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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.

RECEIVED 2280

AUG 14 2015

1. Name of Property

Historic name: _____

Other names/site number: Broadmoor Place Historic District

Name of related multiple property listing: _____

N/A _____

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

Nat. Register of Historic Places
National Park Service

2. Location

Street & number: Roughly bounded on the North by the north lot lines of the properties facing 25th Street east of Pine Avenue and west of Cypress Avenue; on the West by the west lot lines of the properties facing Pine Avenue south of 25th Street and north of 22nd Street; on the South by 22nd Street east of Pine Avenue and west of Cypress Avenue; and the East by the east lot lines of the properties facing Cypress Avenue south of 25th Street and north of 22nd Street.

City or town: Gulfport State: MS County: Harrison 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Not For Publication: Vicinity: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>Kenneth H. P. Paul</u>	<u>July 20, 2015</u>
Signature of certifying official/Title:	Date
<u>DEPUTY SHPO</u>	
State or Federal agency/bureau or Tribal Government	

Broadmoor Place Historic District

Harrison County,
Mississippi
County and State

Name of Property

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

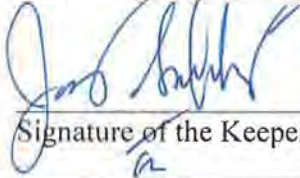
Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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


Signature of the Keeper

09-28-2015
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

Broadmoor Place Historic District

Harrison County,
Mississippi
County and State

Name of Property

Category of Property

(Check only **one** box.)

Building(s)

District

Site

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>144</u>	<u>28</u>	buildings
<u>1</u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>145</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

DOMESTIC/multiple dwelling

RELIGION/religious facility

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

RELIGION/religious facility

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/Minimal Traditional

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

MODERN MOVEMENT/Ranch

LATE 19th and EARLY 20th CENTURY REVIVALS/Spanish Eclectic

LATE 19th and EARLY 20th CENTURY REVIVALS/Dutch Colonial Revival

LATE 19th and EARLY 20th CENTURY REVIVALS/Tudor Revival/_____

OTHER/Vernacular_____

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD, BRICK, STUCCO, ASPHALT_____

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 Broadmoor Place Historic District is a 46-acre rectangular area located northeast of downtown Gulfport, Mississippi. The district centers on the curvilinear Broadmoor Place, formed by a central boulevard with a landscaped median and semicircular streets. The district is composed primarily of detached single family residences and a church. The buildings represent nationally significant architectural styles popular during the neighborhood's period of development between 1922 and 1965.

Broadmoor Place Historic District

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Mississippi
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Narrative Description

Introduction:

The proposed Broadmoor Place Historic District in Gulfport, Mississippi, is significant under **Criterion A** for **Community Planning and Development**; and **Criterion C** for **Architecture**. There are 173 resources in the proposed district, of which 145 (or about 83 percent) are contributing and 28 are noncontributing (or about 17 percent). All contributing buildings in the proposed district exemplify architectural significance as either good or excellent examples their styles. The period of significance is 1922 to 1965.

Description:

The Broadmoor Place Historic District is located about nine-and-a-half blocks northeast of downtown Gulfport, Mississippi. It encompasses about 46 acres and is comprised of 173 resources, 145 of which are contributing and 28 are noncontributing. The district is bounded by 25th Street and Oak Place to the north, 22nd Street to the south, Cypress Avenue to the east, and Pine Avenue to the west. Other streets included in the historic district are the west-east thoroughfares 23rd Street, 24th Street, Oak Place and Magnolia Place, whereas the north-south thoroughfares are Kelly Avenue, Broadmoor Place, and East Avenue.

Broadmoor Place is a locally unique designed neighborhood for its time period and location. The neighborhood was designed around a circular drive concept. The circular drive is accessed by a north-south, two-lane boulevard named Broadmoor Place which features a median of landscaped trees. Broadmoor Place forks at the center of the historic district to form a green space island where a tennis court and playground are located. The boulevard then reconverges beyond the green space. The semicircular Oak Place on the west and Magnolia Place on the east bracket the Broadmoor Place lots. Other streets in the historic district are in a grid pattern, creating four triangular islands at their intersection with the circle. According to the original plat of Broadmoor Place, the lots were designed in a uniform size and shape except those along the curves of the circular boulevard, which are wedge-shaped and, therefore, have smaller front yards and larger backyards. Most houses are situated in the middle of their lots. There are sidewalks and mature vegetation throughout the neighborhood.

Architectural Styles represented in Broadmoor:

- Minimal Traditional – 64 out of 172 houses or about 37% of the district
- Craftsman/Craftsman Vernacular – 28 out of 172 houses or about 16% of the district
- Ranch – 24 out of 172 houses or about 13 % of the district
- Neo-Eclectic – 7 out of 172 houses or about 4% of the district
- Vernacular Bungalow – 12 out of 172 houses or about 6% of the district
- Spanish Eclectic – 10 out of 172 houses or about 5% of the district
- Vernacular – 13 out of 172 houses or about 5% of the district

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- Colonial Revival/Colonial Revival Vernacular – 1 out of 172 houses or about .5% of the district
- Modern – 3 out of 172 houses or about 2% of the district
- Tudor Revival – 3 out of 172 houses or about 12% of the district
- Dutch Colonial Revival – 2 out of 172 houses or about 1% of the district
- Neo-Bungalow-4 out of 172 houses or about 2% of the district.
- Unknown – 1 out of 172 houses or about .5% of the district

All the buildings within the proposed historic district are dwellings with the exception of 1902 Kelly Avenue (Inv. 91, 1951), the Broadmoor Baptist Church. Although this church is located outside the boundaries of the original plat of Broadmoor, it is closely associated with the neighborhood. Another distinctive feature of the district is the central park. The park includes a tennis court and a playground.

Buildings within the district were determined noncontributing if they were extensively altered or were constructed after the period of significance. One example of a dwelling that was constructed within the period of significance, but has been extensively altered, is 2204 Pine Avenue (Inv. 145, 1940). The porch was enclosed with a bay window, the doors, windows, and cladding have been replaced, and there are also multiple additions on the rear of the house. All of these alterations have changed the character of the house, and it has therefore lost its historic integrity. Another example of a noncontributing dwelling is 2321 East Avenue (Inv. 79, 1983). Although this building retains its original materials and form, it was constructed outside the period of significance and was therefore determined noncontributing to the district. Some of the contributing resources in the Broadmoor Place Historic District have undergone alterations, such as the use of replacement materials and/or additions; however, the buildings have not been overtly compromised by these alterations. Taken together, the historic resources of the Broadmoor Place Historic District retain a sufficient degree of integrity as a whole to convey its significance as a district.

**Broadmoor Historic District
 Inventory of Resources
 Gulfport, Harrison County, Mississippi
 C=Contributing Element; NC=Non-Contributing Element**

22nd Street

- | | | | |
|--|----------------------------------|-----------|----------------------------|
| 1. | (C) 940 22 nd Street | 1947 | Minimal Traditional |
| One-story, frame, five-bay-wide (w-d-ww-www-ww) side-gable Minimal Traditional house with a shed roof entry porch supported by a turned column. Bay 2 entry is a 2-light/2-panel door. Bay 3 is a projecting gable ell. Bay 4 is an enclosed inset partial porch. Bay 5 is an addition. Windows are single, pairs, and ribbons of 6/6 aluminum double-hung-sash with faux muntins. The house has a pier foundation, vinyl siding, and an architectural asphalt shingle roof. A gable roof porte-cochere was added on the rear (north). | | | |
| 2. | (C) 1002 22 nd Street | 1925-1929 | Craftsman Bungalow |
| One-story, frame, three-bay-wide (ww-d-www) Craftsman gable-front Bungalow with a partially enclosed gable partial porch supported by tapered columns on brick pedestals spanned by a picketed balustrade. Bay 2 entry is a 6-panel door. Bay 3, an enclosed portion of the porch, has a gabled pavilion. Windows are single, paired, and ribbons of 4/1 and 3/1 wood double-hung-sash. Features include fascia over exposed rafters, knee braces, two sizes of | | | |

Broadmoor Place Historic District

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clapboard, and an exterior chimney. The house has a brick pier foundation, clapboard siding, and a 3-tab asphalt shingle roof.

