clad in Hardy Plank siding, and has an asphalt shingle roof with wide eaves.				
71.	(NC)	269 Iroquois Street	2000	Neo-Eclectic
1-story, four-bay-wide (garage-w-d-w) Neo-Eclectic house with a multiple hip and gable roof. Bay 1 is a projecting gable roof garage. The inset entry is supported by round Doric columns and contains a 10-panel wood door with 1-light transom flanked by 1-light over 1-panel sidelights. Windows are vinyl 4/4, 6/4 and 9/6 double-hung-sash, 8-				

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light vinyl fixed, and vinyl semi-circular 13-light fixed, all with faux muntins. The house rests on concrete slab foundation, is clad in stucco, and has an asphalt shingle roof. [Photo 4]

72. (C) 270 Iroquois Street 1942 Minimal Traditional
1-story, frame, 5-bay-wide intersecting-gable roof Minimal Traditional house with a shed partial porch supported by decorative iron columns and balustrade. The carport (Bay 1) and porch are additions. Bays 4-5 compose a projecting gable ell. Windows are vinyl 6/6 d-h-s, sometimes in pairs and ribbons of three. Features include a corbelled brick chimney, brick skirt (addition), corner windows, and a metal awning. The house rests on brick piers, is clad in composite wood, and has an asphalt shingle roof. Two gable roof additions are appended to the rear (east).

73. (C) 275 Iroquois Street 1948 Craftsman Bungalow
1-story, frame, 3-bay-wide (www-d-w) Craftsman gable-front Bungalow with a full-width, partially enclosed shed and gable roof porch supported by grouped square Doric columns on a closed balustrade. Bay 1 is the enclosed portion of the porch. The entry is a 9-light, square motif, wood door. Windows are wood 3-light casement, and wood 3/1, 4/1, and 6/1 d-h-s, sometimes in pairs and ribbons of three. Features include gable vents, a capped stucco chimney, corner windows, and wide boxed eaves. The house rests on piers, is clad in vinyl siding, and has an asphalt shingle roof.

74. (NC) 276 Iroquois Street 1995 Neo-Colonial
Two-story, four-bay-wide (ww-d-ww-ww) side-gable Neo-Colonial house with an inset partial porch supported by round Doric columns. Bay 4 is a two-story front-gable wing. The entry is a 1-light wood door with a 1-light sidelight. Windows are 6/6 and 9/6 aluminum double-hung-sash with faux muntins and shutters. The house rests on a concrete slab foundation, is clad in a brick veneer and composite wood siding, and has an asphalt shingle roof. A gable roof addition is appended to the rear (east).

75. (C) 287 Iroquois Street 1915 Folk Victorian
One-story, frame, two-bay-wide (www-ww) hip and gable roof Folk Victorian with an enclosed inset partial-width porch. Bay 1 is an addition appended to the enclosed porch. Bay 2 is a cutaway bay. The entry, a 15-light wood door, is reached on the left side of Bay 1. Windows are wood 4/4 d-h-s and aluminum 2/2 d-h-s, sometimes in pairs and ribbons of three. The house rests on brick piers, is clad in clapboard and composite wood siding, and has an asphalt shingle roof. Multiple gable and hip roof additions are appended to the left (south) and rear (west) elevations.

76. (NC) 288 Iroquois Street 1985 Ranch
One-story, five-bay-wide (carport-ww-ww-d-ww) hip roof Ranch house. Bay 1 is an attached shed roof carport supported by square Doric columns. The entry is a 1-oval light metal door. Windows are aluminum 6/6 double-hung-sash with faux muntins and shutters, sometimes in pairs. Decorative features include wide eaves and multi-colored brick. The house rests on a concrete slab foundation, is clad in a brick veneer, and has an asphalt shingle roof.

Santini Street

77. (C) 204 Santini Street 1950 Vernacular
One-story, frame, three-bay-wide (ww-dw-w) front-gable vernacular house with a gable partial porch supported by wood posts and closed balustrade. The entry is a 6-panel metal door. Windows are vinyl 6/6 double-hung-sash with faux muntins, sometimes in pairs. Decorative features include an octagonal gable vent and wide boxed eaves. The house is clad in Hardy Plank siding and has an asphalt shingle roof. The porch is an addition. A shed roof addition is appended to the left (north) and rear (east) elevations.

78. (NC) 207 Santini Street 1975-1985 Neo-Eclectic
One-story, frame, three-bay-wide (ww-d-ww) Neo-Eclectic house with a jerkinhead roof. The gable entry is supported by square wood columns and is a 6-panel wood door. Windows are vinyl 6/6 double-hung-sash with faux muntins, sometimes in pairs. Decorative features include wide boxed eaves and a brick box chimney. The house rests on piers, is clad in a brick veneer and composite wood, and has an asphalt shingle roof. A gable wing is appended to

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the left rear (southwest) corner.

- 79. (C) 208 Santini Street 1935-1945 Minimal Traditional**
One-story, frame, three-bay-wide (w-d-w) side-gable Minimal Traditional house with a gable partial porch supported by square wood posts with plain frieze. The entry is a 1-light over 2-panel metal replacement door. Windows are vinyl 6/6 double-hung-sash with faux muntins. The house rests on brick piers, is clad in Hardy Plank siding, and has an asphalt shingle roof. A gable wing is appended to the rear (east).
- 80. (C) 209 Santini Street 1948-1952 Minimal Traditional**
1-story, frame, 3-bay-wide intersecting-gable Minimal Traditional house with a broken slope partial-width porch supported by decorative iron posts. Bay 1 includes a 16-light wood picture window and a 3-light composite wood door. Bays 2 and 3 comprise a projecting gable wing. Windows are wood 2/2 d-h-s and wood 2-light sliding, sometimes in pairs and ribbons of three. Features include corner windows, scalloped wood siding in the gable, and exposed rafters closed with fascia. The house rests on concrete slab foundation, is clad in asbestos, and has an asphalt shingle roof.
- 81. (C) 212 Santini Street 1933 Craftsman Bungalow**
1-story, frame, 2-bay-wide (d-dw) Craftsman gable-front Bungalow with a full-width gable and shed roof porch supported by stucco columns on a closed balustrade. Entries are 9-light wood doors. Windows are wood 9/1 d-h-s, aluminum 2/2 d-h-s, and vinyl 6/6 d-h-s with faux muntins, sometimes in pairs. Features include 5-light sidelights, an awning, and exposed rafters. The house rests on brick piers, is clad in clapboards, and has an asphalt shingle roof. The gable porch on the rear (east) was enclosed. A gable roof addition was appended to the right rear (southeast) corner.
- 82. (C) 213 Santini Street 1952 Minimal Traditional**
One-story, frame, three-bay-wide (ww-d-w) hip roof vernacular Minimal Traditional house with a shed roof entry supported by decorative iron supports. Bay 2 is an 8-panel wood door. Bay 3 is a picture window comprised of a steel 1-light fixed window flanked by steel 4-light casement windows. Windows are steel 4-light and 8-light casement windows, sometimes in pairs with faux shutters. The house rests on piers, is clad in asbestos shingles, and has an asphalt shingle roof with wide eaves. A shed roof carport is appended to the rear (west).
- 83. (C) 216 Santini Street 1925-1935 Craftsman Bungalow**
One-story, frame, two-bay-wide (wdw-ww) Craftsman gable-front Bungalow with a gable partial porch supported by tapered wood columns on brick pedestals. Bay 1 is a 15-light wood door flanked by wood 4/1 wood d-h-s windows. Windows are wood 4/1 d-h-s, sometimes in pairs. Features include two brick box chimneys, a 4-light Greek Key window in the gable, and exposed rafters. The house rests on brick piers, is clad in asbestos shingles, and has an asphalt shingle roof. A gable roof ell is attached to the right (south). The partial inset porch on the rear (east) was enclosed.
- 84. (C) 217 Santini Street 1948-1952 Craftsman Bungalow**
1-story, frame, 3-bay-wide (ww-w-wdw) Craftsman Vernacular side-gable Bungalow with a gable partial porch supported by square columns. Bay 3 is a projecting gable roof ell comprised of a 6-panel metal door flanked by aluminum 2/2 d-h-s windows. Windows are aluminum 1/1 and 2/2 d-h-s, sometimes in pairs. Features are exposed rafters covered by fascia, a brick chimney, and gable vent. The house rests on brick piers, is clad in asbestos, and has an asbestos shingle roof. A shed roof addition is appended to the rear (north). A shed roof carport is appended to the left (west).
- 85. (C) 220 Santini Street 1940 Minimal Traditional**
One-story, frame, three-bay-wide (ww-d-ww) side-gable Minimal Traditional house with an enclosed flat roof full-width porch. The entry is an 8-panel wood door. Windows are aluminum 2/2 d-h-s, and vinyl 1/1 and 6/6 d-h-s with faux muntins, sometimes in pairs. Decorative features include metal and cloth awnings, faux shutters, and a picketed

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balustrade on the porch roof. The house rests on brick piers, is clad in asbestos shingles, and has an asphalt shingle roof. The shed roof porch on the rear (east) was enclosed. A shed roof addition was appended to the rear (west).

86. (C) 223 Santini Street 1948-1952 Minimal Traditional
One-story, frame, four-bay-wide (ww-d-ww-w) side-gable Minimal Traditional house with a flat partial porch supported by single and grouped wood posts. Bay 1 is a projecting gable ell. Bay 4 is a recessed gable wing. Windows are vinyl 6/6 d-h-s, sometimes in pairs. Decorative features include faux shutters and gable returns. The house rests on piers, is clad in asbestos shingles, and has an asphalt shingle roof.

87. (C) 224 Santini Street 1948-1952 Vernacular
Two-story, frame, five-bay-wide (w-w-d-w-w) shed and side-gable roof vernacular house. The second story shed roof wing, an addition, projects forming an overhang (carport). Windows are aluminum 3-light louver, sometimes in pairs. Decorative features include metal awnings and wide eaves. The house rests on a concrete slab (core) and decorative iron columns on brick pedestals (shed roof addition), is clad in asbestos shingles and a brick veneer (core), and has an asphalt shingle roof.

88. (C) 227 Santini Street 1942 Vernacular Bungalow
1-story, frame, 3-bay-wide vernacular side-gable Bungalow. Bays 1 and 2 are projecting shed and gable roof additions. Bay 3 is a shed roof addition. Bay 1 is a picture window. The entry is a 9-light wood door flanked by paired 4-light casement sidelights. Windows are steel 4-light casement, aluminum 1-light fixed and 6/6 d-h-s, and vinyl 6/6 d-h-s with faux muntins, sometimes in pairs. Features are exposed rafters and brackets. The house rests on piers, is clad in novelty siding, and has an asphalt shingle roof. A gable roof addition is appended to the rear (west).

89. (C) 228 Santini Street 1924 Craftsman Bungalow
One-story, frame, four-bay-wide (carport-ww-d-ww) Craftsman side-gable Bungalow with a gable partial porch supported by tapered columns on stucco pedestals. Bay 2 is a wing addition. The entry is flanked by 5-light sidelights. Windows are aluminum 2/2 double-hung-sash, sometimes in pairs. Decorative features include exposed rafters, metal awnings, brick skirt (addition), and metal columns on the carport. The house rests on brick piers, is clad in asbestos, and has an asphalt shingle roof. The inset porch on the rear (east) was enclosed.

