

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



### 1. Name of Property

Historic name: Reynoir Street 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: 200 block of Reynoir Street  
City or town: Biloxi State: Mississippi County: Harrison  
Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local  
Applicable National Register Criteria:  
X A \_\_\_ B X C \_\_\_ D

Signature of certifying official/Title: R. L. Johns Date 11/24/14  
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

Reynoir Street Historic District

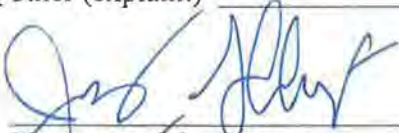
Harrison County,  
Mississippi  
County and State

Name of Property

#### 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

1-13-2015  
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

Reynoir Street Historic District

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>25</u>	<u>3</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>25</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register 0

**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 19<sup>th</sup> AND EARLY 20<sup>th</sup> CENTURY AMERICAN  
MOVEMENTS/Craftsman \_\_\_\_\_  
\_\_\_\_\_

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

Principal exterior materials of the property: Wood \_\_\_\_\_

### Narrative Description

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

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### Summary Paragraph

The Reynoir Street Historic District in central Biloxi, Mississippi, is a six acre enclave of residential properties built between c. 1890 and the early 1950s. The houses in the district share many common features including setback, scale, massing, materials and design.

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### Narrative Description

Reynoir Street Historic District

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### Introduction:

The proposed historic district is locally significant within the context of the Historic Resources of Biloxi-Amended under **Criterion C** for **Architecture**. The district includes 28 resources, 25 of which are contributing; and 3 of which are non-contributing. The period of significance is 1890-1952.

### Description:

The Reynoir Street Historic District is in the Central area of Biloxi, as defined by the Historic Resources of Biloxi-Amended (MRA). It occupies roughly two-thirds of the block between the CSX Railroad and Division Street, encompassing both sides of the street. The south boundary is defined by the property lines of the southern-most residential structures in the block; a strip of commercial properties is located between these residences and the CSX Railroad line. The east and west boundaries of the district generally follow the Reynoir Street properties' rear lot lines. The north boundary is defined by the northern lot lines of 262 and 265 Reynoir Street.

Reynoir Street is a two-lane, two-way street that runs north and south. There is on-street parking on both sides of the street. There are sidewalks on both sides of the street without any intervening median space.

The topography is flat with no significant natural landscape features. Most of the houses are set close to the street with small front yards. The houses on the east side of the street have moderately large back yards, while most of the houses on the west side of the street back up to houses facing Fayard Street, the next north-south street to the west, resulting in smaller yards. Most properties lack any formally designed landscapes. However, common species of plants found on the Mississippi Gulf Coast, including oak trees and crape myrtles, are distributed throughout the district.

A majority of resources in the historic district were constructed during the period of significance. The district comprises a compact and intact collection of historic properties. Few vacant lots or non-historic buildings punctuate the district, although numerous weather events and some large fires have affected Biloxi during the historic period. All of the resources are houses.

Stylistically, the dwellings tend toward minimal ornamentation. Vernacular buildings are the most common, numbering 16, or 55% of the total number of resources. Houses in the Craftsman Vernacular style are the second most numerous in the district, with a tally of five (17%). The third largest group, numbering four (14%), are Craftsman style houses, the only "high style" buildings in the district. There are also four Biloxi Cottages. Of the remaining three houses, two are Neo-Eclectic (7%) and one is Colonial Revival Vernacular (3%). Other building forms represented within the district include the shotgun, Creole Cottage, and center hall.

Four of the contributing houses are rated "Very Intact." Examples include 233 Reynoir Street (No. 10, 1937) [Photo 4], 236 Reynoir Street (No. 12, 1910), [Photo 5] and 239 Reynoir Street (No. 13, 1899-1904).

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Seventeen of the contributing houses exhibit "Some Changes." Examples include 219 Reynoir Street ( No. 4, 1925),[Photo 2] 262 Reynoir Street ( No. 27, 1900), and 265 Reynoir Street ( No. 28, 1914-1925) [Photo 9].

