

1501

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Levin, Leonard House
other names/site number Baggett, Grady House

2. Location

street & number 1403 Washington Avenue
city, town Pascagoula
state Mississippi code MS county Jackson code 59 zip code 39567

3. Classification

Ownership of Property: [X] private, [ ] public-local, [ ] public-State, [ ] public-Federal
Category of Property: [X] building(s), [ ] district, [ ] site, [ ] structure, [ ] object
Number of Resources within Property: Contributing 1, Noncontributing 1 buildings, 1 Total

Name of related multiple property listing: Historic Resources of Pascagoula, MS
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. [ ] See continuation sheet.
Signature of certifying official: Kenneth H. D. Pool
Date: Oct. 24, 1991
Deputy State Historic Preservation Officer

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.
Signature of commenting or other official
Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
[X] 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:)
Entered in the National Register
Signature of the Keeper: Guy M. Lapsley
Date of Action: 12/20/91

## 6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Single Dwelling

Current Functions (enter categories from instructions)

Domestic/Single Dwelling

## 7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian

Materials (enter categories from instructions)

foundation Brick

walls Weatherboard

roof Asbestos

other N/A

Describe present and historic physical appearance.

The Leonard Levin house sits to the front of a long narrow lot facing Washington Avenue at the northeast corner of Washington and Buena Vista. There is a wood frame non-contributing storage outbuilding close to the east property line. It has vinyl siding and new aluminum doors.

There is foundation planting, rather heavy, on the southwest front corner, low shrubs along the concrete front walk, and trees to the east front side, along the west side of the house, and in back. One large tree is near the east property line, just behind the house.

From the front, this one and a half story frame house presents a symmetrical classic appearance derived from Greek Revival antecedents. The L-shaped house consists of a gable-ended main mass with ridge running east and west, and on the front, a cross gable over a porch, running almost the full length of the main gabled mass. A back gable-ended wing extends north, its west wall in line with the west wall of the main house mass. A small, roofed porch is near the west end, while at the east end is an open carport.

On the north gable-end wall, the eave boxing comes in a few feet from the northwest corner, receiving the verge. On the northeast end, however, it runs about halfway the length of the wall, indicating an open porch was below at one time. This is confirmed by the change in wall weatherboards below, and the pair of modern six-over-six sash in one frame. Under the shorter return, the old weatherboards are found, defining an original cabinet.

The dutch-lapped asbestos shingle-clad roof projects a foot or so at the gables, with the verge board projecting down past the boxing, the verge ornamented with small jigsaw cutouts at the peaks of the gables. A small boxed eave projects out from the walls and the front porch soffit beam, where it runs across the entire width of the house. At east and west gable ends of the main mass, this boxing extends slightly onto the gable end walls, but returns on itself after it receives the gable verges.

The house is weatherboarded, with corner boards, and a water table and skirt fascia over brick piers. The porch floor fascia and porch piers are covered entirely by lattice.

The east side of the back wing has apparently been extended out under a low sloping roof. At the northeast corner area of the back wing, a modern carport with low-pitched roof is against the north wall, its west side just touching the north side of the original

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northeast corner of the gable-ended mass. It extends across the north end of the later work along the back wing east side, and projects out east of this work.

The front porch is three bays wide, and sits about two feet above grade. There are four slender boxed columns with cap blocks and moldings, and neck moldings. A handrail with thin top rail and large bottom rail is set with turned spindles. The posts are chamfered between cap and necking, and between necking and top rail of handrail. Judging from other similarly detailed posts in Pascagoula, the jigsaw brackets the posts were detailed to receive at the top have been removed. Brick entry steps run the full width of the center porch bay, and have a railing running down each side, ending in a simple wood post.

Centered in the front gable, which has the appearance and shape of a slightly steep, classical pediment, are three six-over-six sash set in one frame with narrow mullions between, and with one louvered blind, one each end of the band of windows. The east and west gable ends have one similar sash centered on the gable. On the north gable, there is one six-over-six sash.

On the first floor, an important front door has a crossette frame with pedimented top, pilaster mullions with cap moldings on each side of the two-light transom and the door sash. The door has a glass, curved at top corners, set surrounded by moldings, and below are two vertical raised panels with heavy wood moldings. On each side of the mullions are side-light panels with three lights over a wood panel. Flanking the front door symmetrically on each side are two six-over-nine, full-length, double-hung sash with louvered blinds.

On the east and west gable ends of the house, two six-over-six double-hung sash with blinds sit symmetrically on the main gable end, and are followed on the west side by two additional sash in the back wing.

The Levin house is a center-hall cottage with pairs of rooms to each side of the stair hall. The stair is typical for Pascagoula, with its back turned to the front door. The pair of rooms (living and dining) on the west side of the stair hall is separated by a pair of sliding doors with four panels in each leaf. The Greek Revival opening has a pedimented head and tapered casing. The dining room mantel has tall Doric columns to each side of the simple shelf supported on brackets, above which is a rectangular mirror. Backing the dining room is the kitchen. The east of the hall, the pair of rooms are not adjoined and have no mantel. Upstairs are three rooms.

The typical casing is a flat board with a simple backband. The wooden baseboards are very simple, and there is picture molding in most rooms.