90. (C) 231 Santini Street 1949 Vernacular Bungalow
1-story, frame, 3-bay-wide (w-d-w) vernacular side-gable Bungalow with an enclosed gable partial porch. Bay 1, a shed roof addition, fills the reentrant angle of the enclosed porch and core structure. Bays 2-3 are the enclosed portion of the porch. The entry is a 6-panel metal door. Windows are aluminum 2/2 and 6/6 d-h-s, sometimes in pairs. Features include wide eaves, asbestos shingles in the gables, brick veneer on the main façade, and faux shutters. The house rests on brick piers, is clad in composite wood siding, and has an asphalt shingle roof.

91. (NC) 232 Santini Street 1948-1952 Ranch
One-story, frame, seven-bay-wide (w-w-w-d-w-w-carport) intersecting-gable Ranch house with a gable partial porch supported by bracketed turned columns and balustrade. The entry is a 1-oval light metal replacement door flanked by 1-light sidelights. Bay 7 is an addition. Windows are vinyl 6/6 double-hung-sash with faux muntins, sometimes with operational shutters. The house rests on brick piers, is clad in Hardy Plank siding, and has an asphalt shingle roof. The gable roof porch on the rear (east) was enclosed. A porch addition alters the historic massing of the house and alterations to the historic siding and fenestration impact the integrity.

92. (C) 236 Santini Street 1948-1952 Minimal Traditional
One-story, frame, three-bay-wide (ww-d-ww) side-gable Minimal Traditional house with a gable entry supported by decorative triangular brackets. The entry is a flush composite wood door. Windows are wood 1/1 double-hung-sash and aluminum 2/2 d-h-s, sometimes in pairs. Decorative features include wide boxed eaves and gable vents. The house rests on piers, is clad in composite wood siding, and has an asphalt shingle roof. A gable roof addition is appended to the rear (east).

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- 93. (C) 237 Santini Street 1935-1945 Vernacular Bungalow**
One-story, frame, two-bay-wide (ww-d) vernacular side-gable Bungalow with a gable partial porch supported by replacement decorative iron columns. The entry is a 15-light wood door flanked by 1-light sidelights. Windows are aluminum 2/2 double-hung-sash, sometimes in pairs. Decorative features include faux shutters and wide boxed eaves. The house rests on piers, is clad in vinyl siding, and has an asphalt shingle roof.
- 94. (C) 241 Santini Street 1926 Vernacular Bungalow**
1-story, frame, 3-bay-wide vernacular gable-front Bungalow with an enclosed full-width gable porch. Bays 1 and 3 are shed roof additions. Bay 2 is the enclosed portion of the porch. The entries are reached on the left and right sides of Bay 2. Windows are aluminum 5-light louver and 6/6 d-h-s with faux muntins, sometimes in pairs and ribbons. Features include exposed rafters covered with fascia and a brick veneer on the main façade. The house rests on piers, is clad in vinyl siding, and has an asphalt shingle roof.
- 95. (C) 243 Santini Street 1940 Craftsman Bungalow**
One-story, frame, three-bay-wide (ww-d-ww) Craftsman Vernacular gable-front Bungalow with a shed partial porch supported by tapered wood columns and a stucco closed balustrade. The entry is a 3-light wood door. Bay 3 is sheltered by a slightly overhanging gable roof. Windows are vinyl 6/6 double-hung-sash, sometimes in pairs. The house rests on piers, is clad in Hardy Plank siding, and has a pressed metal roof.
- 96. (C) 244 Santini Street 1940 Minimal Traditional**
One-story, frame, two-bay-wide (ww-wdw) side-gable Minimal Traditional house with a shed entry porch (addition) supported by square wood columns on a balustrade. The entry is a 5-semi-circular light metal replacement door. Windows are wood 3/1 double-hung-sash and vinyl 1/1 and 6/6 d-h-s with faux muntins, sometimes in pairs with faux shutters. The house rests on concrete block piers, is clad in asbestos shingles, and has a pressed metal roof with close eaves.
- 97. (C) 247 Santini Street 1935 Craftsman Bungalow**
One-story, frame, four-bay-wide (ww-d-ww-ww) Craftsman Vernacular side-gable Bungalow with a shed partial porch supported by tapered wood columns on stucco pedestals. Bay 1 is a slightly projecting gable ell. The entry is a 9-light, square motif, over 2-panel wood door. Windows are vinyl 1/1 double-hung-sash, sometimes in pairs. The house rests on piers, is clad in vinyl siding, and has a pressed metal roof with wide boxed eaves. The inset partial porch on the rear (west) was enclosed. A shed roof addition was appended to the rear (west). [Photo 17]
- 98. (C) 250 Santini Street 1953 Minimal Traditional**
One-story, frame, four-bay-wide (w-ww-w-carport) side-gable Minimal Traditional house with an inset partial porch supported by a wood post. Bay 1 includes the inset partial porch. Bays 1-2 are sheltered under a front-gable roof. The entry is reached on the left of Bay 2. Windows are aluminum 2/2 double-hung-sash and steel 8-light casement, sometimes in pairs. The house rests on brick piers, is clad in asbestos shingles, and has an asphalt shingle roof with close eaves.
- 99. (NC) 251 Santini Street 1968 Ranch**
One-story, frame, four-bay-wide (carport-w-d-w) side-gable Ranch house with a shed partial porch supported by wood posts. The entry is a 9-light over 2-panel metal door. Windows are aluminum 20-light fixed and 1-light sliding. Decorative features include wide eaves and vertical composite wood siding in the gables. The house rests on a concrete slab foundation, is clad in a brick veneer, and has an asphalt shingle roof. A gable roof addition is appended to the rear (west).
- 100. (NC) 253 Santini Street 1975-1985 Neo-Victorian**
One-story, two-bay-wide (cutaway bay-w) gable-on-hip Neo-Victorian house with an inset partial porch supported

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by brick columns and decorative metal balustrade. The entry is reached on the right of Bay 1. Windows are vinyl 9/6 double-hung-sash with faux muntins, sometimes with faux shutters. Decorative features include cloth awnings, a brick skirt veneer on the main façade, and a pented gable. The house rests on piers, is clad in Hardy Plank siding, and has an asphalt shingle roof. A shed roof porch is appended to the rear (west).

101. (C) 258 Santini Street 1940 Vernacular Bungalow

One-story, frame, three-bay-wide (w-d-ww) vernacular gable-front Bungalow with a gable partial porch supported by brick columns and iron balustrade (addition). Windows are wood 1/1 double-hung-sash, sometimes in pairs. Decorative features include metal awnings, brick chimney on the eave wall, and gable returns. The house rests on brick piers, is clad in asbestos shingles, and has an asphalt shingle roof. The hip roof porch on the rear (east) was enclosed.

102. (C) 261 Santini Street 1940 Craftsman Bungalow

1-story, frame, 4-bay-wide (ww-ww-d-ww) intersecting-gable Craftsman Vernacular Bungalow with an enclosed gable partial porch. Bays 2-4 slightly project and are the enclosed portion of the porch. The entry is a 1-light metal door. Windows are vinyl 4/1, 6/1, and 6/6 d-h-s with faux muntins, sometimes in pairs. Features are wide boxed eaves and a capped brick chimney. The house rests on brick piers, is clad in Hardy Plank siding, and has an asphalt shingle roof. The inset porch on the rear (west) was enclosed. A gable roof addition was appended to the rear (west).

103. (C) 262 Santini Street 1950 Minimal Traditional

One-story, frame, three-bay-wide (ww-d-ww) hip roof Minimal Traditional house with a shed entry porch (addition) supported by wood posts. Bays 1 and 3 are sheltered by projecting gables. The entry is a 1-light door. Windows are vinyl 6/6 double-hung-sash with faux muntins, sometimes in pairs. Decorative features include close eaves and cloth awnings. The house rests on piers, is clad in Hardy Plank siding, and has an asphalt shingle roof. A hip roof addition and a shed roof porch are appended to the rear (east).

104. (C) 269 Santini Street 1925-1927 Biloxi Cottage

1-story, frame, 4-bay-wide (w-d-d-w) Biloxi Cottage with gable-front and an inset full-width porch supported by tapered columns on stucco pedestals and picketed balustrade. The entries are 1-light over 4-panel replacement metal doors. Windows are wood 9-light, square motif, casement and 9/1, square motif, d-h-s, sometimes in pairs. Decorative features include exposed rafters and a brick chimney on the ridge. The house rests on brick piers, is clad in clapboards, and has an asphalt shingle roof. A deck, with trellis arbor, was appended to the rear (west).

105. (C) 271 Santini Street 1915-1925 Craftsman Bungalow

One-story, frame, Craftsman Vernacular gable-front-Bungalow with an inset full-width porch supported by tapered columns on stucco pedestals. The entry is a 1-oval light metal replacement door. The other bays on the main façade were enclosed. Windows are vinyl 6/6 double-hung-sash, and 8-light and 25-block light fixed with faux muntins, sometimes in pairs. The house rests on brick piers, is clad in vinyl siding, and has an asphalt shingle roof. A gable roof addition was appended to the rear (west).

106. (C) 275 Santini Street 1948 Minimal Traditional

One-story, frame, three-bay-wide (ww-d-ww) side-gable Minimal Traditional house with a gable partial porch supported by Doric columns. The entry is a 5-panel wood door. Windows are vinyl 6/6 and 8/8 double-hung-sash with faux muntins, sometimes in pairs. Decorative features include close eaves and metal awnings. The house rests on brick piers, is clad in vinyl siding, and has an asphalt shingle roof. A shed roof addition is appended to the rear (west).

107. (C) 276 Santini Street 1940 Craftsman Bungalow

One-story, frame, two-bay-wide (wdw-ww) Craftsman Vernacular gable-front Bungalow with a full-width gable and shed roof porch supported by tapered columns on stucco pedestals. The entry is a 1-light and 8-panel wood door flanked by wood 3/1 double-hung-sash windows. Other windows are wood 4/1 d-h-s, sometimes in pairs. Decorative

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features include a central brick chimney, an aluminum awning, and wide enclosed eaves. The house rests on piers, is clad in vinyl siding, and has an asphalt shingle roof. An inset partial porch was enclosed on the rear (east).

108. (C) 277 Santini Street 1940 Minimal Traditional

One-story, frame, three-bay-wide (w-d-ww) side-gable Minimal Traditional house with a gable partial porch supported by decorative iron columns. Bay 2 is a 6-light wood door. Windows are vinyl 1/1 double-hung-sash, sometimes in pairs. The house rests on brick piers, is clad in vinyl siding, and has an asphalt shingle roof with close eaves. A flat roof addition is appended to the rear (west).

109. (NC) 281 Santini Street 1948-1952 Vernacular

One-story, two-bay-wide (wd-w) vernacular gable-front Bungalow with an inset partial porch supported by turned columns and balustrade. The inset porch shelters Bay 1. The entry is a 1-oval light and 3-panel metal door. Windows are vinyl 1/1 double-hung-sash. The house is clad in Hardy Plank siding and has an asphalt shingle roof. A gable roof addition was appended to the rear (west). The porch alteration effects the massing and the loss of the historic siding and fenestration impacts the integrity of the house.