Four of the contributing houses incorporate "Extensive Changes," but retain the essential physical features necessary to contribute to the district's historic character. Examples include 240 Reynoir Street (No. 14, 1900 [Photo 6]), 248 Reynoir Street ( No. 17, 1904-1909), and 261 Reynoir Street ( No. 26, 1894-1904).

Three properties in the district are non-contributing: 226 Reynoir Street ( No. 7, 1898-1904), 235 Reynoir Street ( No. 11, 2002), and 249 A&B Reynoir Street (No. 18, 1960) [Photo7]. 226 and 249 A&B Reynoir Street have been extensively altered and no longer retain integrity. 235 Reynoir Street was constructed within the past fifty (50) years and does not possess an exceptional degree of significance necessary to qualify for inclusion in the National Register of Historic Places.

**Inventory of Resources**  
**Reynoir Street Historic District**  
**Resources listed in ascending order by street number**  
**C=Contributing Element; NC=Non-Contributing Element**

**Reynoir Street**

- |   |                  |   |
|---|------------------|---|
| <b>1. (C) 208 Reynoir Street</b>  | <b>1898-1904</b> | <b>Vernacular Biloxi Cottage</b>                        |
| One-story, frame, two-bay-wide (wwd-dw) hip roof vernacular Biloxi Cottage with a full-width inset porch supported by square posts. Entries are 6-panel doors. Bay 1 has a 3-light transom. Windows are single and paired 9/6 aluminum double-hung-sash with faux muntins and shutters, or were boarded at the time of survey. The house has a brick pier foundation, vinyl and clapboard siding, and a corrugated metal roof. Gable, hip, and shed roof additions are on the rear (east), extending beyond the left (north) facade, and incorporating an inset porch.                    |                  |   |
| <b>2. (C) 211 Reynoir Street</b>  | <b>1919-1922</b> | <b>Biloxi Cottage</b>                                   |
| One-story, frame, two-bay-wide (wwd-dww) hip=roof Craftsman Biloxi Cottage with an inset full-width porch supported by square columns on stuccoed pedestals spanned by a decorative balustrade. Bay 1 and 2 doors are 12-lights in wood frames. Windows are paired 2/2 wood double-hung-sash. The house has a brick pier foundation, asbestos shingle siding, and an architectural asphalt shingle roof with wide boxed eaves and a hipped roof dormer-vent. A shed roofed garage was added to each side (north and south) after 1952.<br>[Photo 1]                                       |                  |   |
| <b>3. (C) 213 Reynoir Street</b>  | <b>1898-1904</b> | <b>Craftsman Vernacular Side Hall Hip Roof Bungalow</b> |
| One-story, frame, two-bay-wide (d-ww) hip roof Craftsman Vernacular side-hall hip roof Bungalow with a full-width inset porch supported by an arched girt on tapered columns with stuccoed pedestals and spanned by a Chippendale balustrade. Bay 1 is a 15-light door in a wood frame, with an enclosed transom. Windows are 4/1 and 6/6 wood double-hung-sash, sometimes in ribbons of three. The house has a brick pier foundation, vinyl siding, and an architectural asphalt shingle roof with wide boxed eaves. The house has gable, hip, and shed additions on the sides and rear. |                  |   |
| <b>4. (C) 219 Reynoir Street</b>  | <b>1925</b>      | <b>Vernacular Gable-Front Bungalow</b>                  |
| One-story, frame, two-bay-wide (ww-d) vernacular gable-front Bungalow with a full-width gable porch supported by square posts and 2x4 framing. Bay 2 is a 15-light wood frame door flanked by 10-light sidelights. Windows are  |                  |   |

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paired 4/1 wood double-hung-sash and 1/1 vinyl d-h-s. The house has a brick pier foundation, Hardy Plank siding, and a pressed metal roof with wide eaves and enclosed rafters. A full-width rear (west) porch was enclosed. The front porch was replaced after 2005. {Photo 2}