3. (C) 1008 22nd Street 1925-1929 Craftsman Bungalow
One-story, frame, two-bay-wide (wd-ww) Craftsman gable-front Bungalow with a partially inset gable partial porch supported by paired square columns on brick pedestals. Bay 1 entry is a single panel door. Bay 2 is spanned by an arbor that is also supported by paired square columns on a brick pedestal. Windows are 1/1 aluminum double-hung-sash in singles and pairs. Features include exposed rafters, decorative beams, two interior chimneys, and a pavilion on the right (east) side. The house has a brick pier foundation, asbestos shingle siding, and an asphalt shingle roof.
4. (C) 1010 22nd Street 1925-1929 Craftsman Bungalow
One-story, frame, three-bay-wide (www-d-www) Craftsman gable-front Bungalow. The enclosed gable partial porch is supported by tapered columns on brick pedestals. Bay 1 and 3 are ribbons of 3/3 aluminum double-hung-sash. Bay 2 is a single panel door. Other windows are single and paired 4/1 wood d-h-s. Features include enclosed rafters, exterior chimney, and a gable pavilion on the right (east) side. The house has a brick pier foundation, aluminum over wood cladding, and a 3-tab asphalt shingle roof.
5. (C) 1013 22nd Street 1948 Minimal Traditional
One-story, frame, five-bay-wide (ww-ww-d-ww-ww) side-gable Minimal Traditional house with a gable entry porch supported by decorative iron columns and balustrade. Bay 3 entry is a 5-panel door. Windows are paired 2/2 aluminum double-hung-sash. The house has a pier foundation, aluminum cladding, and a 3-tab asphalt shingle roof. There are two gable roof additions on the rear left and right (east and west) corners which form a U-plan.
6. (C) 1140 22nd Street 1948 Minimal Traditional
One-story, frame, six-bay-wide (w-d-w-w-d-www) side-gable Minimal Traditional residence with a shed full-width porch supported by square posts. Bays 1-3 constitute the original house and Bays 4-6 are a side gable addition. Bay 2 is a 6-panel door. Bay 4 is a picture window. Bay 5 is a 15-light door with a shed awning. Windows are 6/6 wood double-hung-sash and a ribbon of 6/6 vinyl d-h-s with faux muntins. Features include dentals and an interior chimney. The house has a concrete slab foundation, Hardy Plank cladding, and an architectural asphalt shingle roof.
7. (C) 1142 22nd Street 1926-1929 Spanish Eclectic
One-story, frame, three-bay-wide (w-d-w) shed roof Spanish Eclectic house. Bay 1 is a pavilion with a rounded arch entryway and a 1-light door. Windows are 2/2 aluminum double-hung-sash and 9-light wood casement. Features include parapet, coping, medallion, chimney with pots, and tubular vents. The house a pier foundation, stucco cladding, and a tar and gravel roof. A flat roof ell is on the rear (north). [Photo 10]
8. (NC) 1210 22nd Street 1989 Neo-Eclectic
1.5-story, four-bay-wide (w-d-ww-cutaway bay), front-gable Neo-Eclectic house. The partial width shed and gable roof porch is supported by square posts on boxed pedestals spanned by a picketed balustrade and spindle frieze. Bay 2 is a 1-light etched glass/2-panel door and a 1-light transom. Bay 4 is a cutaway bay accented by a pented gable with fish scale shingles. Windows are 1/1 aluminum double-hung-sash with panel shutters. The house has a continuous concrete foundation, Hardy Plank cladding, and an architectural asphalt shingle roof. [Photo 4]
9. (C) 1215 22nd Street 1922 Vernacular
One-story, frame, three-bay-wide, (ww-dd-ww) vernacular house with an intersecting gable roof. The partial width shed roof porch is supported by tapered columns on stuccoed pedestals. Bays 1 and 2 are a side gable wing and Bay 3 is a front gable wing. Bay 2 is a pair of 15-light doors. Windows are 1/1 wood double-hung-sash with faux shutters. The house has a brick pier foundation, vinyl siding, and a 3-tab asphalt shingle roof. A shed roof addition fills the rear left (southeast) reentrant.

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25th Street

10. (C) 920 25th Street 1925-1928 Vernacular Bungalow
One-story, frame, three-bay-wide (w-d-ww) vernacular hip roof Bungalow. The gable entry porch is supported by Tuscan columns and a barrel vaulted arch. Bay 1 is a picture window. Bay 2 is a 6-panel door flanked by 10-light sidelights with faux muntins. Windows are 1/1 vinyl double-hung-sash and 2/2 aluminum d-h-s. Features include exposed rafters and an exterior chimney. The house has a brick pier foundation, vinyl siding, and an asphalt shingle roof. [Photo 26]

11. (NC) 1210 25th Street 1940-1950 / 1968 Minimal Traditional
One-story, frame, four-bay-wide (ww-dd-ww-ww) multi-hip roof Minimal Traditional house which has been altered into a Ranch. The partial width shed roof porch is supported by square brick columns spanned by a brick lattice balustrade is later addition. Bays 1 and 2 are a hip ell. Bay 2 is a pair of 15-panel doors. Bay 4 is a setback enclosed hip roof porch. Windows are 6/6 wood double-hung-sash. The house has a concrete slab foundation, brick veneer, and a 3-tab asphalt shingle roof. Alterations to the porch and historic siding and fenestration adversely affect the historic integrity of the house.

12. (NC) 1212-1214 25th Street 1990-2000 Neo-Eclectic
One-story, four-bay-wide (wd-ww-ww-dw) multi-hip roof Neo-Eclectic duplex. Bays 1 and 4 are each sheltered by a hip roof partial width porch supported by square posts. Entries are 6-panel doors. Windows are 6/6 aluminum double-hung-sash with faux muntins and shutters. The house has a concrete slab foundation, vinyl siding, and a 3-tab asphalt shingle roof. Hip roof ells extend from the left and right (west and east) sides.

Broadmoor Place

13. (C) 2201 Broadmoor Place 1939 Minimal Traditional
1.5-story, frame, three-bay-wide (porch-d-ww) front gable Minimal Traditional house. Bay 1 is a side gable porch. Bay 2 is a projecting gable ell with a 6-panel door flanked by fluted pilasters sheltered by a cloth awning. Windows are single and paired 3/1 and 6/6 wood double-hung-sash. Features include shed dormers, stone chimney, and close eaves. The house has a pier foundation, vinyl siding, and an architectural asphalt shingle roof.

14. (C) 2204 Broadmoor Place 1950 Ranch
One-story, frame, six-bay-wide, multi-hip roof Ranch house with an inset entry. Bays 1 and 5-6 are set back. Bay 3 entry is a 6-panel door with 5-light sidelight. Bay 4 is a picture window flanked by 4-light paired steel casement windows with 2-light transoms. Windows are paired 3-light steel casements and 2-light aluminum. Features include multiple types of cladding, wide eaves and exterior chimney. The house has a concrete slab foundation, board and batten, brick, and aluminum siding, and a 3-tab asphalt shingle roof. [Photo 17]

15. (C) 2211 Broadmoor Place 1926 Spanish Eclectic
One-story, frame, three-bay-wide (w-ww-ww) flat roof Spanish Eclectic house with a partial width shed roof porch. Bay 1 is a gable ell. Bay 3 is a flat roof ell. The entrance, a 1-light/6-panel door, is on the left (north) elevation of Bay 3. Windows are single and paired 6/6 aluminum double-hung-sash with faux muntins. Features include stuccoed window sills, stepped parapet, graduated faux buttresses, and an exterior chimney. The house has a pier foundation, stucco cladding, and a tar and gravel roof. A shed roof addition spans the rear (west).