110. (C) 283 Santini Street 1920 Craftsman Bungalow

One-story, frame, three-bay-wide (ww-d-ww) multiple-gable Craftsman Bungalow with a full-width shed roof porch supported by stucco columns. A front-gable roof, with a stylized keystone and decorative beams, accents Bay 2. The central entry is a 1-semi-circular light over 4-panel metal replacement door. Windows are wood 10/1 double-hung-sash, sometimes in pairs. Decorative features include exposed rafters, brackets, and gable vents. The house is clad in stucco and has a corrugated metal roof.

111. (C) 286 Santini Street 1960 Vernacular

Two-story, frame, three-bay-wide (d-w-w) mid-20th century apartment building with a broken slope gable roof and a single gallery flat roof porch (addition) with picketed balustrade (2nd floor). The entry is a 6-panel metal replacement door. Windows are aluminum 4/4 and 6/6 double-hung-sash, sometimes in pairs. The building rests on a concrete slab foundation, is clad in a brick veneer and Hardy Plank siding, and has an asphalt shingle roof.

112. (C) 308 Santini Street 1930 Vernacular Bungalow

One-story, frame, three-bay-wide (w-d-w) vernacular gable-front Bungalow with an enclosed full-width gable and shed roof porch. The entry is a 1-light over 2-panel metal replacement door. Windows are vinyl 8/1 double-hung-sash with faux muntins (most of the windows were boarded). Decorative features include a Greek Key gable vent, tapered columns on the porch, wide boxed eaves, and faux shutters. The house rests on a continuous concrete foundation, is clad in novelty wood siding, and has a pressed metal roof. An inset partial porch on the rear (east) was enclosed.

113. (C) 309 Santini Street 1945 Vernacular Rectangular Cottage

One-story, frame, five-bay-wide (porch-ww-d-ww-w) vernacular rectangular cottage with a hip roof. Bay 1, an addition, is a full-width shed roof porch supported by metal columns with balustrade and spans the left (south) elevation. Bay 3 is a flush composite wood door. Bay 5 is a recessed shed roof addition. Windows are wood 3/1 double-hung-sash and aluminum 1/1 and 2/2 d-h-s, sometimes in pairs with faux shutters. The house rests on brick piers, is clad in asbestos shingles, and has an asphalt shingle roof.

114. (C) 311 Santini Street 1960 Ranch

One-story, frame, five-bay-wide (carport-w-d-w-dw) hip roof Ranch house with a partial hip porch supported by decorative metal columns. Bay 1, an addition, is an attached shed roof carport. Bay 3 is a 1-semi-circular light over 4-panel metal replacement door. Bay 5 is an enclosed garage or carport. Windows are aluminum 6/6 double-hung-sash, sometimes with 3-light semi-circular transoms. The house rests on piers, is clad in a brick veneer, and has an asphalt shingle roof with wide eaves.

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- 115. (C) 312 Santini Street 1952 Ranch**
One-story, frame, two-bay-wide (ww-ww) hip roof Ranch house with an inset partial porch supported by a decorative iron column. The entry, a semi-circular light over 4-panel metal replacement door, is reached on the right of Bay 1. Windows are vinyl 1/1 double-hung-sash with faux muntins, sometimes in pairs. The house rests on piers, is clad in a brick veneer, and has an asphalt shingle roof with wide eaves.
- Seal Avenue**
- 116. (C) 206 Seal Avenue 1919 Craftsman Bungalow**
Louis Staehling
One-story, frame, two-bay-wide (d-ww) Craftsman gable-front Bungalow with a full-width gable porch supported by tapered wood columns on brick pedestals. The entry is flanked by wood 4/1 double-hung-sash windows. Other windows are wood 4/1 d-h-s, and aluminum 1/1 and 2/2 d-h-s, sometimes in pairs. Decorative features include wide eaves, picketed balustrade, and exposed rafters. The house rests on a continuous brick foundation, is clad in clapboards, and has a pressed metal roof. A shed roof addition was appended to the rear (east).
- 117. (C) 212 Seal Avenue 1904 Biloxi Cottage**
1.5-story, frame, 3-bay-wide (ww-d-ww) Biloxi Cottage with a full-width gable porch supported by round Doric columns with picketed balustrade. The entry, offset left, is a 6-panel wood door with 1-light transom. Windows are wood 4/1 and 6/6 double-hung-sash, aluminum 6/6 d-h-s, and vinyl 1-light fixed, sometimes in pairs. Features include a brick chimney on the eave wall and a window in the gable. The house rests on brick piers, is clad in clapboards, and has a pressed metal roof. A shed roof addition was appended to the rear (east). [Photo 8]
- 118. (C) 219 Seal Avenue 1890 L-front**
1.5-story, frame, 3-bay-wide (w-d-cutaway) hip and gable roof L-front with an inset partial porch supported by turned columns with picketed balustrade. The entry is a 4-light over 4-panel wood door. Bay 3 is a gable roof cutaway bay. Windows are wood 2-and-4-light fixed and 6/1 d-h-s, and vinyl 21-block light with faux muntins, sometimes in pairs and ribbons. Features are faux shutters, cloth awning, brackets, pented gable, brick chimney, and shed dormers (addition). The house rests on brick piers, is clad in clapboards, and has a pressed metal roof.
- 119. (C) 220 Seal Avenue 1897-1907 Queen Anne L-Front**
A.O. Bourdon, Sr. House
1.5-story, frame, four-bay-wide (cutaway-w-d-w) multiple-gable Queen Anne L-Front house with a flat partial porch supported by wood columns with turned balustrade. Bay 1 is a gable roof cutaway bay. The entries are 9-light over 3-panel wood doors with 2-light transoms (a second entry is reached on the right of Bay 1). Windows are wood 2/2 d-h-s and 8-light casement, sometimes in pairs. Features are lace-like brackets, plain frieze, gable returns, and steeply pitched gables. The house rests on concrete block piers, is clad in clapboards, and has an asphalt shingle roof. [Photo 9]
- 120. (C) 221 Seal Avenue 1915-1925 Craftsman Bungalow**
William Lee Guice House
One-story, frame, three-bay-wide (www-d-www) Craftsman gable-front Bungalow with a partial-width gable porch supported by tapered Doric columns on pyramidal stucco pedestals. The entry has a 10-light transom. Windows are wood 12/1 and 15/1 d-h-s, sometimes in pairs and ribbons. Decorative features include exposed rafters, beams, braces, vertically placed wainscoting, and two brick chimneys on the ridge. The house is clad in coursed shingles, and has an asphalt shingle roof. [Photo 10]
- 121. (C) 224 Seal Avenue 1954 Vernacular Bungalow**
One-story, frame, three-bay-wide (ww-ww-d) vernacular gable-front Bungalow with an inset partial porch supported by turned columns. Bay 1 is a side-gable addition. The entry is a 5-semi-circular-light over 4-panel metal replacement door. Windows are aluminum 1/1 double-hung-sash, sometimes in pairs. Decorative features include

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wide boxed eaves and a brick skirt on the porch. The house rests on concrete block piers, is clad in vinyl siding, and has an asphalt shingle roof.

**122. (C) 227 Seal Avenue c. 1905 Queen Anne L-front
James B. Chinn House**

1.5-story, frame, three-bay-wide (ww-d-ww) hip roof Queen Anne L-front house with a hip partial porch supported by bracketed turned columns with turned balustrade. Bay 2 is a 1-light over 2-panel wood door with a 1-light transom. Bay 3 is a projecting gable ell. Windows are wood 1/1 double-hung-sash, sometimes in pairs. Decorative features include spindle frieze, corbelled brick chimney, cross gables, and a shed dormer. The house rests on brick piers, is clad in clapboards, and has an asbestos shingle roof. A hip roof addition is appended to the rear (west).

123. (C) 228 Seal Avenue 1962 Ranch

One-story, frame, four-bay-wide (carport-ww-d-ww) side-gable Ranch with a gable partial porch supported by tapered columns on stucco pedestals. Bay 2 is a wing addition. The entry is flanked by 5-light sidelights. Windows are aluminum 2/2 double-hung-sash, sometimes in pairs. Decorative features include exposed rafters, metal awnings, brick skirt (addition), and metal columns on the carport. The house rests on brick piers, is clad in asbestos, and has an asphalt shingle roof. The inset porch on the rear (east) was enclosed.

124. (C) 231 Seal Avenue 1920 Craftsman Bungalow

One-story, frame, three-bay-wide (ww-d-ww) Craftsman gable-front Bungalow with a full-width gable porch supported by tapered wood columns on brick pedestals. The entry is a 1-light over 2-panel wood door. Windows are wood 15-light fixed and 3/1 and 6/1 double-hung-sash, sometimes in pairs. The house rests on brick piers, is clad in clapboards, and has an asphalt shingle roof with exposed rafters. A gable roof addition was appended to the rear (west).

125. (C) 232 Seal Avenue 1904 L-front

One-story, frame, five-bay-wide (cutaway-d-w-d-w) multiple-hip roof L-front house with a hipped wraparound porch supported by tapered Doric columns on brick pedestals (the house exhibits Folk Victorian and Prairie Style details). Bay 2 is a 1-light over 2-panel wood door with 1-light transom. Bays 4 and 5 compose a recessed hip roof wing. Windows are wood 2/2 d-h-s, sometimes in pairs. Decorative features are exposed rafters and chimney caps. The house rests on brick piers, is clad in clapboards, and has an asphalt shingle roof.

126. (C) 235 Seal Avenue 1895-1905 Queen Anne L-front

1-story, frame, 3-bay-wide front-gable Queen Anne L-front house with a partially enclosed hip roof wraparound porch supported by paired wood columns. Bay 1 is the enclosed portion of the porch. The entry is a 1-light over 2-panel wood door. Bay 3 is a projecting gable ell. Windows are wood 1/1, 2/2, and 3/1 d-h-s, wood 3-light fixed, and aluminum 3-light louver, sometimes in pairs. Features are variegated shingles and a 3-light half-circle transom in the gable, and gable peak ornament. The house rests on piers, is clad in novelty siding, and has an asphalt shingle roof.

127. (C) 236 Seal Avenue 1942 Minimal Traditional

1-story, frame, 3-bay-wide (w-www-ww) side-gable Minimal Traditional house with a broken slope partial porch supported by a wood post, which fills the right front reentrant. Bay 2 is a projecting gable ell with a bay window. The entry is a 1-oval light over 1-panel wood door and is reached on the right of Bay 2. Windows are wood 4/4 and 6/6 d-h-s and aluminum 1/1 d-h-s, sometimes in pairs. Features are a corbelled brick chimney on the eave wall and close eaves. The house rests on a continuous brick foundation, is clad in asbestos shingles, and has an asphalt shingle roof.

128. (C) 239 Seal Avenue 1917 Craftsman Bungalow

1-story, frame, 3-bay-wide Craftsman hip roof Bungalow with an inset full-width porch and a projecting gable extension supported by tapered columns on a closed stone balustrade (alteration). Bay 1 is a tripartite window. The entry, offset right, is a 4-panel wood door. Windows are 7/1, 16/1, and 28/1, in diamond pattern, d-h-s, sometimes in

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pairs and ribbons. Features are exposed sawtooth rafters, a diamond gable window, faux shutters, and knee braces. The house rests on brick piers, is clad in clapboards, and has an asphalt shingle roof.