5. (C) 222 Reynoir Street 1907 Vernacular  
One-story, frame, two-bay-wide (wd-ww) vernacular gable-front house with an ell, 2 front gables, and a partially inset shed roof porch supported by a decorative ironwork column. Bay 1 is sheltered by the porch, and has a wood door with three lights ascending on a vertical plane. Bay 2 is the gable ell. Windows are 1/1 and 3/1 wood double-hung-sash sometimes paired or in ribbons, with metal awnings on the main facade. The house has a brick pier foundation, asbestos shingle siding, and a 3-tab asphalt shingle roof with close eaves.
6. (C) 223 Reynoir Street 1924 Craftsman Vernacular Gable-Front Bungalow  
One-story, frame, three-bay-wide (ww-d-ww) Craftsman Vernacular gable-front Bungalow with a full-width inset porch supported by decorative ironwork columns on brick pedestals. Bay 2 is a 6-panel door. Windows are 4/1 wood double-hung-sash in pairs and ribbons, with faux shutters, and 4-light fixed. Features include wide eaves, fascia-covered rafters, and a three-part vent/3-light window in the gable end. The house has a concrete block pier foundation, vinyl siding on the main façade and clapboard elsewhere, and a 3-tab asphalt shingle roof.
7. (NC) 226 Reynoir Street 1898-1904 Vernacular  
One-story, frame, three-bay-wide (ww-d-w) vernacular gable-front house with an inset partial-width porch supported by a metal post. Bay 2 is a 1-light Queen Anne door, accessed via a semi-circular brick stair with decorative iron railings. Windows are single and paired 1/1 wood double-hung-sash with faux shutters and 1/1 vinyl d-h-s. The house has a brick pier foundation, vinyl siding, and an architectural asphalt shingle roof with wide boxed eaves. Hip, gable, and shed roof additions are evident. [Photo 3]
8. (C) 229 Reynoir Street 1951 Vernacular Gable-Front Bungalow  
One-story, frame, two-bay-wide (ww-dwww) vernacular gable-front Bungalow with a partially-inset gable partial porch supported by decorative ironwork columns. Bay 2 entry is a wood door with three lights in a diagonal row. Windows are 1/1 aluminum double-hung-sash with faux shutters, in pairs and ribbons, sheltered by metal awnings on the main façade. The house has a pier foundation, vinyl siding, and a 3-tab asphalt shingle roof with boxed eaves. A full-width hip roof addition and a partial-width shed roof addition are on the rear (west).
9. (C) 230 Reynoir Street 1890 Vernacular Biloxi Cottage  
1.5-story, frame, three-bay-wide (wd-d-ww) vernacular jerkinhead roof Biloxi Cottage with a partially-enclosed full-width inset porch supported by vinyl Tuscan columns. Bay 1 and 2 entries have enclosed transoms. Bay 3 is the porch enclosure. Windows are 1/1 vinyl double-hung-sash, and 4-light and 7-light louvered aluminum frame. The house has a brick pier foundation, vinyl siding, and an asbestos shingle roof with a Gothic-inspired cross gable and a central chimney. A partial-width gable roof wing with enclosed right (south) side porch extends from the rear (east).
10. (C) 233 Reynoir Street 1937 Craftsman Bungalow  
One-story, frame, two-bay-wide (ww-wdw) gable-on-hip Craftsman Bungalow with an inset full-width porch supported by decorative ironwork columns and brackets resting on stuccoed pedestals spanned by an ironwork balustrade. Bay 2 is a 9-light over 2-panel door with 3/1 wood double-hung sash windows as sidelights. Windows are paired 3/1 wood d-h-s, and 6/6 aluminum d-h-s in a rear addition. The house has a pier foundation, asbestos siding, and an architectural asphalt shingle roof with wide eaves and exposed rafters. A full-width hip roof addition is on the rear (west). {Photo 4}
11. (NC) 235 Reynoir Street 2002 Neo-Eclectic Neo-Bungalow  
One-story, three-bay-wide (w-d-w) Neo-Eclectic Neo-Bungalow with an inset full-width porch supported by turned posts. Bay 2 is a 6-panel door. Windows are 6/6 vinyl double-hung-sash with faux muntins and shutters. The house has a concrete slab foundation, brick cladding, and a 3-tab asphalt shingle roof.