16. (C) 2212 Broadmoor Place 1953-1958 Ranch
One-story, frame, three-bay-wide (ww-d-w) multi-hip roof Ranch house with a hip entry porch supported by cast iron columns. Bay 1 is a pair of windows surmounted by a 6-light fanlight with faux muntins. Bay 2 is 5-light fanlight/4-panel door. Windows are single and paired 6/6 vinyl double-hung-sash with faux muntins and shutters. The house has a concrete slab foundation, vinyl siding, and a 3-tab asphalt shingle roof with wide eaves. Hip roof ells are on the left main façade (northwest), right rear (southeast) and rear left (northeast).

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17. (C) **2216 Broadmoor Place** 1939-1940 **Minimal Traditional**
One-story, frame, four-bay-wide (w-www-d-w) front-gable Minimal Traditional house. Bay 1 is an enclosed side-gable porch. Bays 2 and 3 are a front gable wing, Bay 3 is a gable pavilion with a 4-light/3-panel door. Windows are 6/6 vinyl double-hung-sash with faux muntins. Features include close eaves and round arch gable vent. The house has a brick pier foundation, Hardy Plank cladding, and an architectural asphalt shingle roof. A gable roof addition is on the rear left (northeast).
18. (C) **2304 Broadmoor Place** 1950 **Vernacular**
One-story, frame, four-bay-wide (ww-ww-w-d) vernacular house with hipped roof and a shed roof entry porch supported by square posts on with boxed pedestals. Bays 3 and 4 are a hip roof wing. Bay 3 is a picture window. Bay 4 is a 2-light/4-panel door with architrave containing pilasters and denticulated entablature. Windows are single and paired 6/6 wood double-hung sash with faux shutters. The house has a concrete slab foundation, asbestos siding, fascia over exposed rafters, and an architectural asphalt shingle roof. A hip roof wing extends from the rear left (northwest).
19. (C) **2306 Broadmoor Place** 1941 **Tudor Revival**
One-story, frame, four-bay-wide (w-d-ww-w) side-gable Tudor Revival house. Bay 2 is sheltered by a gable ell with an extension of the gable on its left (north) side. The entry is 4-light/1-panel door. Bay 4 is an enclosed side-gable porch. Windows are single and paired 6/6 wood double-hung-sash and 1-light fixed. The house has a pier foundation, asbestos cladding, and an architectural asphalt shingle roof. A gable roof wing extends from the rear (east).
20. (C) **2307 Broadmoor Place** 1927-1929 **Craftsman Bungalow**
1-story, frame, 4-bay-wide (ww-d-ww-porch) Craftsman vernacular gable-front Bungalow. A colonnade of round arches atop Tuscan columns supports the partial width side-gable porch. The main façade is clad in brick veneer extending to a false wall at Bay 4. Bay 2 is a 6-panel door. Bays 1 and 3 are paired replacement windows of 6/6 aluminum d-h-s with panels below. Other windows are 6/6 and 4/1 wood d-h-s. The house has a concrete slab foundation, Hardy Plank cladding, and an asphalt shingle roof.
21. (NC) **2310 Broadmoor Place** 1960 **Neo-Eclectic**
One-story, frame, four-bay-wide (w-d-w-w) hip roof Neo-Eclectic house with an inset entry porch enclosed by cast iron bars. Bay 1 is a 50-light fixed aluminum frame picture window. Bay 2 is a 2-panel door with 3-light/1-panel sidelights. Windows are 9/6 and 6/4 aluminum double-hung-sash. Features include an interior chimney, brick quoins and cornice. The house has a concrete slab foundation, brick cladding, and an architectural asphalt shingle roof. A two-story hip roof wing has been added to the rear (east). Alterations to the footprint and historic siding adversely affect the historic integrity of the house.
22. (C) **2311 Broadmoor Place** 1927-1929 **Spanish Eclectic**
One-story, frame, four-bay-wide (www-ww-www-www) flat roof Spanish Eclectic house. Bays 1 and 2 project are an enclosed gable partial porch and an entrance is in the right (north) reentrant. Bay 4 is a flat roof addition. Windows are 1/1 and 6/6 aluminum double-hung-sash with faux muntins. Features include an exterior chimney, terracotta tiles and vents, and an arbor. The house has a concrete slab foundation, stucco cladding, and a tar and gravel roof.
23. (C) **2312 Broadmoor Place** 1954 **Ranch**
One-story, frame, two-bay-wide (ww-www) hip roof Ranch house with an inset entry porch supported by a Doric column. Bay 2 is a hip ell and the entrance is a 1-light/2-panel door in the reentrant. Windows are single and paired 6/6 vinyl double-hung-sash with faux muntins and shutters. The house has a concrete slab foundation, vinyl siding, and an architectural asphalt shingle roof. A hip roof wing is on the rear right (southeast) and a shed roof addition spans the rear (east).

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- 24. (NC) 2314 Broadmoor Place 1963 Ranch**
One-story, frame, four-bay-wide (w-wd-www-dwww) multi-hip roof L-plan Ranch house with an inset partial porch supported by Tuscan columns. Bay 2 is a picture window flanked by 3-light sidelights and a 3-light lead glass/3-panel door. Bay 3 is a picture window flanked by 1/1 vinyl double-hung-sash windows. Bay 4 entry is an oval lead glass light/2-panel door. Windows are 1/1 vinyl d-h-s. The house has a concrete slab foundation, brick veneer, and an architectural asphalt shingle roof with wide eaves.
- 25. (C) 2317 Broadmoor Place 1958-1960 Ranch**
One-story, frame, seven-bay-wide (w-w-w-d-w-w-d) side-gable Ranch house with an inset entry. Bay 4 is a 6-panel door flanked by pilasters. Bay 6 is a set back side-gable carport that has been enclosed with a louvered door and windows covered by louvered shutters. Window are 6/6 wood double-hung-sash with working louvered shutters and wainscoting below. The house has a concrete slab foundation, composite wood siding, and an architectural asphalt shingle roof with close eaves.
- 26. (C) 2326 Broadmoor Place 1940 Minimal Traditional**
One-story, frame, four-bay-wide (w-w-d-w) multi-gable Minimal Traditional house. Bay 1 is an enclosed side-gable porch. Bays 3 and 4 are a front gable wing. Bay 3 is a 6-panel door with Doric pilasters and entablature. Windows are 1/1 vinyl double-hung-sash with faux shutters. The house has a pier foundation, asbestos shingle cladding, and an asphalt shingle roof with close eaves. A gable roof wing extends from the rear (east). [Photo 14]
- 27. (C) 2327 Broadmoor Place 1950-1953 Modern**
One-story, frame, five-bay-wide (dd-w-d-www-www) multi-shed roof Modern house with an inset entry. Bay 1, a flat roof addition, is sheltered by a flat roof carport supported by metal posts and has two 2-panel doors. Bay 2 is projecting shed wing. Bays 3-5 are the shed roof core. Bay 3 is a 1-light door flanked by a 6-light sidelight. Windows are single and ribbons of 1/1 aluminum double-hung-sash. The house has a concrete slab foundation, vinyl siding, and an asphalt shingle roof with wide boxed eaves.
- 28. (C) 2328 Broadmoor Place 1940 Minimal Traditional**
One-story, frame, two-bay-wide (wd-w) side-gable Minimal Traditional house with an inset partial porch supported by a group of three square posts. Bay 1 entry is a 6-light/1-panel wood door. Bay 2 is a front gable ell. Windows are 6/6 and 8/8 wood double-hung-sash with faux shutters. The house has a brick pier foundation, asbestos shingle siding, and a 3-tab asphalt shingle roof. A shed roof addition spans the rear (east).
- 29. (C) 2330 Broadmoor Place 1945 Minimal Traditional**
One-story, frame, four-bay-wide (ww-w-d-w) side-gable Minimal Traditional house. Bay 1 is an enclosed side-gable porch with 1-light windows. Bay 3 is sheltered by a gable entry porch supported by decorative iron columns; entry is 10-panel door with carved floral motif central panels. Bay 4 is a side gable ell. Windows are 6/6 wood and aluminum double-hung-sash with faux muntins and shutters. The house has a brick pier foundation, vinyl siding, and a 3-tab asphalt shingle roof.
- 30. (C) 2405 Broadmoor Place 1941 Minimal Traditional**
One-story, frame, five-bay-wide (porch-ww-d-www-w) side-gable Minimal Traditional house. Bay 1 is a porch with arbor. Bay 3 is a 6-light/2-panel door. Bay 4 is a front gable ell. Windows are 4/4 and 6/6 wood double-hung-sash in singles, pairs, and ribbons. The house has a pier foundation, asbestos shingle siding, and an architectural asphalt shingle roof with close eaves. A gable wing extends from the rear (west).
- 31. (C) 2407 Broadmoor Place 1958 Ranch**
One-story, frame, four-bay-wide (d-dww-w-w) hip roof Ranch house. Bay 1 and Bay 2 entry are sheltered by a projecting hip roof supported by metal posts spanned by a brick balustrade on the left (south) elevation. Bay 1 is inset. Bay 2 entry is a 1-light/11-panel door. Windows are single and paired 2/2 wood double-hung-sash. Features include brick skirting and corner windows. The house has a pier foundation, asbestos shingle siding, and an architectural asphalt shingle roof. [Photo 12]