129. (C) 240 Seal Avenue 1940 Craftsman Bungalow
One-story, frame, three-bay-wide (w-d-ww) Craftsman gable-front Bungalow with an inset full-width porch supported by tapered columns on stucco pedestals with a metal rail. The entry, offset left, is a square motif 9-light wood door. Windows are wood square motif 10/1 double-hung-sash, sometimes in pairs and ribbons. Decorative features include exposed rafters, a geometric motif and vertically placed composite wood paneling in the gable. The house rests on brick piers, is clad in clapboards, and has an asphalt shingle roof. The gable porch on the rear (east) was enclosed.

130. (C) 244 Seal Avenue 1925-1930 Craftsman Bungalow
1.5-story, frame, three-bay-wide (dd-dd-w) Craftsman side-gable Bungalow with a full-width shed porch supported by tapered Doric columns. Bays 1-2 are 12-light wood French doors. Bay 3 is a recessed gable ell. Windows are wood 8/1 and 10/1 d-h-s, sometimes in pairs and ribbons. Decorative features include wide unenclosed eaves and a shed dormer. The house rests on concrete block piers, is clad in clapboards, and has an asphalt shingle roof. The porch on the rear (east) was removed. A gable roof addition was appended to the right rear (southeast) corner.

131. (C) 245 Seal Avenue c. 1910 Colonial Revival Center Hall
1-story, frame, 4-bay-wide (d-d-d-dw) hip roof Colonial Revival Vernacular Center Hall with an inset full-width porch supported by Doric columns. Bay 1 is a 15-light wood door with 4-light transom. Bay 2 is a 1-light replacement wood door flanked by 1-light sidelights with 2-light transom. Bay 3 was shuttered. Bay 4 is a recessed hip roof wing. Windows are wood 4/4 d-h-s. Features include a corbelled central brick chimney, working shutters, and close eaves. The house rests on brick piers, is clad in clapboards, and has an asphalt shingle roof.

132. (C) 248 Seal Avenue 1940 Craftsman Bungalow
One-story, frame, two-bay-wide Craftsman Vernacular gable-front Bungalow with an enclosed gable and shed roof wraparound porch. A partial shed porch supported by a wood post with picketed balustrade and a shed ell were appended to the main façade. Bays 1-2 are the enclosed portion of the porch. The entry is a 4-panel wood door and is reached on the right of Bay 1. Windows are aluminum 2/2 d-h-s, sometimes in pairs. Decorative features include exposed rafters and a cloth awning. The house rests on piers, is clad in clapboards, and has an asphalt shingle roof.

**133. (C) 251 Seal Avenue c. 1904 Folk Victorian Side Hall
Captain Lars Peter Eskald
House**
One-story, frame, three-bay-wide (w-d-d) gable-on-hip Folk Victorian side hall house with an inset full-width porch supported by wood posts with decorative metal balustrade. Bay 2 is a 15-light replacement wood door with 1-light transom. Bay 3 is a 9-light wood door with 2-light transom. Windows are wood 2/2 and 2/4 d-h-s, 2-light awning, and 6-light fixed, sometimes in pairs. Features are tall slender bays, moderate overhanging eaves, two central brick chimneys, and working shutters. The house rests on brick piers, is clad in clapboards, and has an asphalt shingle roof. [Photo 12]

134. (C) 252 Seal Avenue 1948-1952 Minimal Traditional
One-story, frame, three-bay-wide (w-d-w) side-gable Minimal Traditional house with a shed roof full-width porch (addition) supported by wood posts with turned balustrade. The entry, offset left, is a 6-panel metal door. Windows are vinyl 1/1 double-hung-sash. Decorative features include a projecting gable roof that spans Bays 1-2 and close eaves. The house rests on brick piers, is clad in asbestos shingles, and has an asphalt shingle roof. A gable roof addition was appended to the rear (east).

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135. (C) 254 Seal Avenue	1940	Craftsman Bungalow	
One-story, frame, three-bay-wide (ww-d-ww) Craftsman gable-front Bungalow with a full-width hip roof porch supported by tapered columns on a closed brick balustrade. The entry is a 15-light wood door. Windows are wood 3/1 double-hung-sash, sometimes in pairs and ribbons. Decorative features include exposed rafters and a brick chimney on the eave wall. The house rests on a continuous concrete foundation, is clad in clapboards, and has an asphalt shingle roof. A full-width shed roof porch is attached to the rear (east).			
136. (C) 257 Seal Avenue	c. 1915	Craftsman Bungalow	
1.5-story, frame, 4-bay-wide (ww-w-d-w) jerkinhead roof Craftsman Bungalow with a partial-width gable porch supported by tapered columns on brick pedestals with picketed balustrade. Bay 1 is a recessed gable wing addition. Bay 3 is a 9-light, square motif, wood door. Windows are wood 4-light casement and 3/1 and 9/1, square motif, d-h-s, sometimes in pairs and ribbons. Features are faux shutters, knee braces, exposed decorative rafters, a gable dormer, beams, and waffle vent. The house rests on brick piers, is clad in clapboards, and has an asphalt shingle roof.			
137. (C) 260 Seal Avenue	1915-1925	Craftsman Bungalow	
One-story, frame, four-bay-wide (ww-d-ww-ww) Craftsman side-gable Bungalow with a shed partial porch supported by tapered columns on stucco pedestals. The entry is a 1-light over 1-panel wood door. Bay 4 is a projecting gable ell. Windows are wood 4/1 d-h-s and aluminum 2/2 d-h-s, sometimes in pairs. Decorative features include exposed rafters and a stucco chimney on the slope. The house rests on brick piers, is clad in clapboards, and has an asphalt shingle roof. The shed partial porch on the rear (east) was enclosed.			
138. (C) 261 Seal Avenue J.H. Palmer House	c.1915-1925	Craftsman Bungalow	
1.5-story, frame, three-bay-wide (www-wd-d) Craftsman side-gable Bungalow with an inset wraparound porch supported by Tuscan columns. Bay 1 is a projecting gable ell with a tripartite window. The entries are 6-panel wood doors. Bay 3 is recessed. Windows are wood 4/1 d-h-s and aluminum 3-light louver, sometimes in pairs and ribbons. Decorative features include exposed rafters, knee braces, board and batten siding in the gables, two stucco chimneys, and a gable dormer with a tripartite window. The house rests on piers, is clad in clapboards, and has an asphalt shingle roof.			
139. (C) 265 Seal Avenue	1949	Vernacular Bungalow	
One-story, frame, (porch-ww-ww) vernacular gable-front Bungalow with a gable partial porch supported by wood posts on stucco pedestals. Bay 1 faces left (south). Bay 2 is a projecting gable ell. The entry is a 15-light wood door and is reached on the left of Bay 2. Windows are vinyl 6/1 and 8/1 d-h-s with faux muntins, sometimes in pairs. Decorative features include moderate boxed eaves and ridge tiles. The house rests on continuous concrete, is clad in Hardy Plank siding, and has an asphalt shingle roof. A shed partial porch was enclosed on the rear (west).			
140. (C) 266 Seal Avenue	1900	Shotgun with a lateral wing	
1.5-story, frame, 3-bay-wide (wd-d-w) intersecting-hip roof L-Galleried Shotgun with a partially enclosed wraparound porch supported by Tuscan columns and lateral wing. Bays 2-3 are the enclosed portion of the wraparound porch. The entries are 1-light over 1-panel wood doors with 2-light transoms. Windows are wood 1/1, 2/2, and 15/2 d-h-s, sometimes in pairs. The house rests on brick piers, is clad in novelty siding, and has an asphalt shingle roof with gable dormers. [Photo 14]			
141. (C) 269 Seal Avenue	1924	Colonial Revival Vernacular	
2-story, frame, three-bay-wide (w-d-w) side-gable Colonial Revival Vernacular house with a gable entry porch supported by Tuscan columns. Windows are vinyl 6/6 double-hung-sash with faux muntins and shutters. Decorative features include wide eaves and two corbelled brick chimneys. The house is clad in vinyl siding, and has an asphalt shingle roof. A gable roof wing is attached to the rear (west). Shed roof and gable roof additions were appended to the rear (west).			

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142.	(C)	272 Seal Avenue Warren J. Lang House	c. 1913 Queen Anne L-Front
<p>1-story, frame, 4-bay-wide gable and hip roof Queen Anne L-front. The original hip partial-porch, supported by Doric columns, was extended to wraparound the right side of Bay 3; the extension was later enclosed. Bays 1 and 4 are gable cutaway bays. Bay 2 is a 1-light over 1-panel wood door. Windows are wood 1/1 d-h-s, sometimes in pairs. Features are pented gables, cloth awnings, swag, brackets, and an iron scroll on the gable peaks. The house rests on brick piers, is clad in novelty siding, and has an asphalt shingle roof.</p>			
143.	(C)	275 Seal Avenue Peter Eskald House	c. 1904 Folk Victorian Side Hall
<p>1.5-story, frame, 5-bay-wide (wdw-w-w-d-w) front-gable Folk Victorian Side Hall with a partially enclosed hip roof wraparound porch supported by tapered columns on brick pedestals. Bay 1 is the enclosed portion of the porch. Bay 4 is a 1-compass headed-light over 2-panel wood door flanked by 2-light over 1-panel sidelights with a 3-light transom. Bay 5 is a recessed hip roof addition. Windows are wood 1/1, 2/2 and 2/4 double-hung-sash, sometimes in pairs. The house rests on brick piers, is clad in Hardy Plank siding, and has an asphalt shingle roof.</p>			
144.	(C)	276 Seal Avenue	1910 Shotgun With Lateral Wing
<p>1-story, frame, 5-bay-wide (w-d-w-d-ww) intersecting-hip roof Folk Victorian Shotgun with Lateral Wing and an inset partially enclosed wraparound porch supported by bracketed turned columns. Bay 2 is a 1-light over 2-panel wood door. Bay 3 is the enclosed portion of the porch. Bays 4 and 5 are a recessed hip roof wing. Windows are wood 2/2 and 4/4 d-h-s and vinyl 1/1 d-h-s, sometimes in pairs and ribbons. Decorative features include cloth awnings, a picketed balustrade, and close eaves. The house rests on brick piers, is clad in clapboards, and has a pressed metal roof.</p>			
145.	(C)	281 Seal Avenue	1907 Queen Anne L-front
<p>1-story, frame, 4-bay-wide gable-on-hip roof Queen Anne L-front with an inset partial porch supported by bracketed turned columns with turned balustrade. Bays 1 and 2 are a recessed gable addition. Bay 3 is a cutaway bay with a 15-light wood door and 6-light transom (alterations). Bay 4 is a 1-light over 2-panel wood door with 1-light transom. Windows are wood 2/2 d-h-s and vinyl 6/6 d-h-s with faux muntins, sometimes in pairs. Features are a pented gable and a brick chimney. The house rests on concrete block piers, is clad in novelty siding, and has an asbestos shingle roof.</p>			
146.	(C)	284 Seal Avenue	c. 1908 Queen Anne L-Front
<p>One-story, frame, three-bay-wide (cutaway-d-w) intersecting-gable Queen Anne L-Front house with a wraparound hip roof porch supported by turned posts. The entry is a 1-light over 2-panel wood door. Windows are wood 2/2 double-hung-sash. Decorative features include a pented gable, a 1-light casement window in the gable, and metal awnings. The house rests on brick piers, is clad in clapboards, and has a corrugated metal roof.</p>			
147.	(C)	285 Seal Avenue	1915-1925 Biloxi Cottage
<p>1-story, frame, 4-bay-wide Biloxi Cottage with a gable partial porch supported by brick columns on brick pedestals (alterations). The windows and doors were boarded at the time of survey. Features are paired windows, beams, exposed rafters, a gable window, and a brick chimney. The house rests on concrete block piers, is clad in aluminum siding, and has an asbestos shingle roof. The inset porch on the rear (west) was enclosed. A gable ell was appended to the left (south). Hip roof porches were appended to the right (north) and rear (west).</p>			
148.	(NC)	288 Seal Avenue	1920 Folk Victorian
<p>1.5-story, frame, 5-bay-wide hip roof Folk Victorian house with an enclosed inset partial porch and a gable entry porch (addition) supported by Doric columns. Bay 1 is a recessed gable addition. Bay 3, a 3-panel wood door flanked by 1-light over 1-panel sidelights, is the enclosed portion of the porch. Bay 4 is a shed roof addition. Bay 5 is a recessed shed roof addition. Windows are wood 17-light casement and aluminum 6/4, 6/6, and 9/6 d-h-s, sometimes in pairs and ribbons. The house rests on brick piers, is clad in vinyl siding, and has a pressed metal roof.</p>			