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- 12. (C) 236 Reynoir Street 1900 Craftsman Vernacular**  
One-story, frame, three-bay-wide (w-d-w) Craftsman Vernacular hip roof house with a full-width inset porch supported by tapered columns on stuccoed pedestals, and an ironwork stair rail. Bay 2 is a 2-arched-light over 3-panel Queen Anne door with a 3-light transom. Windows are 6/6 and 1/1 wood double-hung-sash, with some working shutters. The house has a brick pier foundation, asbestos siding, and a pressed metal roof with exposed rafters. A hip roof wing is on the rear (east), and offset right, extending to the right (south) side of the front block. [Photo 5]
- 13. (C) 239 Reynoir Street 1899-1904 Craftsman Vernacular Gable-Front Bungalow**  
One-story, frame, three-bay-wide (d-cutaway bay-w) Craftsman Vernacular gable-front Bungalow with a partial-width inset porch supported by a tapered column on a brick pedestal spanned by a turned balustrade. Bay 1 is a 6-panel door with a 2-light transom. An entry with 2-light transom also is in the Bay 2 re-entrant angle. Both doors access the porch. Windows are 1/1 and 2/2 wood double-hung-sash with working shutters. The house has a brick pier foundation, clapboard siding, and an architectural asphalt shingle roof with exposed rafters and two interior chimneys.
- 14. (C) 240 Reynoir Street 1900 Vernacular**  
One-story, frame, three-bay-wide (ww-d-dw) vernacular hip roof house with a full-width inset porch supported by fluted vinyl Tuscan columns. Bay 2 and 3 entries are large leaded glass panels in narrow frames. Windows are 1/1 vinyl double-hung-sash. The house has a concrete block pier foundation, vinyl siding, and a 3-tab asphalt shingle roof. A hip roof partial-width wing extending from the rear (east) is original to the building. A gable roof ell incorporating a cutaway bay on the right (south) side was added to the rear (east) between 1904 and 1909. [Photo 6]
- 15. (C) 244 Reynoir Street 1900 Vernacular Creole Cottage**  
1.5-story, frame, two-bay-wide (w-dw) vernacular Creole Cottage with a full-width inset porch supported by square Doric posts. Bay 1 entry is enclosed. Bay 2 entry is a 6-panel door. Windows are 6/6 aluminum double-hung-sash with faux muntins. The house has a brick pier foundation, asbestos shingles, and a pressed metal side gable roof. Two full-width shed roof additions span the rear (east).
- 16. (C) 245 Reynoir Street 1925-1935 Craftsman Gable-Front Bungalow**  
One-story, frame, Craftsman gable-front Bungalow with a gable partial-width porch supported by tapered columns on brick pedestals spanned by screened framing. Windows are 2/1, 4/1, and 4/2 wood double-hung-sash. Features include a capped brick chimney on the right (north) side, a waffle vent in the gable end, and exposed rafters. The house has a continuous brick foundation, clapboard siding, and a pressed metal roof. A partial width ell and porch were added to the rear (west) between 1925 and 1948. The porch was enclosed and a full-width rear addition appended after 1952.
- 17. (C) 248 Reynoir Street 1904-1909 Vernacular**  
One-story, frame, three-bay-wide (w-d-w) vernacular hip roof house with an inset full-width porch supported by decorative ironwork columns. Bay 2, offset right, is a 5-light fanlight over 4-panel replacement door with an enclosed transom. Windows are 6/6 vinyl double-hung-sash with faux muntins. The house has a brick pier foundation, composite wood siding, and a pressed metal roof. Two full-width gable roof additions are on the rear (east).
- 18. (NC) 249 A & B Reynoir Street 1960 Neo-Eclectic Neo-Colonial**  
Two-story, frame, three-bay-wide (w-d-ww) hip roof Neo-Eclectic Neo-Colonial house with a gable entry porch supported by turned posts. Bay 2 is a leaded glass fanlight over 4-panel door. Windows are 1/1 and 6/6 vinyl double-hung-sash with faux muntins. The house has a concrete slab foundation, vinyl siding, and an asphalt shingle roof with wide eaves. [Photo7]