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32. (C) 2408 Broadmoor Place 1958-1960 Ranch
One-story, frame, three-bay-wide (w-w-d) Ranch residence with an intersecting gable roof and a shed partial porch supported by a square post. Bays 1 and 2 are a front gable wing. Bay 3 is a stained glass window in an 8-panel door. Windows are 2/2 wood double-hung-sash. The house has a concrete slab foundation, clapboard siding, and an asphalt shingle roof. A gable roof hyphen extends from the right rear (southeast) and connects a side-gable addition to the main house.

33. (C) 2440-2442 Broadmoor Place 1949-1950 Vernacular
One-story, frame, four-bay-wide (w-w-w-w) multi-hip roof vernacular H-plan duplex with a shed partial porch supported by square posts. Bays 1 and 4 are hip roof wings which project and extend through the body of the dwelling. Entries are 6-panel doors in the reentrant angles of Bays 1 and 4. Windows are 6/6 and 8/8 wood double-hung-sash with faux shutters. The dwelling has a brick pier foundation, vinyl siding, and a 3-tab asphalt shingle roof with boxed eaves.

34. (C) Park
Median green space with tennis court and playground equipment. [Photo 13]

Cypress Avenue

35. (C) 2200 Cypress Avenue 1942 Minimal Traditional
One-story, frame, seven-bay-wide (w-w-d-www-w-w-ww) side-gable and hip roof Minimal Traditional house with an inset entry porch supported by a square post. Bay 1 is a side gable ell. Bays 3 and 4 are a front projecting gable ell, Bay 7 is an enclosed side-gable porch. Windows are 1/1 and 3/1 wood double-hung-sash with aluminum awnings. The house has a pier foundation, aluminum siding, and a pressed metal roof with gable returns. A gable wing extends from the rear left (north east) and a gable ell extends from the rear left (southeast).

36. (NC) 2203 Cypress Avenue 1998 Neo-Eclectic
One-story, three-bay-wide (ww-d-garage), hip roof Neo-Eclectic house with an inset entry. Bay 1 is a front-gable ell. Bay 2 is a 5-light fanlight, 4-panel door, and flanked by 3-light/1-panel sidelights. Bay 3 is a projecting front-gable garage. Windows are single and paired 6/6 and 9/9 vinyl double-hung-sash with faux muntins and shutters with keyed lintels. The house has a concrete slab foundation, brick veneer, and a 3-tab asphalt shingle roof. A hip roof ell extends from the rear left (southwest) corner.

37. (C) 2207 Cypress Avenue 1947-1949 Vernacular
One-story, frame, three-bay-wide (ww-d-w) intersecting gable vernacular residence with a partially inset gable entry porch supported by square paneled posts. Bays 2 and 3 are a gable ell. Bay 2 entry is a 1-light glass storm door. Windows are single and paired 6/6 and 8/8 wood double-hung-sash. The house has a concrete slab foundation, concrete panel and vinyl siding, and an architectural asphalt shingle roof. A side-gable ell is on the right (north) side. A gable wing extends from the rear. [Photo 28]

38. (C) 2211 Cypress Avenue 1939-1947 Craftsman Bungalow
One-story, frame, four-bay-wide (www-w-d-w) Craftsman vernacular Bungalow with a jerkinhead entry porch supported by square Doric columns. Bay 1 is an enclosed porch with jalousie windows. Bay 3 is a 1-light glass storm door. Windows are 6/6 wood double-hung-sash. The house has a brick pier foundation, novelty cladding, and a three-tab asphalt shingle roof with fascia over exposed rafters. A gable roof ell is on the rear (west).

39. (NC) 2212 Cypress Avenue 1939-1949 Vernacular
One-story, frame, four-bay-wide (w-w-d-w) multi-hip roof vernacular house. Bay 1 is sheltered by a shed roof which extends into carport supported by metal posts. Bays 2-4 are a hip wing. Bays 2 and 3 are sheltered by a gable partial porch supported by triple square posts. Windows are 1/1 vinyl double-hung-sash. The house has a concrete slab foundation, vinyl siding, and a 3-tab asphalt shingle roof. The porch enclosure and alterations to the historic siding and fenestration adversely affect the historic integrity of the house.