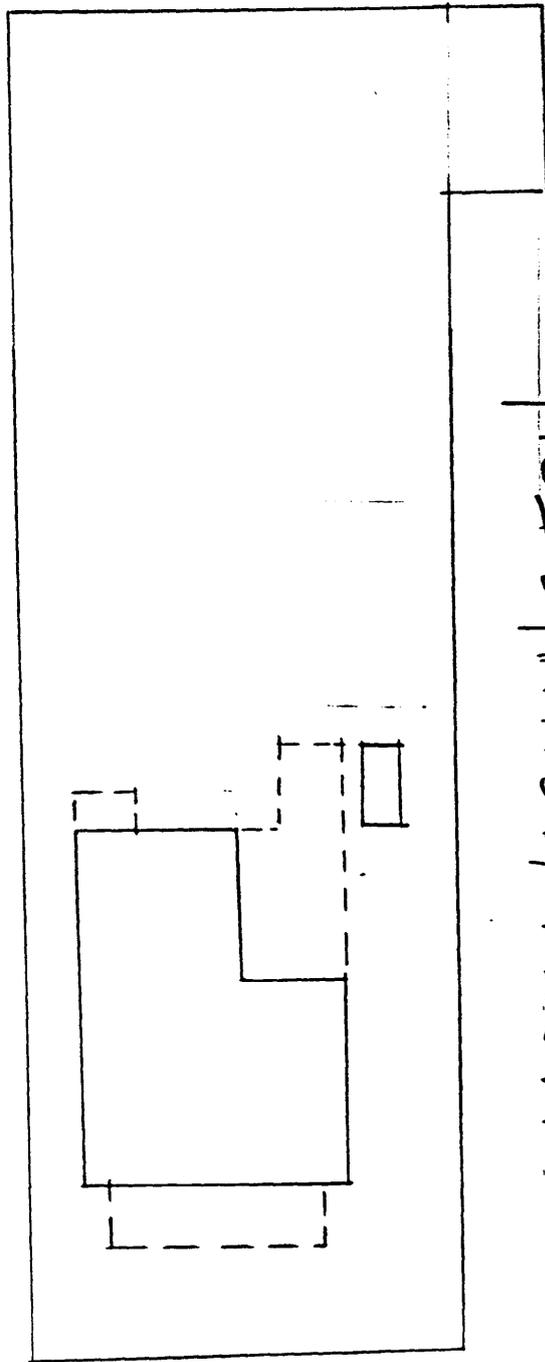
Along the back (west) side of the property is a shallow gable-roofed garage and a small board and batten outbuilding. Neither appear to be contributing, although this is hard to determine from the public right-of-way.

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1403 WASHINGTON

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)    N/A  A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1885  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1885  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

Unknown  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Leonard Levin house is architecturally significant in the context of Pascagoula's residential elements. It is the best remaining example of a vernacular late Victorian house in the "East Pascagoula" resort area, and, along with 803 Buena Vista, the oldest element in the Eugenie Baptiste tract subdivided in 1883. The house is an important link to the dramatic rise in the area's economy during the Golden Age of Pascagoula. The flourishing economy made such houses possible, defining the area's historic context (see cover nomination).

Greek Revival, Italianate and Queen Anne details combine in the house to form a vernacular style, called late Victorian (see cover nomination). The late Victorian in southern Mississippi rarely achieves the sophistication of the "pure" styles seen in the work of noted architects and in pattern books. More often, it is a simplification of the Greek Revival, as seen in this example.

The well-detailed entrance has a pedimented head, crossette frame, and pilaster jamb. The house is an outstanding example of the center-hall cottage (see cover nomination). In comparison to the Greek Revival center-hall cottage at 803 Buena Vista, there is little change in the openings or plan, the major difference being that here the porch has a gable roof, while at the other it undercuts the main gable.

Leonard Levin acquired this land in 1882 and built the present house about 1885. It remained in the Levin family until 1937 when Francis Skinner acquired it. Subsequent owners include James W. McClesky, 1942; Harrison G. Otis, 1947; and the Ruby Hunter family, 1953.

In summary, the house is an intact representative of middle-class housing of Pascagoula during the 1880s.

**9. Major Bibliographical References**

For Bibliography See Context Statement.

N/A See continuation sheet

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property Less than one acre.

**UTM References**

A 

1	6	3	5	0	9	7	5	3	3	5	7	8	5	0
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Zone      Easting      Northing

B 

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Zone      Easting      Northing

C 

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D 

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N/A See continuation sheet

**Verbal Boundary Description**

62' E & W x 200' N & S @ NE cor Buena Vista Street and Washington Avenue in E Baptiste TR S/D and TR 25' x 62' ADJ on E/side DB 626-495 DB 133-135 DB 727-392 602A 603MB66-16

N/A See continuation sheet

**Boundary Justification**

The boundary includes the entire city lot that has historically been associated with the property.

N/A See continuation sheet

**11. Form Prepared By**

name/title Robert J. Cangelosi, Jr., Architect

organization Koch and Wilson Architects, A Prof. Corp. date 3 June 1991

street & number 1100 Jackson Avenue telephone 504/581-7023

city or town New Orleans state LA zip code 70130