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- 19. (C) 252 Reynoir Street 1904-1909 Vernacular**  
One-story, frame, three-bay-wide (w-d-w) vernacular house with an inset full-width porch supported by tapered columns spanned by a closed balustrade and screened framing, with a hip roof corrugated metal awning. Windows are 9/6 vinyl double-hung-sash with faux muntins. Distinctive features include a boxed cornice and an interior brick chimney. The house has a brick pier foundation, vinyl siding, and a corrugated metal roof.
- 20. (C) 253 Reynoir Street 1948-1952 Vernacular Gable-Front Bungalow**  
One-story, frame, two-bay-wide (d-ww) vernacular gable-front Bungalow with a partial-width inset porch supported by a square post. The porch and Bay 2 were added to the house between 1952 and 1992. Windows are 1/1 aluminum double-hung-sash and 3/1 wood d-h-s. The house has a brick pier foundation, novelty and Hardy Plank siding, and an asphalt shingle roof with close boxed eaves.
- 21. (C) 254 Reynoir Street 1904-1909 Vernacular**  
One-story, frame, three-bay-wide (w-d-w) hip roof vernacular building with an inset full-width porch supported by square posts with jigsaw brackets. Bay 2, offset right, is a 6-panel replacement door with an enclosed transom. Windows are 2/2 aluminum double-hung-sash with faux shutters on the main facade. Distinctive features include a boxed cornice. The house has a brick pier foundation, asbestos siding, and a pressed metal roof. A shed-roof novelty-sided full-width addition is on the rear (east).
- 22. (C) 255 Reynoir Street 1948-1952 Vernacular**  
One-story, frame, two-bay-wide (dw-ww) front-gable vernacular house with a gable partial porch supported by decorative ironwork columns spanned by an ironwork balustrade. Bay 1 is a gable-front ell with a 6-panel replacement door entry and a wood frame picture window. Other windows are 2/2 aluminum double-hung-sash. The house has a brick pier foundation, vinyl siding, and an asphalt shingle roof with exposed rafters.
- 23. (C) 257 A & B Reynoir Street 1904-1909 Biloxi Cottage**  
One-story, frame, two-bay-wide (wd-dw) Craftsman gable-front Biloxi Cottage with an inset full-width porch supported by tapered columns on stuccoed pedestals. Bay 1 and 2 entries are 6-panel replacement doors. Windows are 4/1 wood double-hung-sash. Distinctive features include exposed rafters and a square-motif stained-glass window in the gable end. The house has a brick pier foundation, vinyl siding, and an asphalt shingle roof. A gable roof ell projects from the left (south) side, and a partial-width gable roof ell projects from the rear (west).
- 24. (C) 258 Reynoir Street 1909 Vernacular**  
One-story, frame, three-bay-wide hip roof vernacular house with a full-width inset porch supported by square posts and spanned by a picketed balustrade. Bay 2 is a replacement door with a row of 4 small lancet-arched lights across the top. Bay 3 is enclosed. Windows are 2/2 aluminum double-hung-sash with faux shutters on the main facade. The house has a brick pier foundation, vinyl siding, and an asphalt shingle roof. A shed roof addition spans the rear (east) and overlaps to the right (south).
- 25. (C) 260 Reynoir Street 1904-1909 Biloxi Cottage**  
One-story, frame, two-bay-wide (wd-wd) hip roof vernacular Biloxi Cottage with an inset full-width porch sporting a pressed metal shed awning and supported by square posts spanned with a picketed balustrade. Bay 1 and 2 entries are 1-light over 2-panel doors. Windows are 6/6 aluminum double-hung-sash with faux muntins. The house has a brick pier foundation, clapboard cladding, and a pressed metal roof. A full-width rear (east) porch is enclosed, and a shed-roof addition has been added to the rear (east) of it. [Photo 8]
- 26. (C) 261 Reynoir Street 1894-1904 Colonial Revival Vernacular Center Hall**  
1.5-story, frame, three-bay-wide (w-d-w) side gable Creole Cottage altered to a Colonial Revival Vernacular Center Hall house with a full-width inset porch supported by square Tuscan posts. Bay 2 is a leaded-glass over 2-panel door framed by a narrow leaded-glass transom and sidelights. Windows are 1/1 aluminum double-hung-sash. The house

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has a concrete block pier foundation, Hardy Plank siding, and a pressed metal roof. A partial-width gable wing is on the rear (west), and a shed roof addition spans the wing's rear façade.