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The porch alteration impacts the massing and the loss of historic siding and fenestration impacts the integrity of the house.

- 149. (NC) 294 Seal Avenue 1941 Ranch**
1-story, frame, 5-bay-wide multiple hip roof Ranch house. Bays 1-3 are a hip roof addition. Bays 4 and 5 are a shed roof addition. The original core is on the rear (east) of Bays 1-5. The entry is on the right (south). Windows are 1-light steel casement, 1x1 aluminum sliding, and vinyl 1/1 d-h-s, sometimes in pairs and ribbons. Features are moderate eaves and corner windows. The house rests on piers, is clad in vinyl siding, and has an asphalt shingle roof. Extensive changes impact the historic integrity of the house.
- 150. (C) 301 Seal Avenue 1934 Craftsman Bungalow**
1-story, frame, 3-bay-wide (d-ww-carport) Craftsman gable-front Bungalow with a full-width gable porch supported by tapered columns on stucco pedestals. Bay 1 is a 15-light wood door flanked by 8-light sidelights with faux shutters. Bay 3 is a shed roof addition. Windows are wood 3/1 d-h-s, sometimes in pairs. Decorative features include exposed rafters closed with fascia and faux shutters. The house rests on piers, is clad in vinyl siding, and has a pressed metal roof.
- 151. (C) 305 Seal Avenue 1926 Craftsman Bungalow**
One-story, frame, three-bay-wide (ww-d-ww) Craftsman gable-front Bungalow with an inset partial porch supported by grouped columns on stucco pedestals. The entry is a 6-panel wood door. Windows are wood 8/1 square motif d-h-s and aluminum louver, sometimes in pairs and ribbons. Decorative features are exposed rafters and knee braces. The house rests on brick piers, is clad in asbestos shingles, and has a pressed metal roof.
- 152. (C) 306 Seal Avenue 1950 Ranch**
One-story, frame, five-bay-wide (ww-ww-d-ww-w) side-gable Ranch house. The entry is a 1-oval light over 2-panel metal replacement door. Windows are vinyl 6/6 and 9/6 double-hung-sash with faux muntins, sometimes in pairs. Decorative features include wide eaves and faux shutters. The house rests on concrete block piers, is clad in Hardy Plank siding, and has an asphalt shingle roof.
- 153. (C) 307 Seal Avenue 1945 Shotgun**
1-story, frame, 2-bay-wide (wwdww-w) intersecting-gable roof vernacular L-Galleried Shotgun with an enclosed full-width shed roof porch. The original wraparound porch was removed; Bay 1 is the enclosed portion of the new porch. Bay 2 is a recessed gable wing. Windows are wood 6/6 d-h-s, aluminum 2/2 d-h-s, and wood 8-light casement, sometimes in pairs. Features are exposed rafters and metal awnings. The house rests on brick piers, is clad in asbestos shingles and novelty siding, and has an asphalt shingle roof. A shed roof addition was appended to the rear (west).
- 154. (C) 308 Seal Avenue 1920 Craftsman Bungalow**
1.5-story, frame, three-bay-wide (ww-d-ww) elevated Craftsman side-gable Bungalow with an inset partial-width porch supported by tapered columns and decorative balustrade. The entry is a 15-light wood door with a 3-light transom. Windows are wood 4/1, 6/1, and 9/1 double-hung-sash. Decorative features include exposed rafters, knee braces, and a shed dormer. The house rests on concrete block piers, is clad in asbestos shingles, and has a pressed metal roof. An inset partial porch was enclosed on the rear (east).
- 155. (C) 309 Seal Avenue 1915-1925 Shotgun With Lateral Wing**
One-story, frame, two-bay-wide (wd-dw) intersecting-gable-on-hip roof vernacular Shotgun with Lateral Wing. The inset partial porch is supported by decorative iron columns (alteration). Bay 1 is a shed roof addition that fills the reentrant angle. The Bay 1 entry is a 3-light composite wood door. The other entry was boarded at the time of survey. Windows are wood and aluminum 2/2 double-hung-sash, sometimes in pairs. The house rests on brick piers, is clad in aluminum siding, and has a corrugated metal roof. A shed roof addition was appended to the rear (west).

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156. (C) 314 Seal Avenue 1915-1925 Craftsman Bungalow

One-story, frame, three-bay-wide (carport-wd-w) Craftsman Vernacular gable-front Bungalow with a full-width gable porch supported by tapered columns on stucco pedestals. Bay 1 is a shed roof addition. Bay 2, entry, is a 6-panel wood door. Windows are vinyl 6/6 double-hung-sash with faux muntins, sometimes with faux shutters. The house rests on concrete block piers, is clad in vinyl siding, and has a pressed metal roof. A gable roof addition was appended to the right (south). The full-width gable porch was enclosed on the rear (east).

Stagg Court

157. (C) 1010 Stagg Court 1944 Shotgun

One-story, frame, three-bay-wide (wdw-ww-d) front-gable Spanish Eclectic Shotgun with Lateral Wing and a gable partial porch supported by stucco columns. Bay 1, door, is a 15-light over 1-panel wood door flanked by 2-light sidelights. Bay 2 is a side-gable Lateral Wing. Bay 3 is a hip and gable roof ell. Windows are aluminum 2/2 d-h-s, sometimes in pairs and ribbons. Decorative features include sun hoods clad in asphalt shingles and exposed rafters. The house rests on continuous brick, is clad in stucco, and has an asphalt shingle roof.

Thelma Street

158. (C) 960 Thelma Street 1940 Craftsman Bungalow

1-story, frame, 2-bay-wide (d-ww) Craftsman hipped roof Bungalow with a partially inset gable partial porch supported by brick columns. Bay 1 is a 9-light square motif wood door flanked by 9-light square motif sidelights. Windows are wood 8/1 square motif d-h-s, sometimes in pairs and ribbons. Features are exposed rafters with fascia, faux shutters, cloth awnings, and a brick chimney. The house rests on brick piers, is clad in clapboards, and has an asphalt shingle roof. A hip roof ell is attached to the left (west). A gable roof addition was appended to the rear (north).

159. (C) 962 Thelma Street 1923 Vernacular Bungalow

1-story, frame, 4-bay-wide vernacular side-gable Bungalow with an enclosed inset partial porch. Bay 1 is a recessed gable wing. Bay 2 is the enclosed porch. Bay 3 is a boarded bay. Bay 4 is a recessed gable wing addition. The windows and doors were boarded at the time of survey. Features are exposed rafters, faux shutters, and a central intersecting cross gable with novelty siding and vent. The house rests on brick piers, is clad in vinyl siding and brick veneer, and has an asphalt shingle roof.

160. (NC) 975 Thelma Street 1950 Vernacular

One-story, frame, four-bay-wide (w-w-w-d) front-gable Vernacular house. The entry is a 1-oval light over 2-panel wood replacement door. Windows are aluminum 2/2 d-h-s and vinyl 4/4 d-h-s with faux muntins, sometimes in pairs. Decorative features include a gable roof projection, beams, and a large 4-light window filling the gable end on the main façade. The house rests on piers, is clad in vinyl siding, and has an asphalt shingle roof. A shed roof addition was appended to the rear (south). Alterations to the porch affect the massing and the loss of historic siding and fenestration impact the integrity of the house.

161. (NC) 991 Thelma Street 1950 Vernacular Rectangular Cottage

One-story, frame, four-bay-wide (carport-w-d-w) vernacular rectangular cottage with an asymmetrical gable-on-hip roof. The hip roof is an addition. Bays 1-4 are additions. The original core is underneath the gable portion of the roof. Bays 1 and 2 slightly project. Bays 2 and 4 are semi-octagonal windows. Bay 3 is a 4-semi-circular-light over 4-panel wood door. Windows are aluminum 2/2 d-h-s and vinyl 4/4 d-h-s with faux muntins, sometimes in pairs and ribbons. The house rests on a concrete slab foundation, is clad in a brick veneer, and has an asphalt shingle roof. Alterations to the porch effect the massing of the house and loss of historic siding and fenestration impact the integrity of the house.

162. (C) 992 Thelma Street 1948-1952 Minimal Traditional

One-story, frame, three-bay-wide (ww-d-ww) side-gable Minimal Traditional house with a gable entry porch

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supported by turned columns. The entry is a 6-panel wood door. Windows are wood 6/6 d-h-s and aluminum 2/2 d-h-s (on the rear (north)), sometimes in pairs. Decorative features include close eaves and exposed rafters on the entry porch. The house rests on piers, is clad in novelty siding, and has an asphalt shingle roof. The shed roof porch on the rear (north) was enclosed.

163. (C) 995 Thelma Street 1910 Folk Victorian L-front
1-story, frame, 3-bay-wide intersecting-gable roof Folk Victorian L-Front with a hip partial porch supported by turned columns on a closed brick balustrade. The house was built in a cruciform plan with the core extending left (east) past the cutaway bay. Wraparound porches spanned the main façade and filled the two rear (south) reentrant angles. Bay 3 is a 15-light wood replacement door. Windows are vinyl 6/6 and 9/6 d-h-s with faux muntins, sometimes in pairs and ribbons. The house is clad in a brick veneer and novelty siding, and has an asphalt shingle roof.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- 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

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1890-1965

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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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 Upper West Central Historic District is eligible for listing on the National Register of Historic Places under Criterion A for association with Community Planning and Development and Criterion C for association with Architecture. The Period of Significance is 1890 to 1965, the date of construction of the oldest extant resource and the most recent contributing resource.