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- 40. (C) 2216 Cypress Avenue 1948 Minimal Traditional**
One-story, frame, three-bay-wide (w-d-w) side-gable Minimal Traditional house with a gable partial porch supported by Tuscan columns. Bay 2 entry is a 7-panel wood door with arched motif. Windows are 6/6 wood d-h-s. Features are close eaves, pedimented porch, and board and batten panels in the gable ends. The house has a concrete slab foundation, clapboard siding, and an architectural asphalt shingle roof.
- 41. (C) 2221 Cypress Avenue 1954 Ranch**
One-story, frame, two-bay-wide (ww-www) multi-hip roof Ranch house with an inset entry porch supported by a cast iron column. Bay 2 is a projecting hip ell, and the entrance, a 5-light fanlight over a 4-panel door, is in the left reentrant. Windows are single, paired, and ribbons of 2/2 wood double-hung-sash. The house has a concrete slab foundation, vinyl siding, and a 3-tab asphalt shingle roof with wide eaves. A hip roof addition spans the rear (west), and a shed roof storage room was added to the right (north) side.
- 42. (NC) 2222 Cypress Avenue 1967 Ranch**
One-story, frame, five-bay-wide (ww-d-wwww-ww-carport) intersecting gable roof L-plan Ranch house with an inset entry porch supported by a brick column. Bay 1 is a front gable ell. Bay 2 is a lead glass light over 2-panel door. Bay 5 is a carport supported by a decorative brick lattice wall. Windows are single, paired, and ribbons of 1/1 aluminum double-hung-sash with faux shutters. The house has a concrete slab foundation, brick veneer, and an architectural asphalt shingle roof with wide boxed eaves.
- 43. (NC) 2227 Cypress Avenue 1995 Neo-Bungalow**
One-story, four-bay-wide (w-w-w-d), hip roof Neo-Bungalow with an inset entry porch supported by a square post. Bay 4 is a 6-panel door. Windows are 1/1 vinyl double-hung-sash. Features include a steeply pitched roof and wide boxed eaves. The house has a concrete block pier foundation, stucco cladding, and an architectural asphalt shingle roof. A hip roof wing is on the right rear (northwest).
- 44. (NC) 2228 Cypress Avenue 1947-1949 Unknown**
One-story, frame, three-bay-wide front-gable house with a gable entry porch. The fenestration was obscured by a privacy fence at the time of survey. The house has vinyl siding and an asphalt shingle roof. The alterations adversely affect the historic integrity of the house.
- 45. (C) 2230 Cypress Avenue 1958 Ranch**
One-story, frame, five-bay-wide (ww-www-d-ww-w) multi-hip roof Ranch house with an inset entry porch supported by a decorative iron column resting on a brick pier. Bay 1 is a hip roof ell. Bay 2 is a picture window flanked by 1/1 aluminum double-hung-sash windows. Bay 3 is a door with an oval lead glass light. Bay 4 is a hip roof ell. Windows are single and paired 1/1 aluminum d-h-s. The house has a concrete slab foundation, brick veneer, and a 3-tab asphalt shingle roof with wide eaves. A hip roof ell is on the rear left (northeast).
- 46. (C) 2235 Cypress Avenue 1945 Minimal Traditional**
One-story, frame, four-bay-wide (ww-w-d-w) side-gable Minimal Traditional house. A gable partial width porch shelters Bay 3 and is supported by cast iron columns. Bay 1 is a set back side gable wing. Bays 2 and 3 are accented by a front gable. Bay 3 is an oval lead glass light 2-panel door. Windows are 6/6 aluminum double-hung-sash. The house has a brick pier foundation, novelty siding, and an asphalt shingle roof with close eaves. A shed roof addition is on the rear left (southwest).
- 47. (C) 2300 Cypress Avenue 1951 Ranch**
One-story, frame, six-bay-wide (carport-ww-w-ww-w-d-w) hip roof Ranch house. Bays 1 and 2 are a hip roof addition. Bay 3 is hip roof hyphen. Bay 4 is a picture window flanked by 1-light sidelights. Bay 5 is an oval light lead glass/2-panel door. Bay 6 is a hip roof ell. Windows are 6/6 vinyl double-hung-sash with faux muntins and sometimes with awnings. The house has a concrete slab foundation, Hardy Plank cladding, and an architectural asphalt shingle roof with wide eaves.

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- 48. (C) 2301 Cypress Avenue 1945 Craftsman Bungalow**
1-story, frame, 3-bay-wide (ww-d-ww) Craftsman vernacular gable-front Bungalow with a partially enclosed inset full-width porch supported by square posts spanned by a picketed balustrade. Bay 1, an enclosed portion of the porch, is a projecting gable cutaway bay with board-and-baton siding in the gable end. Bay 2 is a 6-panel door. A shed roof porte-cochere extends from the right (north) side of Bay 3. Windows are single and paired 3/1 aluminum d-h-s with faux muntins. The house has a pier foundation, novelty siding, exposed rafters with fascia, and an asphalt shingle roof.
- 49. (C) 2303 Cypress Avenue 1940-1947 Minimal Traditional**
One-story, frame, four-bay-wide (porch-w-d-w) Minimal Traditional with jerkinhead roof. Bay 1 is a hip roof screened porch supported by square posts spanned by a closed balustrade of wood lattice. Bay 3 is a 15-light door sheltered by a gable awing with vergeboard supported by knee brace. Windows are 6/6 wood double-hung-sash with shutters. The house has a concrete slab foundation, asbestos shingle siding, exposed rafters with fascia, and a 3-tab asphalt shingle roof.
- 50. (C) 2308 Cypress Avenue 1947-1949 Minimal Traditional**
One-story, frame, four-bay-wide (w-ww-d-w) side-gable Minimal Traditional house with a gable entry porch supported by iron columns. Bay 1 is a setback side-gable wing. Bays 2 and 3 are accented by a front gable. Bay 3 is a 5-light fanlight/4-panel door. Windows are single and paired 6/6 vinyl double-hung-sash with faux muntins. The house has a concrete pier foundation, Hardy Plank cladding, and an architectural asphalt shingle roof with close boxed eaves.
- 51. (C) 2311 Cypress Avenue 1950-1953 Minimal Traditional**
One-story, frame, three-bay-wide (w-www-w) side-gable Minimal Traditional house. Bay 1 is an inset partial width porch supported by framing and fills the reentrant angle formed by the projecting gable front ell of Bay 2. The entry, located on the left (south) side of Bay 2, is a 1-light/5-panel door with a decorative iron grate. Bay 2 is a picture window flanked by 3/1 double-hung-sash windows. Other windows are 2/2 aluminum double-hung-sash. The house has a concrete slab foundation, aluminum siding, and a 3-tab asphalt shingle roof.
- 52. (C) 2313 Cypress Avenue 1950-1953 Vernacular Bungalow**
1-story, frame, three-bay-wide (d-www-ww) vernacular front-gable bungalow. The gable partial porch is supported by square posts. Bay 1 is a 6-panel door with 1-light/1-panel sidelights. Bay 2 is a picture window flanked by 3/1 wood d-h-s windows. Bay 3 is a projecting flat roof addition with a 15-light door on the left (south) side. Windows are single and paired 3/1 wood d-h-s sometimes with cloth awnings. The house has a concrete slab foundation, clapboard siding, exposed rafters covered by fascia, and an asphalt shingle roof.
- 53. (C) 2316 Cypress Avenue 1927 Craftsman Bungalow**
One-story, frame, three-bay-wide (www-d-ww) Craftsman side-gable Bungalow with a full-width shed roof porch supported by brick columns and tapered wood columns on brick pedestals. Bay 2 is a 4-light fanlight/4-panel door. Windows are single, pairs and triple of 4/1 wood dhs. Features include exposed rafter beams, and an exterior chimney. The house has a pier foundation, Hardy Plank cladding and an architectural shingle roof..
- 54. (C) 2320 Cypress Avenue 1947-1949 Minimal Traditional**
One-story, frame, four-bay-wide (w-w-d-ww) side-gable Minimal Traditional house with a gable entry porch supported by square posts. Bay 3 is a 4-light/2-panel door with architrave and entablature. Windows are 2/2 aluminum double-hung-sash with faux shutters and molded crowns. The house has a concrete block pier foundation, asbestos shingle siding, and a 3-tab asphalt shingle roof with close eaves. A shed roof porch on the rear right (southeast) has been enclosed.
- 55. (C) 2400 Cypress Avenue 1940-1947 Vernacular Bungalow**
One-story, frame, two-bay-wide (d-ww) vernacular side-gable bungalow with a gable partial porch supported by square posts spanned by a picketed balustrade. Bay 1 is a 3-light/1-panel door. Windows are single and paired 6/6 wood double-hung-sash. Distinctive features include exposed rafters covered with fascia and board and baton in the

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gable end of the porch. The house has a brick pier foundation, asbestos cladding, and an asphalt shingle roof. A side-gable ell is on the left (south) side. A gable roof addition with boxed eaves spans the rear (west).