**27. (C) 262 Reynoir Street**

**1900**

**Vernacular Shotgun**

One-story, frame, two-bay-wide (w-d) hip roof vernacular Shotgun house with a full-width inset porch supported by decorative ironwork columns. Doors and windows were boarded at the time of survey. The house has a concrete block pier foundation, asbestos shingle siding, and a pressed metal roof. A full-width shed roof addition is on the rear (east).

**28. (C) 265 Reynoir Street**

**c. 1920**

**Craftsman Gable-Front  
Bungalow**

One-story, frame, two-bay-wide (wdw-wdw) Craftsman gable-front Bungalow with a full-width gable-and-shed porch supported by tapered columns on stuccoed pedestals and spanned by an ironwork balustrade. Bay 1 entry is a 9-light square motif door. Bay 2 entry is a fanlight over 4-panel door with a 5-light transom. Windows are 6/1 wood double-hung-sash and 1/1 vinyl d-h-s. Features include Greek key vents in the gable ends, wide enclosed eaves, and a brick chimney on the right (north) side. The house has a brick pier foundation, clapboard siding, and an asphalt shingle roof. [Photo 9]

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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.)

ARCHITECTURE

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**Period of Significance**

1890-1952

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**Significant Dates**

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**Significant Person**

(Complete only if Criterion B is marked above.)

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**Cultural Affiliation**

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**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 Reynoir Street Historic District is eligible for listing on the National Register of Historic Places for local significance under Criterion C for association with Architecture. The district is an enclave of late 19<sup>th</sup> and early 20<sup>th</sup> century middle-class residences built between 1890 and 1952.

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

**Statement of Significance:**

The Reynoir Street Historic District is significant under Criterion C for association with Architecture. The district exhibits building forms and styles of local and regional importance in the late 19<sup>th</sup> and early 20<sup>th</sup> century.

Reynoir Street is a north-south street that transects central Biloxi from Beach Boulevard (Highway 90) on the south to Bayview Drive on the north. The resources in the 200 block form an enclave of historic residences with a high degree of integrity. The character of the neighborhood was essentially set by 1908, as reflected in that year's Sanborn map. Seventeen of the resources, 16 of them contributing, were standing by that year. Three of the district's resources, all contributing, were constructed between 1909 and 1925. By 1925, the district had, for the most part, reached its current configuration.

**Architecture**

The buildings in the Reynoir Street Historic District represent locally significant architectural forms and styles popular in Biloxi during the period of significance.

The house at 244 Reynoir Street (No. 15, 1900), illustrates an early vernacular form popular in Biloxi's residential architecture, the Creole Cottage. The Creole Cottage, introduced in the mid-nineteenth century, is typified by its gable roof, undercut gallery and four-bay facade with doors in the two central bays. The form may have been influenced by Creole building practices in Louisiana since Biloxi and South Louisiana formed a culturally distinct zone separate from the Deep South.<sup>1</sup>

The local vernacular building form known as the Biloxi Cottage is represented by four buildings: 208 Reynoir Street (No. 1, 1898-1904), 230 Reynoir Street (No. 9, 1890), 257 A

<sup>1</sup> City of Biloxi. *The Buildings of Biloxi: An Architectural Survey*. Biloxi: City of Biloxi, 2010. P. 30-31.