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

Community Planning and Development

The Upper West Central Historic District first developed as large 19th century tracts of land were divided into smaller subdivisions. In addition, the impact of the Great Depression influenced the construction trend of the neighborhood for roughly a decade. Later, with the establishment of Keesler Air Force Base, the neighborhood experienced a resurgence of development. These three stages of development resulted in an eclectic architectural character based on popular national architectural trends in various periods.

The area of the Upper West Central Historic District was mostly undeveloped until the turn of the 20th century. This was due to the overall development of the west central section of Biloxi. During the 1870s, large tracts of land, mostly spanning north to south from the Gulf of Mexico to the Back Bay were bisected by the construction of the Louisville and Nashville Railroad tracks. Over time, landowners tended to sell off the northern portions of their tracts because they had constructed their residences or vacation houses along the Gulf of Mexico. In short, the landowners were systematically selling off portions of their unused and now cut off back yards. As a result, most of the houses constructed prior to 1900 tended to be towards the southern portion of the district or near what was then the recently constructed railroad tracks.

Seal Avenue was constructed as a north-south right of way prior to 1896.¹ Division and Thelma Streets were also established prior to 1896.² The oldest houses within the Upper West Central Historic District are on Seal Avenue. The oldest existing is 219 Seal Avenue (Inv. 118, 1890). Walter Wilkes (1882-1943), a printer and eventually publisher/part owner of *The Herald* (later *The Biloxi/Gulfport Daily Herald*), lived at this address from at least 1910 until about 1930.³

¹ Biloxi Herald, 12 Dec 1896: 8.

² Harrison County Land Records, Biloxi, Deed Book: 23, p. 224.; Plat of Seals Subdivision, Harrison County Land Records Office, Biloxi.

³ Ancestry.com. 1910, 1920, and 1930, United States Federal Census [database on-line] Provo, UT, USA: Ancestry.com, Operations Department, 2002.; "Biloxi Cemetery: Biloxi, Harrison County, MS-partial transcription

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Captain Lars Peter Eskald, (1856-1944), and his wife, Johanna, purchased multiple lots along Seal Avenue between Division Street and the Railroad tracks during the early 1900s.⁴ Captain Eskald, a Danish immigrant, was a contractor and maritime trader, and helped charter the Biloxi Electric Power Company in 1894.⁵ The Eskalds constructed several dwellings along this street during the first decade of the 20th century. It is likely that 251 Seal Avenue (Inv. 133, 1904) [Photo 12] was the first house constructed on the couples' land holdings in this area.⁶ Over time, they sold off the other lots, and the dwellings situated on them were constructed shortly after.⁷ In 1904, the Eskalds purchased three lots on the west side of Seal Avenue between Thelma and Division Streets.⁸ It is likely that the Eskalds built 275 and 281 Seal Avenue (Inv. 143, c. 1904 and Inv. 145, 1907).⁹ Each house is an excellent example of their style, with 275 Seal illustrating the Folk Victorian and 281 Seal illustrating a Queen Anne house. Johanna and her husband lived at 275 Seal Avenue as early as 1905.¹⁰ Later, in 1908, Johanna and Peter Eskald purchased three lots on the east side of Seal Avenue between Thelma and Division Streets.¹¹ They were responsible for building structures along this side of the street including 276 and 284 Seal Avenue (Inv. 144, 1910 and Inv. 146, c. 1908).¹²

The Eskalds were the earliest residential developers in this area, and were therefore largely responsible for the character of this neighborhood during the 1910s. During this period, the neighborhood largely consisted of blue-collar workers. Three railroad conductors lived in the neighborhood during this period: Warren Lang who lived at 276 Seal Avenue (Inventory No. 144, 1910), Sardin George who lived at 287 Iroquois Street (Inv. 75, 1915), and W. Moore lived at 622 Iroquois Street (not extant).¹³

Most of the buildings constructed between 1911 and 1924 tended to be grouped around those already established, concentrating along Seal Avenue and infilling lots around houses constructed by the Eskalds. Interestingly, the west side of Seal Avenue, between the railroad tracks and Thelma Street, lacked construction during this period. In contrast, the west side of Iroquois Street, south of Thelma Street, had a building boom of dwellings during the early part of the 1920s, consisting of 214, 220, 228, and 234 Iroquois Street (Inv. 50, 1920; Inv. 51, 1915-1925 [Photo 2]; Inv. 54, 1915-1925; and Inv. 57, 1923). Two dwellings constructed from this period that retain their historic integrity as well as exhibit their architectural style are the

of the "Old Section" of the Biloxi City Cemetery," Accessed: 6 Nov 2012.

<http://files.usgwarchives.net/ms/harrison/cemeteries/biloxi1.txt>.

⁴ Harrison County Land Records Office, Biloxi, Deed Book: 53, p. 218; Deed Book: 85, p. 264.; Deed Book: 87, p.466.; Deed Book: 65, p. 353.

⁵ Ancestry.com: 1910, United States Federal Census.; Bellande, Ray, "20th Century," Biloxi Historical Society, Accessed: 23 Nov 2012. <http://biloxihistoricalsociety.org/node/118>.

⁶ Harrison County Land Records Office, Biloxi, Deed Book: 53, p. 218.; Deed Book: 69, p. 467.

⁷ Harrison County Land Records Office, Biloxi, Deed Book: 53, p. 484.; Deed Book: 125, p. 60.; Deed Book: 85, p. 469.; Deed Book: 105, p. 68.

⁸ Harrison County Land Records Office, Biloxi, Deed Book: 65, p. 353.

⁹ Harrison County Land Records Office, Biloxi, Deed Book: 65, p. 353.; Deed Book: 123, p. 505.

¹⁰ City Directories, Harrison County, Biloxi, Mississippi: 1905.

¹¹ Harrison County Land Records Office, Biloxi, Deed Book: 65, p. 353.

¹² Harrison County Land Records Office, Biloxi, Deed Book: 87, p. 466.; Deed Book: 106, p. 263.; Deed Book: 90, p. 152.

¹³ Ancestry.com. 1910, United States Federal Census.

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Craftsman bungalows at 257 Seal Avenue (Inv.136, c. 1915) and 221 Seal Avenue (Inv. 120, 1915-1925) [Photo 10].

Twenty-two structures were likely constructed between 1925 and 1935. The dwellings of 233 and 235 Ethel Court (Inv. 20, c. 1928 and Inv. 21, c. 1928) [Photo 1] may have been constructed by the same builder since both are in the Mission style. The house at 970 Division Street (Inv. 9, 1925-1935) [Photo 21] retains a high degree of integrity and reflects the status and lifestyle of a common working-class family living in Biloxi during the late 1920s. Of those houses constructed during this period, four to seven were constructed after 1930, and it appears that none were constructed in the district between 1936 and 1939. Structures constructed during 1934 and 1935 are located at 301 Seal Avenue (Inv. 150, 1934) and 247 Santini Street (Inv. 97, 1935) [Photo 17].

There are 26 houses with a construction date between 1940 and 1945, likely a response to the establishment of Keesler Field in March 1941, which was renamed Keesler Air Force Base after the end of World War II.¹⁴ Keesler AFB was established roughly six blocks west of the district.

Most development during this time occurred on the block bounded by Thelma Street to the north, Santini Street to the west, Esposito Street (or the CSX railroad tracks) to the south, and Hopkins Boulevard to the east. There was also a significant building boom on the west side of Santini Street, south of Thelma and north of Esposito. There had been little construction in this section of the district prior to the 1940s, and the tract was therefore available to be developed with a number of Minimal Traditional houses. These included 209, 211, 245, 249 and 251 Hopkins Boulevard (Inv. 23, 1948-1952; Inv. 24, 1948; Inv. 31, 1948-1952; Inv. 32, 1950; and Inv. 33, 1948). During this period, the Minimal Traditional style available through approved by the F.H.A. had become nationally popular and was utilized throughout Biloxi. In addition, houses were built on many of the remaining lots dispersed throughout the district. It was also during this period that many of the commercial buildings along Division Street were constructed or converted from single dwellings. This included 964 Division Street (Inv. 8, 1952) [Photo 22] which was originally constructed as Lee's Auto 21, but was purchased in the late 1950s and converted into Manuel's Cleaners.¹⁵

By 1953, most of the remaining empty lots had been infilled and today there are few undeveloped lots within the district. Between 1953 and 1962, only 10 dwellings were constructed. Two examples are 224 Seal (Inv.121, 1954) and 244 Iroquois Street (Inv. 61, 1960) [Photo 3]. During the last forty years there has been limited construction within the historic district as there are few vacant lots the most recent being that of 267 Iroquois Street (Inv. 70, 2010).

Architecture

The resources in the Upper West Central Historic District illustrate the building forms and styles popular in Biloxi from 1890 to the mid-1960s.

¹⁴ Powell, Murella Hebert, "Biloxi, Queen City of the Gulf Coast," Marine Resources and History of the Mississippi Gulf Coast, Vol. I. 1998, 152.

¹⁵ Daily Herald [Biloxi-Gulfport], "Classified's," 30 Aug 1956: 38.; Daily Herald [Biloxi-Gulfport], "Advertisement," 6 Feb 1957: 5.

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The local vernacular building form known as the Biloxi Cottage is represented by two buildings: 269 Santini Street (Inv. 104, 1925-27), and 212 Seal Avenue (Inv. 117, 1904) [Photo 8]. The Biloxi Cottage is generally characterized by a hip or gable-on-hip roof, which, on the façade extends outward from the building to create an undercut gallery. The Biloxi Cottage features a four-bay facade, most often pierced with two central doorways. The form is found in other areas of the Gulf Coast, but is labeled the Biloxi Cottage because of the concentrated numbers in the city. The plan of the hip-roofed form is generally four rooms, with four fireplaces opening from a central flue. The central chimney plan is not commonly found in the Deep South although there are precedents for the basic four-room plan. The Lombard House (1826) in New Orleans presents all the features of the Biloxi Cottage that developed seventy years later.¹⁶

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.”¹⁷ It is represented in the Upper West Central Historic District. One prominent example is 266 Seal Avenue (Inv. 140, 1900) [Photo 14] which features Folk Victorian details, the turned posts with jigsaw brackets, a wrap-around porch and a lateral wing. 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.¹⁸

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

In her discussion of national forms popular between 1850 and 1930, Virginia McAlester identifies a form she describes as “Gable-Front-Wing Family” which developed from the Greek Revival gable front form when “an additional side-gabled wing was added at right angles to the gable-front plan to give a compound, gable-front-and-wing shape.”²⁰ A house form popular in Mississippi that from the exterior resembles the “Gable-Front-Wing in fact developed separately and is apparently not in the same family. Vicksburg has some of the highest-style Italianate examples of the form, but it is common in a one-story vernacular in all railroad towns of the

¹⁶ City of Biloxi. *The Buildings of Biloxi, An Architectural Survey.* (City of Biloxi: Biloxi, 2010), p.31-32

¹⁷ *The Buildings of Biloxi*, p. 34.

¹⁸ *The Buildings of Biloxi*, p. 34.

¹⁹ *The Buildings of Biloxi*, p. 34.