- 56. (C) 2401 Cypress Avenue 1951 Minimal Traditional**
One-story, frame, four-bay-wide (d-d-www-w) hip roof Minimal Traditional house. Bay 1 is a set-back flat roof addition sheltered by a flat roof carport supported by ionic columns. The carports roof extends across Bay 2 forming a flat roof partial width porch. Bay 2 is a 6-panel door with four-light sidelights on the right (north). Bay 3 is a hip roof ell with a picture window flanked by 6/6 wood double-hung-sash windows. Other windows are 6/6 wood d-h-s with faux shutters. The house has a concrete slab foundation, vinyl and permastone siding, and an asphalt shingle roof.
- 57. (C) 2402 Cypress Avenue 1947-1949 Ranch**
One-story, frame, three-bay-wide (ww-d-w) hip roof Ranch house with a partial width shed roof porch supported by cast iron columns. Bay 2 is a 4-light/2-panel door with pilasters. Windows are single and paired 6/6 wood double-hung-sash. The house has a concrete slab foundation, clapboard siding, and an architectural asphalt shingle roof with wide boxed eaves. A hip roof addition is on the rear left (northeast), and a shed roof addition fills the rear right (southeast) reentrant.
- 58. (C) 2405 Cypress Avenue 1954 Minimal Traditional**
One-story, frame, five-bay-wide (ww-www-d-w-garage) side-gable Minimal Traditional house with a hip entry porch supported by turned posts spanned by a turned balustrade. Bays 1 and 5 are front-gable pavilions. Bay 2 is a 16-light wood picture window flanked by 6/6 wood double-hung-sash windows. Bay 3 is an arched lead-glass light over 4-panel door. Bay 5 is a garage addition. Windows are single and paired 6/6 wood d-h-s. The house has a pier foundation, Hardy Plank cladding, and an architectural asphalt shingle roof.
- 59. (C) 2410 Cypress Avenue 1947-1949 Ranch**
One-story, frame, four-bay-wide (w-d-w-w) hip roof Ranch house. A porch is set back and located on the rear left (northeast) corner. Bay 2 is a storm door sheltered by aluminum awing. Windows are 12/12 wood double-hung-sash sometimes with aluminum awnings. The house has a concrete slab foundation, clapboard siding, wide and plain cornice, and a 3-tab asphalt shingle roof.
- 60. (C) 2413 Cypress Avenue 1927 Craftsman Bungalow**
1.5-story, frame, two-bay-wide (ww-wdw) Craftsman side-gable Bungalow with a gable-partial porch supported by square posts. Bay 2 entry is an oval light/1-panel door. Windows are single and paired 4/1 wood double-hung-sash. Features include exposed rafters and beams, an exterior chimney, and an octagonal gable vent. The house has a brick pier foundation, clapboard siding, and a 3-tab asphalt shingle roof. A gable roof addition with composite wood siding and 1-light aluminum sliding windows spans the rear (west).
- 61. (C) 2501 Cypress Avenue 1928 Tudor Revival**
One-story, frame, three-bay-wide (ww-w-w) intersecting gable roof Tudor Revival house. Bay 1 is sheltered by an inset partial porch accented with pointed arch openings. The entry is a 6-panel door on the left (south) elevation of Bay 2. Windows are single and paired 4/1 aluminum double-hung-sash with faux muntins and shutters. Features include a tapered brick chimney and gable returns. The house has a concrete block pier foundation, vinyl siding, and a 3-tab asphalt shingle roof. A gable wing extends from the rear (west). [Photo 25]
- 62. (C) 2503 Cypress Avenue 1949 Minimal Traditional**
One-story, concrete block, three-bay-wide (www-d-ww) side-gable Minimal Traditional house with a gable partial porch supported by turned posts with brackets spanned by an abacus spindle frieze. Bay 2 is a 2-light lead glass door flanked by 1-light sidelights. Bay 3 projects. Windows are single, pairs, and ribbons of 6/6 vinyl double-hung-sash with faux muntins. The house has a concrete slab foundation, stucco cladding, and a 3-tab asphalt shingle roof with close eaves. A gable roof addition extends from the rear right (northwest).

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63. (C) 2505 Cypress Avenue 1950 Ranch
One-story, concrete block, six-bay-wide (carport-w-ww-d-w-w) side-gable Ranch house with a gable partial porch supported by turned posts. Bay 1 is a carport supported by square posts. Bay 2 is a 1-light picture window flanked by 1-light sidelights. Bay 3 is a 4-light fanlight/4-panel door. Windows are 1/1 aluminum double-hung-sash with faux shutters. The house has a concrete slab foundation and a 3-tab asphalt shingle roof. A shed roof addition is on the rear right (northwest).

East Avenue

64. (C) 2206 East Avenue 1947 Minimal Traditional
One-story, frame, three-bay-wide (porch-ww-ww) side-gable Minimal Traditional house. Bay 1 is an inset porch supported by a square post spanned by a picketed balustrade. Bay 2 is a hip roof ell. The entry, a 6-panel door, is located on the on the left (south) side of Bay 2. Windows are single and paired 6/6 aluminum double-hung-sash with faux shutters. The house has a brick pier foundation, Hardy Plank siding, and a 3-tab asphalt shingle roof.

65. (C) 2209 East Avenue 1947-1949 Minimal Traditional
One-story, frame, four-bay-wide (ww-d-w-ww) side-gable Minimal Traditional house. Bay 1 is a projecting front gable wing. An inset partial porch spans Bays 2 and 3. Bay 2 is a lead-glass light/2-panel door. Bay 3 is a plate-glass picture window. Windows are 2/2 aluminum double-hung-sash in singles and pairs. The house has a pier foundation, novelty cladding, close eaves, and a 3-tab asphalt shingle roof. A gable roof wing is on the rear right (northwest). A gable roof addition is on the rear left (southwest).

66. (C) 2215 East Avenue 1926 Craftsman Bungalow
One-story, frame, two-bay-wide (ww-dww) Craftsman front-gable Bungalow with a full-width gable porch supported by tapered columns on brick pedestals. Bay 2 entry is a glass storm door. Windows are single and paired 4/1 wood double-hung-sash. Features include exposed beams, fascia over exposed rafters, and extended rafters at gable ends. The house has a brick pier foundation, clapboard siding, and an asphalt shingle roof. A shed roof addition spans the rear (west).

67. (C) 2216 East Avenue 1926 Spanish Eclectic
One-story, frame, two-bay-wide (www-w) flat-roof Spanish Eclectic house. Bay 2 is deeply recessed and sheltered by shed roof porch which wraps around the right (south) elevation; it is supported by stuccoed columns that extend into a flat arch. Windows are single, paired, and ribbons of 6/6 aluminum double-hung-sash with faux muntins. Features include terracotta roof tiles, window awnings, and an exterior chimney. The house has a pier foundation, stucco cladding, and a tar and gravel roof. [Photo 23]

68. (C) 2219 East Avenue 1949 Ranch
One-story, frame, five-bay-wide (porch-www-d-ww-ww) multiple hipped roof Ranch house. Bay 1 is a shed roof porch which wraps around the rear (west). Bays 2 and 3 are a hip roof ell. Bay 3 is a 6-light/2-panel door sheltered by a metal awning. Bay 5 is an enclosed hip roof porch with a later addition exterior chimney and 6/6 vinyl double-hung-sash windows with faux muntins. Other windows are single, paired, and ribbons of 1/1 wood d-h-s and jalousie. The house has a concrete slab foundation, clapboard siding, and an architectural asphalt shingle roof.

69. (C) 2220 East Avenue 1927-1929 Vernacular Bungalow
One-story, frame, two bay-wide (ww-www) vernacular front-gable bungalow with a partially inset gable partial porch supported by square posts spanned by a picketed balustrade. The entry is located in the right (south) side of Bay 1. Windows are single, paired and tripled 4/1 and 3/1 aluminum double hung sash. Features include an exterior chimney and boxed rafters. The house has a concrete block pier foundation, clapboard siding, and an asphalt shingle roof. A gable roof addition spans the rear

70. (C) 2226 East Avenue 1940 Minimal Traditional
One-story, frame, four-bay-wide (ww-ww-d-ww) side-gable Minimal Traditional house with a gable roof entry porch supported by square columns. Bay 1 is an enclosed porch. Bay 3 is a 1-light/1-panel Modern door. Windows

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are single and paired 6/6 wood double-hung-sash and 6-light wood casement. The house has a brick pier foundation, vinyl siding on the main façade and asbestos shingles on other sides, and an architectural asphalt shingle roof. A gable addition is on the rear (east) side.