Reynoir Street Historic District

Harrison County,  
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& B Reynoir Street (No. 23, 1904-1909), and 260 Reynoir Street (No. 25, 1904-1909). The Biloxi Cottage is generally characterized by a hip or gable-on-hip roof, which, on the facade, 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 found 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.<sup>2</sup>

The regional vernacular form known as the Shotgun house is defined by "its narrowness. Most often three rooms deep, it is only one room wide."<sup>3</sup> It is represented by 262 Reynoir Street (No. 27, 1900). The origin of the Shotgun house is complex with some historians positing a connection to Haitian and African building traditions. Other historians suggest the form is associated with trappers' and fishermen's shacks. Perhaps the best conclusion is that

the shotgun house is probably a synthesis of these and other influences, and can be seen as a syncretism. That is, the points of commonality between different house types known to different peoples, were retained when different types were brought together, thus forming something new.<sup>4</sup>

The earliest shotgun houses in Biloxi date to the late 19<sup>th</sup> century crossed socio-economic lines. Later in the 20<sup>th</sup> century, the shotgun became associated with lower class housing "influenced by the cheaply built shotguns of the non-coastal Deep South."<sup>5</sup>

The nationally popular architect-developed bungalow form is represented in the district. Examples include 219 Reynoir Street (No. 4, 1925), [Photo2] 223 Reynoir Street (No. 6, 1924), and 245 Reynoir Street (No. 16, 1925-1935). 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, and "[B]y 1920, this type with its Craftsman styling was a dominant form of new construction in Biloxi, not to be superseded for another twenty-five years."<sup>6</sup>

Many of the houses in the Reynoir Street 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

<sup>2</sup> *The Buildings of Biloxi*, p. 31-32.

<sup>3</sup> City of Biloxi. *The Buildings of Biloxi: An Architectural Survey*. Biloxi: City of Biloxi, 2010. P. 34.

<sup>4</sup> *The Buildings of Biloxi*, p. 34.

<sup>5</sup> *The Buildings of Biloxi*, p. 34.

<sup>6</sup> *The Buildings of Biloxi*, p. 37.

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from 1905 to the 1930s<sup>7</sup> and continued to be popular in Biloxi until 1945. The Craftsman influence on houses in the Reynoir Street Historic District is noted in *The Buildings of Biloxi: An Architectural Survey*. The house at 219 Reynoir Street (No. 4, 1925) [Photo 2], features a prominent front gable supported by three tapered, wood-paneled posts on brick piers. The house at 265 Reynoir Street (no.28, 1924 [Photo 9]) is described as

a very significant historic resource for Biloxi as it retains its original Craftsman-influenced full-width asymmetrical porch with front-gabled roof and roofed-over side pergola that is supported by three short tapered wood posts atop brick piers as well as its unique double-entrances with full-length multi-light doors.<sup>8</sup>

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

There are four 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. The District, as currently-listed contains only commercial resources. A planned amendment to the district will include additional commercial resources, governmental resources and some residential resources.

The West Beach Historic District (NR, 1984) consists almost exclusively of residential resources constructed in the late 18<sup>th</sup> and early 19<sup>th</sup> century and,

illustrates Biloxi's prominence as a summer resort in the late-nineteenth and early-twentieth centuries. Most of the homes in the area, which includes some of the city's finest Eastlake-influenced, Neoclassical Revival, and Bungalowoid residences, was developed by and for summer residents.<sup>9</sup>

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

The 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.

<sup>7</sup> Virginia Savage McAlester. *A Field Guide to American Houses, The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. (New York: Alfred A. Knopf, 2013), p. 578.

<sup>8</sup> *Buildings of Biloxi*, p. 115.

<sup>9</sup> National Register of Historic Places. West Beach Historic District, Biloxi, Harrison County, Mississippi, #19840518.

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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.



Reynoir Street Historic District

Harrison County,  
Mississippi  
County and State

Name of Property

## 9. Major Bibliographical References

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

*Biloxi City Directory*. Memphis, TN: R. L. Polk & Co., 1922.

City of Biloxi. *The Buildings of Biloxi: An Architectural Survey*. Biloxi: City of Biloxi, 2010.

McAlester, Virginia Savage. *A Field Guide to American Houses, The Definitive Guide to Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013.

Miller, Ernest H. *Biloxi, Mississippi City Directory*. Asheville, NC: Piedmont Directory Company, 1912.