²⁰ McAlester, Virginia Savage. *A Field Guide to American Houses, The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Rev.Ed. (New York, Alfred A. Knopf, 2013), p. 138.

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post-Civil War era. Richard Cawthon, retired Chief Architectural Historian for the Mississippi Department of Archives and History, adopted the term “L-front” to describe the form, since this phrase did not imply that the lateral wing was an addition and better explained the overall shape of the building. Surveys of Mississippi L-fronts have shown that the gable front “wing” is in fact an original feature; L-fronts almost uniformly have a traditional center-hall plan, with two rooms to either side, with gable-front resulting in one larger front room that typically served as the parlor. The Wilkes House at 219 Seal Street (Inv. 118, 1890) is a restrained version of the form without significant ornamentation.

Vernacular and popular building types are distinguished from “polite” architecture in the history of Biloxi’s architecture. According to *The Buildings of Biloxi*,

Polite architecture is the province of the architect and professional designer, who consciously begin a building with both function and aesthetics in mind, but also with an eye on national trends of style and technique.²¹

In the Upper West Central Historic District, “polite” architecture reflects local interpretations of nationally popular styles, including the Queen Anne style, popular among Biloxi residents during the period dating from 1880 to 1910, and promoted,

through the newspaper, plans, specifications and articles on architecture appearing frequently: a ‘Queen Anne Cottage’ was described and illustrated in 1893: ‘An ideal home for people of limited means, price to be about two thousand dollars.’²²

The style is characterized by steeply pitched, irregularly-shaped roofs; variously sized single and grouped windows; a variety of decorative elements and siding types; and asymmetrical façades with partial or full-width porches. In the district, the Queen Anne style is most commonly seen on L-front houses. Significant examples include the Bourdon House at 220 Seal Avenue (Inv. 119, 1897-1907) [Photo 9]. The Queen Anne detailing is most prominently revealed in the jigsawed porch-post brackets and spindled friezes.

Another “polite” style found in the Upper West Central Historic District is the Mission-style. Developed in California and based on Spanish Colonial precedents, the Mission style arrived on the Mississippi Gulf coast in the early 20th century. As the style developed in Biloxi, it “features stucco walls, tile roofs if the roof is visible, often flat roofs, flat projecting bands, and frequent use of arches.”²³ The neighboring houses at 233 Ethel Court and 235 Ethel Court (Inv. 20, 1928 and Inv. 21, 1928) [Photo 1] are well-crafted examples. Both feature flat roofs with plain stucco walls and stepped or arched parapets. The Kornman House at 267 Hopkins Street (Inv. 36, 1925-1926) [Photo 27] provides another good example with its stucco walls and a stepped and arched parapet.

²¹ *The Buildings of Biloxi*, p. 39.

²² *The Buildings of Biloxi*, p. 42.

²³ *The Buildings of Biloxi*, p. 43.

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The nationally popular architect-developed bungalow form is represented in the district. The house at 258 Santini Street (Inv. 101, 1940) is an example. In Biloxi, the form is characterized by a gable roof, usually perpendicular to the main façade, shallow roof pitch, gabled porches with wide overhangs and visible rafter ends, “[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.”²⁴

The vast majority of the houses in the Upper West Central Historic District reflect the widespread influence of the Craftsman style. 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 1930s²⁵ and continued to be popular in Biloxi until 1945. The Craftsman influence on houses in the Upper West Central Historic District is seen on almost every street and varies from text-book examples to simple bungalows with elements of Craftsman detailing. The entry in *The Buildings of Biloxi* for the house at 221 Seal Avenue (Inv. 120, 1915-1925) [Photo 10] describes the house as, “a well-preserved Craftsman influenced structure,” noting the “triangular knee braces that appear in triplicate at the center-ridgeline...the tapered wood posts and with molded capitals that rest on tapered brick piers...two bands of multi-light-over-one Craftsman style windows.” The entry concludes,

This Craftsman style house represents a more elaborate national influenced variation that was a break from the more simplified bungalows that generally featured less detail.²⁶

Other examples featuring a higher-degree of Craftsman detailing include the house at 971 Division Street (Inv. 10, 1920), a gable-front bungalow with tapered wood columns on stuccoed piers, wide eaves with exposed rafter tails, decorative stained glass and multi-light-over one windows; and the house at 290 Hopkins Street (Inv. 48, 1930), a side-gabled bungalow with tapered columns on stuccoed posts, 4/1 double-hung sash windows and exposed rafters. Since the Craftsman style was locally popular during long periods of the district’s development, simpler examples are dispersed throughout the district and found on almost every street in the district. Examples include houses 955 Division Street (Inv. 1, 1930), 239 Hopkins Street (Inv. 29, 1940), 210 Iroquois Street, (Inv. 49, 1927), 243 Santini Street (Inv. 95, 1940), and 960 Thelma Street (Inv. 158, 1940).

The development of the Upper West Central Historic District coincided with three periods when the demand for small, simple houses was high, both nationally and in Biloxi. The bungalow met that demand. The Minimal Traditional house was another style that filled the demand. The first period were the Depression years, when federal housing assistance programs encouraged the style through favorable loan policies and pattern books illustrating the style. Architectural historian Virginia McAlester notes that “a veritable flood of house plans and pattern books for small houses featuring Minimal Traditionals was published between 1935 and

²⁴ *The Buildings of Biloxi*, p. 37.

²⁵ McAlester, p. 578.

²⁶ *The Buildings of Biloxi*, p.131.

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1950...the most influential publications were the FHA's own bulletins, *Principles of Planning Small House*.²⁷ The second period was during World War II, when the need for worker housing to serve wartime industry increased. Finally, the large number of returning veterans created a demand for new houses, with the result that "5.1 million homes were built between 1946 and 1949. Minimal Traditionals made up a significant portion of these."²⁸ This is true in the Upper West Central Historic District where the number of Minimal Traditional houses is second only to the Craftsman style. Minimal Traditional houses were intended to be simple, with low pitched roofs with narrow overhangs, double-hung windows and minimal applied architectural details. Examples of Minimal Traditional houses probably built to serve the demand for worker housing include 261 Iroquois Street (Inv. 68, 1935-1945) and 270 Iroquois (Inv. 72, 1942). An excellent example of a Minimal Traditional house built in the early post-war years is located at 275 Santini Street (Inv.106, 1948).

As the economy expanded in the 1950s, buyers could afford larger houses, and the Ranch style displaced the Minimal Traditional. This is seen in the building stock in the Upper West Central Historic District, with an increased number of Ranch houses built. Notable examples include the house at 311 Santini Street (Inv. 114, 1960), which illustrates the characteristic horizontal emphasis, broad overhanging eaves, and a probable attached garage, since altered. Another excellent example is found at 244 Iroquois Street (Inv. 61, 1960) [Photo 3], a gable-roof variant with a two-car attached garage. Although the ranch house originated in southern California, it became widely dispersed across the country after it was 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.²⁹

Although the resources in the district are generally modest, they represent a compact and intact group of buildings that illustrate the development of Biloxi's Upper West Central area during the period of significance. The buildings represent local, regional and national forms and local interpretations of nationally popular architectural styles at different times during the period of significance. They demonstrate the community's awareness of national trends and a desire to see the city's architecture reflect the latest accepted design principles.

The Registration Requirements for resources in Biloxi are set out in the Historic Resources of Biloxi-Amended (MRA). Requirements for residential resources are set out on p. 65-66. Requirements for commercial resources are set out on p. 69. Requirements for civic resources are set out on p 73.

There are five currently-listed National Register historic districts in the city. The Downtown Biloxi Historic District (NR, 1998) is composed of the historic commercial core of the city. An amendment in 2015 increased the boundary to include institutional resources as well as early residential resources.

²⁷ McAlester, p. 588.

²⁸ McAlester, p. 589.

²⁹ McAlester, p. 602.

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The West Beach Historic District (NR, 1984) consists almost exclusively of residential resources constructed in the late 18th and early 19th 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 Bengali residences, were developed by and for summer residents.³⁰

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 West Central Historic District (NR, 1984) consists of primarily residential resources. The resources along the beach represent summer homes, the area away from the beach represents a middle- to upper-class neighborhood. Hurricane Katrina damaged many resources in the West Central Historic District and the boundaries will be re-evaluated based on survey completed by FEMA and MDAH.

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.

³⁰ National Register of Historic Places. West Beach Historic District, Biloxi, Harrison County, Mississippi, #19840518.

Upper West Central Historic District

Harrison County,
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Name of Property

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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---. Deed Book: 23, p. 224.

---. Deed Book: 53, p. 218;

---. Deed Book: 53, p. 484.

---. Deed Book: 65, p. 353.

---. Deed Book: 69, p. 467.

---. Deed Book: 85, p. 264.

---. Deed Book: 85, p. 469.

---. Deed Book: 87, p. 466.

---. Deed Book: 90, p. 152.

---. Deed Book: 105, p. 68.

---. Deed Book: 106, p. 263.

---. Deed Book: 123, p. 505.

---. Deed Book: 125, p. 60.

---. Plat of Seals Subdivision, Harrison County Land Records Office, Biloxi.

McAlester, Virginia Savage. *A Field Guide to American Houses, The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Rev. Ed. (New York, Alfred A. Knopf, 2013), p. 138.

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National Register of Historic Places. West Beach Historic District, Biloxi, Harrison County, Mississippi, #19840518.

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): _____

Upper West Central Historic District

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10. Geographical Data

Acreage of Property 44.5 acres

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 boundary of the Upper West Central Historic District is shown on the accompanying map entitled "Upper West Central Historic District."

Upper West Central Historic District

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Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the intact and contiguous collection of buildings in the Upper West Central neighborhood that illustrates the building forms and styles popular in the community from the late 19th to the mid-20th century.