71. (NC) 2230 East Avenue

1950 / 1970-1980

Neo-Eclectic

One-story, four-bay-wide (garage-ww-dd-ww) side-gable Neo-Eclectic Neo-Colonial house with a shed partial width porch supported by square posts. Bay 1 is a side-gable garage with an entrance on the left (north) side. Bays 2 and 4 are later addition front-gable ells. Bay 3 is a pair of 6-panel doors. Windows are paired 12-light aluminum stationary with faux muntins, and 6/6 and 3/2 wood double-hung-sash. The house has a brick pier foundation, clapboard siding, and a 3-tab asphalt shingle roof. A shed roof addition is on the rear (east). Alterations adversely affect the house.

72. (NC) 2300 East Avenue

1925-1927

Vernacular Bungalow

One-story, frame, two-bay-wide (ww-d) vernacular front-gable Bungalow. The full-width gable porch is supported by square posts spanned by a turned balustrade. Bay 2 is an enclosed inset partial width porch with a 2-panel door flanked by 1-light sidelights. Windows are single and paired 12/8 and 6/4 aluminum double-hung-sash. The house has pier foundation, T-111 siding, and an asphalt shingle roof. A gable entry porch is on the rear (east). Alterations to the porch and historic siding and fenestration adversely affect the historic integrity of the house.

73. (C) 2301 East Avenue

1960

Modern

One-story, frame, four-bay-wide (www-www-dw-www) Modern Shed style house with an inset entry porch. Bays 2-4 are a shed roof ell. Bay 1 is a ribbon of 2/2 aluminum double-hung-sash windows. Bay 3 entry is a 3-light fanlight/4-panel door with one 1-light frosted glass sidelight to the left (south) of the door. Windows are single and ribbons of 1/1 vinyl d-h-s. Features include wide boxed eaves and permastone skirting. The house has a concrete slab foundation, vinyl siding, and an asphalt shingle roof. A shed roof carport is set back on the right (north) side.

74. (NC) 2308 East Avenue

1939-1947

Minimal Traditional

One-story, frame, three-bay-wide (w-d-w) side-gable Minimal Traditional. A pedimented gable entry porch supported by brick columns extending into a bricked arch shelters Bay 2, a 6-panel door. Windows are single and paired 6/6 aluminum double-hung-sash with faux shutters. The house has a concrete slab foundation, brick veneer and vinyl siding, and an architectural asphalt shingle roof. A two-story gable hyphen extends from the rear (east) and attaches to a two-story side-gable addition. Alterations to the footprint and the historic siding and fenestration adversely affect the historic integrity of the house.

75. (NC) 2310 East Avenue

1995

Neo-Bungalow

One-story, two-bay-wide (wd-w) front-gable Neo-Bungalow. The inset partial width porch, accented by a false gable, is supported by turned posts. Bay 1 entry is a 5-light fanlight/4-panel door with entablature and fluted pilasters. Windows are 6/6 vinyl double-hung-sash with faux muntins and shutters. Features include window molded crowns, arched pediments and gable vents. The house has a concrete slab foundation, vinyl siding, and an asphalt shingle roof.

76. (C) 2314 East Avenue

1927

Craftsman Bungalow

One-story, frame, three-bay-wide (dd-d-dd) Craftsman front-gable Bungalow. The full-width shed roof porch is supported by boxed columns. Bays 1 and 3 are 10-light wood French doors. Bay 2 is a lead glass/2-panel door with 8-light/1-panel sidelights. Windows are single and paired 4/1 wood double-hung-sash. Features include shed roof pavilion, interior chimney, exposed rafters, and decorative gable ends. The house had a brick pier foundation, clapboard siding, and an asphalt shingle roof. A gable roof addition spans the rear (west). [Photo 22]

77. (C) 2319 East Avenue

1939-1947

Minimal Traditional

One-story, frame, four-bay-wide (w-d-w-w) intersecting gable Minimal Traditional house. Bay 2, a gabled pavilion, is a 6-panel door with architrave. Bays 3 and 4 are a projecting front-gable wing. Windows are 6/6 wood double-hung-sash windows. Features include close eaves, exterior chimney, and a 3-light/3-panel door on the right (north)

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elevation sheltered by an awning supported by knee braces. The house has a continuous brick foundation, clapboard siding, and an architectural asphalt shingle roof.

- 78. (C) 2320 East Avenue 1925-1927 Craftsman Bungalow**
One-story, frame, two-bay-wide (wwd-ww) Craftsman front-gable Bungalow. The full-width gable-and-shed roof porch is supported by tapered columns on brick pedestals. Bay 1 entry is a 9-light rectangle motif door. Windows are single and paired 4/1 wood double-hung-sash. Features include exterior chimney, decorative capital, and boxed eaves. The house has a concrete block pier foundation, vinyl siding, and an architectural asphalt shingle roof.
- 79. (NC) 2321 East Avenue 1983 Neo-Eclectic**
1.5-story, four-bay-wide (ww-ww-d-carport), front-gable Neo-Eclectic house. The inset wraparound porch is supported by bracketed turned posts spanned by a turned balustrade; it extends into a shed-roof carport at Bay 4. Bay 1 is a front gable cutaway bay with fish scale shingles in gable end. Bay 3, recessed, is a 1-light storm door with iron bars. Windows are single and paired 9/6 and 6/6 aluminum d-h-s with faux muntins. The house has a continuous concrete foundation, composite wood cladding, and an architectural asphalt shingle roof. [Photo 21]
- 80. (C) 2401 East Avenue 1925-1929 Vernacular Bungalow**
One-story, frame, three-bay-wide (d-www-ww) vernacular front-gable bungalow. The original porch, Bays 2 and 3, has been enclosed, and a new wraparound porch was added. The porch is supported by square posts on brick pedestals; it is inset at Bay 1 and a hip roof across the main façade. Bay 1, set back, is a 6-panel door. Bays 2 and 3 have brick veneer. Windows are 4/1 aluminum double-hung-sash with faux muntins. The house has a brick pier foundation, clapboard siding and brick veneer, wide boxed eaves, and an asphalt shingle roof. [Photo 20]
- 81. (C) 2404 East Avenue 1925-1927 Craftsman Bungalow**
One-story, frame, two-bay-wide (ww-wdw) Craftsman side-gable Bungalow. The partially inset shed roof partial width porch is supported by box columns on brick pedestals. Bay 2 is a 15-light door flanked by 4/1 vinyl double-hung-sash sidelights. Windows are single and paired 4/1 vinyl d-h-s with faux muntins. Features include distinctive lintel on porch, exposed rafters, faux shutters, and an exterior chimney. The house has a pier foundation, novelty siding, and an architectural asphalt shingle roof. A gable roof wing, incorporating a screened porch, is on the rear (east).
- 82. (C) 2405 East Avenue 1926 Craftsman Bungalow**
One-story, frame, three-bay-wide (ww-d-ww) Craftsman multi-gable Bungalow with a full-width gable and shed roof porch supported by square columns. Bay 2 is a 4-light/3-panel door accented by a cross gable with a barrel vaulted arch. Windows are wood 4-light fixed and 4/1 double-hung-sash in singles and pairs. Features include exposed rafters and beams, and a capped exterior chimney. The house has asbestos shingle siding, and a 3-tab asphalt shingle roof.
- 83. (C) 2409 East Avenue 1964 Ranch**
One-story, frame, four-bay-wide (ww-d-ww-ww) multi-hip roof Ranch house with a hip entry porch supported by square columns. Bays 2 and 3 are a hip roof ell. Bay 2 entry is a wood door with a lead-glass panel. Bay 4 is an enclosed garage. Windows are single and paired 6/6 aluminum double-hung-sash with faux muntins. The house has a concrete slab foundation, brick veneer, and an architectural asphalt shingle roof with wide eaves. A hip roof wing is on the rear left (southwest) and a hip roof ell is attached to its rear.
- 84. (NC) 2410 East Avenue 1939-1947 Minimal Traditional**
One-story, frame, three-bay-wide (w-d-w) side-gable Minimal Traditional residence. Bay 2 is a front gable pavilion and a 1-light glass storm door. Windows are 6/6 wood double-hung-sash. Distinctive features include gable returns and a wide plain cornice. The house has a pier foundation, asbestos shingle siding, and an architectural asphalt shingle roof with gable returns. A full-width gable wing extends from the rear (west). Alterations to the porch, the historic siding and fenestration adversely affect the historic integrity of the house.