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):** \_\_\_\_\_

Reynoir Street Historic District

Harrison County,  
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**10. Geographical Data**

**Acreage of Property** Approx 6 \_\_\_\_\_

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 for the Reynoir Street Historic District is delineated on the accompanying map shown by the cross-hatching.

Reynoir Street Historic District

Harrison County,  
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**Boundary Justification** (Explain why the boundaries were selected.)

The boundary includes the resources in the 200 block of Reynoir Street which best illustrate a range of building forms and styles of local and regional importance from the late 19<sup>th</sup> to the early 20<sup>th</sup> century

**II. Form Prepared By**

name/title: Hugh McAloon  
organization: Federal Emergency Management Agency  
street & number: 200 Popp's Ferry Road  
city or town: Biloxi state: MS zip code: 39530  
e-mail  
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.)

Reynoir Street Historic District

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**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: Reynoir Street Historic District

City or Vicinity: Biloxi

County: Harrison State: Mississippi

Photographer: Justin Heskew, MDAH

Date Photographed: September 23, 2014

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

- 1 of 12. 211 Reynoir Street. Camera facing west.
- 2 of 12. 219 Reynoir Street. Camera facing west.
- 3 of 12. 226 Reynoir Street. Camera facing east.
- 4 of 12. 233 Reynoir Street. Camera facing west.
- 5 of 12. 236 Reynoir Street. Camera facing east.
- 6 of 12. 240 Reynoir Street. Camera facing east.
- 7 of 12. 249 Reynoir Street. Camera facing west.
- 8 of 12. 260 Reynoir Street. Camera facing west.
- 9 of 12. 265 Reynoir Street. Camera facing west.
- 10 of 12. East side of 200 block. Camera facing southeast.
- 11 of 12. West side of 200 block. Camera facing southwest.
- 12 of 12. East side of 200 block. Camera facing northwest.

Reynoir Street Historic District

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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

**National Register of Historic Places  
Continuation Sheet**

Reynoir 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

- |              |           |            |            |
|--------------|-----------|------------|------------|
| 1. Latitude: | 30.425278 | Longitude: | -88.886944 |
| 2. Latitude: | 30.419444 | Longitude: | -88.889722 |
| 3. Latitude: | 30.421944 | Longitude: | -88.907778 |
| 4. Latitude: | 30.403889 | Longitude: | -88.906944 |
| 5. Latitude: | 30.404722 | Longitude: | -88.891111 |

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

**National Register of Historic Places**  
**Continuation Sheet**

Reynoir Historic District
Name of Property
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Historic Resources of Biloxi (Amended)
Name of multiple listing (if applicable)

Section number 10 Page 2



# Reynoir Street Historic District



- ▲ Contributing
- Non-Contributing
- ▨ District Boundaries
- ◁ Photographs  
(arrow indicates direction taken)



1 inch = 100 feet





211

A

B



219





226



PRIVATE  
PROPERTY





240

ADT





260





265



SPEED  
LIMIT  
25

HIF 029





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Reynoir Street Historic District

MULTIPLE NAME: Biloxi MRA

STATE & COUNTY: MISSISSIPPI, Harrison

DATE RECEIVED: 11/28/14      DATE OF PENDING LIST: 12/30/14  
DATE OF 16TH DAY: 1/14/15      DATE OF 45TH DAY: 1/14/15  
DATE OF WEEKLY LIST:      <sup>15</sup>

REFERENCE NUMBER: 14001153

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    1/13-2015 DATE

ABSTRACT/SUMMARY COMMENTS:

*Majority eligible neighborhood, nominated as Result of FEMA mitigation agreement. C/N justification is weak. POS. is inapplicable*

RECOM./CRITERIA Accept C

REVIEWER J. Golden 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



November 25, 2014

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:

Reynoir Street Historic District, Biloxi, Harrison County

The property was approved for nomination by the Mississippi National Register Review Board at its meeting on November 20, 2014.

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 black ink that reads "H. T. Holmes".

H.T. Holmes  
State Historic Preservation Officer

By: William M. Gatlin

National Register Coordinator