11. Form Prepared By

name/title: Laura Thayer
organization: Principal Investigator, FEMA
street & number: 220 Popp's Ferry Road
city or town: Biloxi state: MS zip code: 39530
e-mail: laura.thayer@fema.dhs.gov
telephone: 228-385-5402
date: July 23, 2013

Additional text by William M. Gatlin, MDAH Architectural Historian

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.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Upper West Central Historic District
Name of Property Harrison County, Mississippi
County and State Historic Resources of Biloxi-Amended
Name of multiple listing (if applicable)

Section number 10 Page 1

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

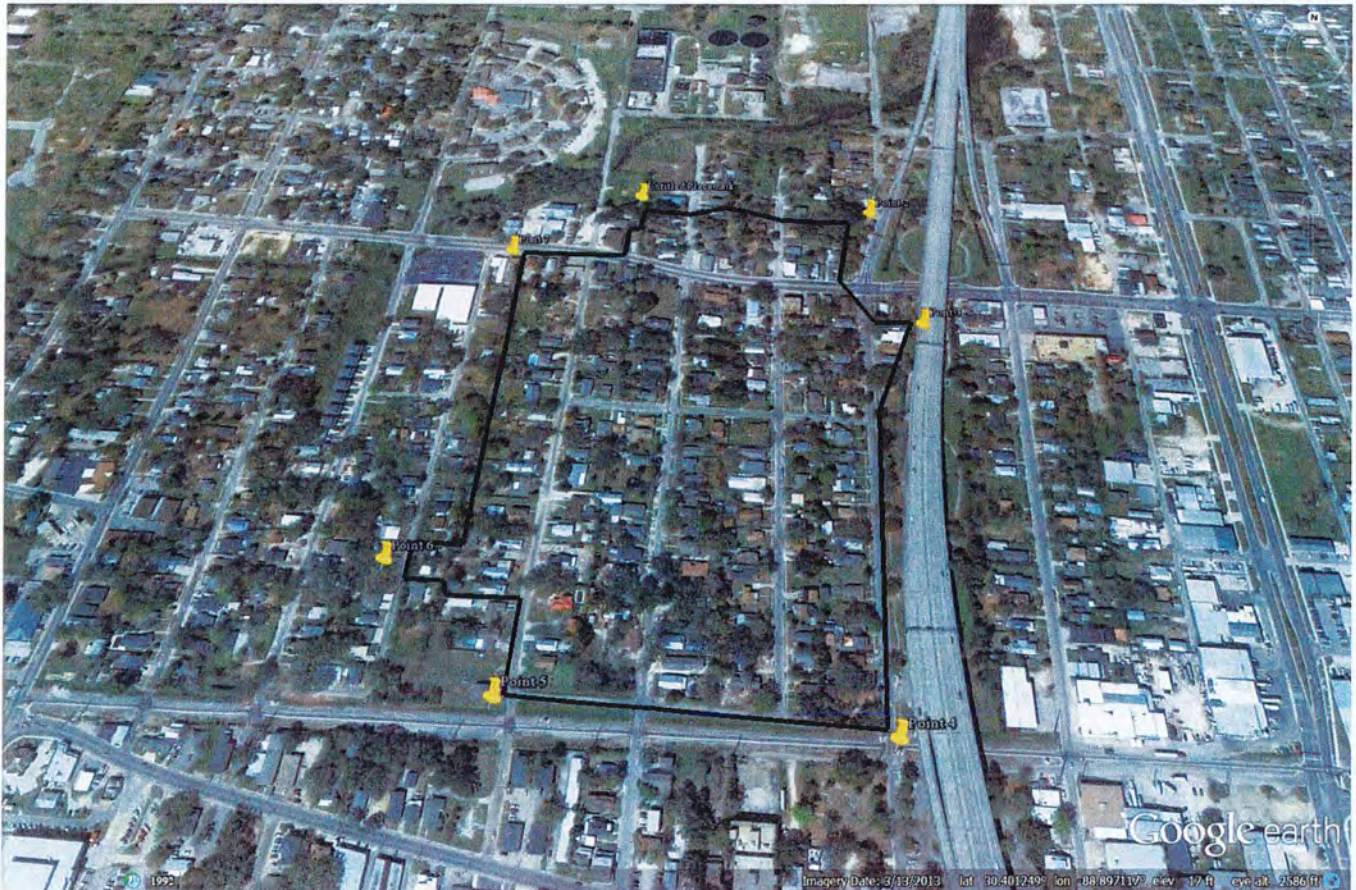
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3. Latitude:	30.402637	Longitude:	-88.894908
4. Latitude:	30.398847	Longitude:	-88.895276
5. Latitude:	30.877500	Longitude:	-88.898335
6. Latitude:	30.399936	Longitude:	-88.899466
7. Latitude:	30403257	Longitude:	-88.899074

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 2

Upper West Central Historic District
Name of Property
Harrison County, Mississippi
County and State
Historic Resources of Biloxi-Amended
Name of multiple listing (if applicable)



Upper West Central Historic District

Harrison County,
Mississippi
County and State

Name of Property

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 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: Upper West Central Historic District

City or Vicinity: Biloxi

County: Harrison

State: Mississippi

Photographer: Photographs 1-14 Justin Heskew, MDAH
Photographs 15-29 William Gatlin, MDAH

Date Photographed: January 29, 2015

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

- 1 of 29. 235 Ethel Court. Camera facing west.
- 2 of 29. 220 Iroquois Street. Camera facing east.
- 3 of 29. 244 Iroquois Street. Camera facing northeast.
- 4 of 29. 269 Iroquois Street. Camera facing southwest.
- 5 of 29. 200 block of Iroquois Street, east side. Camera facing southeast.
- 6 of 29. 1011 Division Street. Camera facing south.
- 7 of 29. 1000 block of Division Street, south side. Camera facing southeast.
- 8 of 29. 212 Seal Avenue. Camera facing northwest.
- 9 of 29. 220 Seal Avenue. Camera facing northwest.
- 10 of 29. 221 Seal Avenue. Camera facing northwest.
- 11 of 29. 200 block of Seal Avenue, west side. Camera facing northwest.
- 12 of 29. 251 Seal Avenue. Camera facing west.
- 13 of 29. 200 block of Seal Avenue, east side. Camera facing southeast.
- 14 of 29. 266 Seal Avenue. Camera facing east.
- 15 of 29. 200 block of Santini Street, east side. Camera facing northeast.
- 16 of 29. 200 block of Santini Street, west side. Camera facing northwest.
- 17 of 29. 247 Santini Street. Camera facing west.

Upper West Central Historic District

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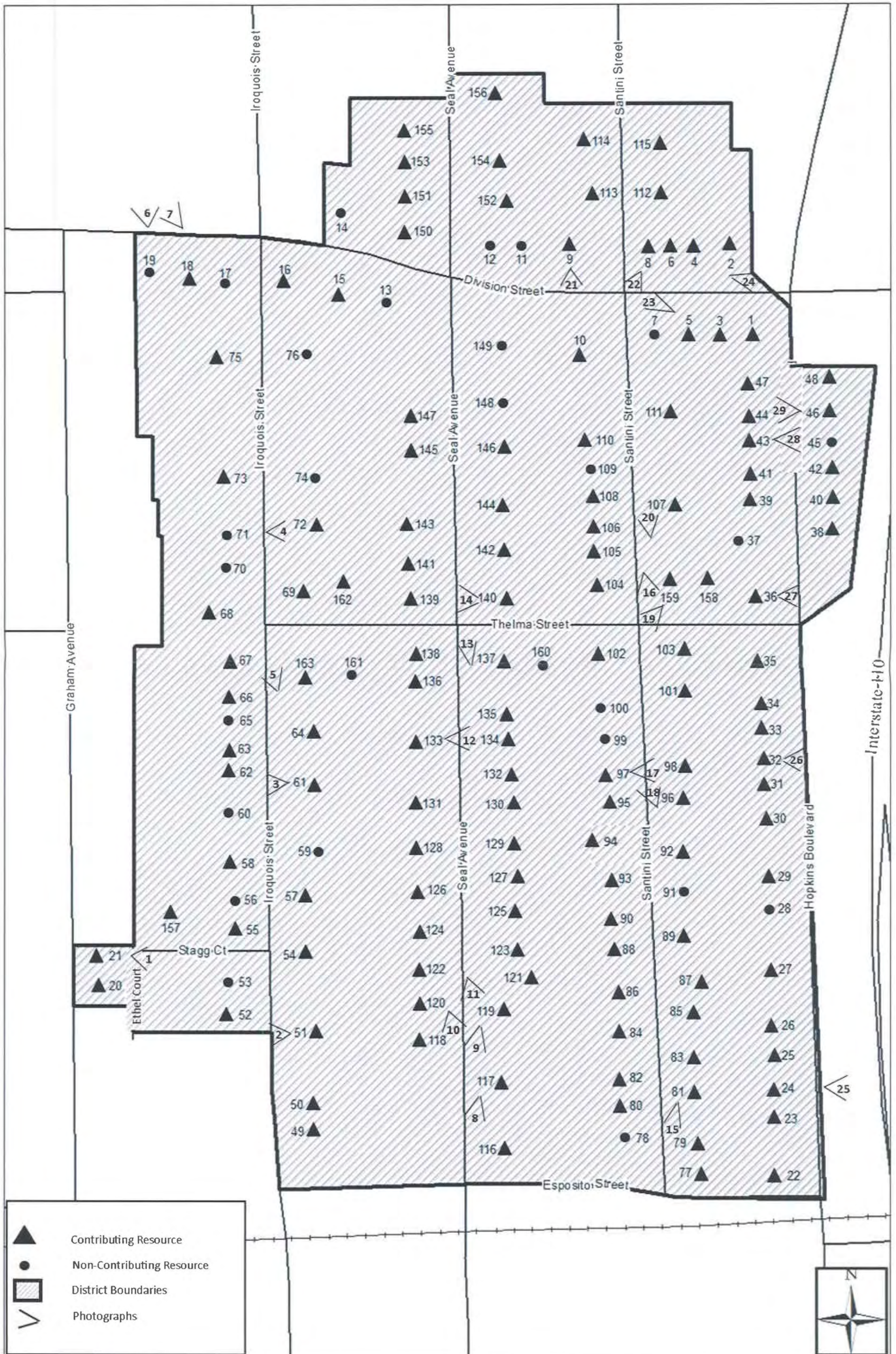
Name of Property

- 18 of 29. 200 block of Santini Street, east side. Camera facing southeast.
- 19 of 29. 900 block of Thelma Street, north side. Camera facing northeast.
- 20 of 29. 200 block of Santini Street, east side. Camera facing southeast.
- 21 of 29. 970 Division Street. Camera facing north.
- 22 of 29. 964 Division Street. Camera facing northeast.
- 23 of 29. 900 block of Division Street, south side. Camera facing southeast.
- 24 of 29. 900 block of Division Street, north side. Camera facing northwest.
- 25 of 29. 211 Hopkins Boulevard. Camera facing west.
- 26 of 29. 245, 249, 251 Hopkins Boulevard. Camera facing west.
- 27 of 29. 267 Hopkins Boulevard. Camera facing west.
- 28 of 29. 283 Hopkins Boulevard. Camera facing west.
- 29 of 29. 288 Hopkins Boulevard. Camera facing east.

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.

Upper West Central Historic District



1 inch = 150 feet





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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Upper West Central Historic District
NAME:

MULTIPLE Biloxi MPS (AD)
NAME:

STATE & COUNTY: MISSISSIPPI, Harrison

DATE RECEIVED: 4/17/15 DATE OF PENDING LIST: 5/08/15
DATE OF 16TH DAY: 5/26/15 DATE OF 45TH DAY: 6/02/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000302

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5-29-2015 DATE

ABSTRACT/SUMMARY COMMENTS:

FEMA Mitigation

RECOM./CRITERIA Accept A & C

REVIEWER J. G. Smith DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



HISTORIC PRESERVATION

Jim Woodrick, director

PO Box 571, Jackson, MS 39205-0571

601-576-6940 • Fax 601-576-6955

mdah.state.ms.us



April 7, 2015

Mr. Paul Loether
Program Director, National Register of Historic Places
National Park Service
1201 Eye Street, NW (2280)
Washington, D.C. 20005

Dear Mr. Loether:

We are pleased to enclose the nomination form and supporting documents to nominate the following properties to the National Register of Historic Places:

Upper West Central Historic District, Biloxi, Harrison

The property was approved for nomination by the Mississippi National Register Review Board at its meeting on March 19, 2015.

We trust you will find the enclosed materials in order and will let us hear from you at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Katie Blount".

Katie Blount
State Historic Preservation Officer

By: William M. Gatlin

National Register Coordinator