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- 85. (C) 2412 East Avenue 1939-1947 Minimal Traditional**
One-story, frame, three-bay-wide (w-d-w) side-gable Minimal Traditional residence. Bay 2 is a front gable pavilion and a 1-light glass storm door. Windows are 6/6 wood double-hung-sash. Distinctive features include gable returns and a wide plain cornice. The house has a pier foundation, asbestos shingle siding, and an architectural asphalt shingle roof with gable returns. A full-width gable wing extends from the rear (west).
- 86. (C) 2502 East Avenue 1939-1947 Minimal Traditional**
One-story, frame, four-bay-wide (ww-d-ww-w) side-gable Minimal Traditional house. Bay 1 is a front gable ell. Bay 2, is a round arch 9-light/2-panel Tudor door surrounded by Hardy Plank siding and sheltered by a steeply pitched gable awning with a simple truss embellishment. Bay 4 is a side-gable ell. Windows are single and paired 6/6 wood double-hung-sash. The house has a continuous concrete foundation, asbestos shingle siding, and an asphalt shingle roof with gable returns. A gable wing is on the rear right (southwest).
- 87. (C) 2506 East Avenue 1948 Vernacular**
Two-story, frame, two-bay-wide (w-dw) hip roof vernacular house with a hip roof wraparound porch supported by square posts. Bay 2 is a 6-panel door. Windows are 6/6 wood double-hung-sash on the second floor and 6/6 vinyl d-h-s with faux muntins on the first floor. The house has a concrete slab foundation, vinyl and asbestos shingle siding, and a pressed metal roof. A one-story shed roof addition is on the rear (east).
- 88. (C) 2515 East Avenue 1939-1947 Minimal Traditional**
One-story, frame, four-bay-wide (w-d-w) multi-gable Minimal Traditional house with an inset entry porch supported by square paired posts. Bay 1 is an enclosed side-gable porch and window. Bays 2 and 3 are a gable wing. Bay 3 is a 6-panel door. Windows are 6/6 and 8/8 aluminum double-hung-sash with faux shutters. The house has a pier foundation, asbestos shingle siding, and an architectural asphalt shingle roof. A gable ell is on the rear left (southwest).
- 89. (C) 2516 East Avenue 1942 Minimal Traditional**
One-story, frame, four-bay-wide (ww-d-ww-w) intersecting gable roofed Minimal Traditional house. The shed roofed partial porch is supported by square posts spanned by a picketed balustrade. Bays 2-4 are accented by a front gable. Bay 2 is a 1-light/1-panel door. Bay 4 is a gable ell. Windows are single and paired 1/1 aluminum double-hung-sash. The house has a concrete block pier foundation, asbestos shingle siding, and asphalt shingle roof. A shed roof porch is on the right rear (southwest).
- 90. (C) 2517 East Avenue 1927-1929 Vernacular Bungalow**
One-story, frame, two-by-wide (ww-wdw) vernacular gable-front bungalow with a partially inset gable partial porch supported by paired square posts. Bay 2 is a 10-light door. Windows are single and paired 6/6 aluminum double-hung-sash. Features include exposed rafters, waffle vent in gable end, and an exterior chimney. The house has a pier foundation, aluminum siding, and a pressed metal roof. A side gable addition spans the rear and extends from the right (north) elevation.
- Kelly Avenue**
- 91. (C) 1902 Kelly Avenue 1951 Colonial Revival**
East-Side Baptist Church
Broadmoor Baptist Church
One-story, frame, three-bay-wide (w-dd-w) front-gable Colonial Revival church with a gable partial porch supported by triple boxed columns. Bay 2 is a pair of 6-panel doors with 5-light sidelights and a 6-light transom. Windows are 3-light fixed with stained glass panels. Features include gable returns and a flared hip roof steeple with finial. The building has a pier foundation, brick veneer, and a 3-tab asphalt shingle roof. A 3-story, 8-bay wide, flat roofed, Modern style office and classroom building was added to the rear (east). [Photo 11]

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- 92. (C) 2201 Kelly Avenue 1927-1929 Dutch Colonial Revival**
Two-story, frame, three-bay-wide (ww-d-ww) gambrel roof Dutch Colonial Revival house with an inset full-width porch supported by square posts on brick pedestals spanned by a picketed balustrade. Bay 2 is a 6-panel door. Windows are single, paired, and ribbons of 6/6 vinyl double-hung-sash with faux muntins. Features include a shed-roof dormer with balcony, exterior chimney, and wood shingles in the gambrel ends. The house has a pier foundation, clapboard siding, and an architectural asphalt shingle roof. A one-story hip roof addition extends from the rear (west). [Photo 9]
- 93. (C) 2209-2211 Kelly Avenue 1939-1947 Vernacular**
One-and-two-story, frame, five-bay-wide (w-w-d-w-dw) hip and gable roof vernacular triplex. Bays 1-3 are a 1-story wing. Bay 3 is a 6-panel door sheltered by a gable entry porch. Bays 4 and 5 are a two-story side-gable core spanned by a double gallery gable partial porch supported by decorative iron columns. Bay 5 entry is a 3-light/3-panel door. Windows are 4/1 wood d-h-s some with faux shutters. The house has a concrete slab foundation, vinyl siding, and a 3-tab asphalt shingle roof. A shed roof porch is on the right (north). A gable roof addition is on the rear (west).
- 94. (C) 2213 Kelly Avenue 1926-1929 Craftsman Bungalow**
One-story, frame, three-bay-wide (ww-d-ww) Craftsman front-gable Bungalow with a gable partial porch supported by tapered columns and square posts on brick pedestals. Bay 2 is a 3-light/4-panel door. Windows are 4/1 wood double-hung-sash in singles and pairs. Features include: exposed rafters, knee braces, beams, stylized chimney, and a gable pavilion on the left (north) side. The house has a brick pier foundation, clapboard siding, and an asphalt shingle roof. A hip roof ell with a shed roof addition is on the rear left (northeast).
- 95. (C) 2216 Kelly Avenue 1927-1929 Vernacular Bungalow**
One-story, frame, two-bay-wide (www-www) vernacular front-gable bungalow. Bay 1 is an enclosed gable partial porch. The entry, a 9-light/2-panel door, is on the right (north) side of Bay 1. Windows are single, paired, and ribbons of 12/1 wood double-hung-sash. Features include boxed eaves, exterior chimney, and a gable ell on the right (north) side. The house has a brick pier foundation, vinyl siding, and a 3-tab asphalt shingle roof. A gable ell is on the rear right (northwest).
- 96. (C) 2217 Kelly Avenue 1928 Spanish Eclectic**
One-story, frame, four-bay-wide (dd-d-www-addition) flat roof Spanish Eclectic house. Bay 1, two 15-light wood doors, is sheltered by a shed roof porch with stuccoed columns that extend into a flat arch spanned by an iron balustrade. Bays 2-3 are a gable front ell. Bay 2, accented by gable, has a rounded archway and door. Windows are ribbons of 10-light casement and paired 4/1 wood double-hung-sash. Features include a sloped-stepped parapet, coping, and terracotta vents. The house has stucco cladding and a 3-tab asphalt shingle roof. A flat roof ell is on the rear (west).
- 97. (C) 2228 Kelly Avenue 1927-1929 Craftsman Bungalow**
One-story, frame, three-bay-wide (www-d-ww) Craftsman Bungalow with jerkinhead gable roof. The enclosed partial width jerkinhead roof porch is supported by paneled columns and spanned by plate glass. Bay 2 is a 1-light/2-panel door. Windows are single, paired, and ribbons of 4/1 wood d-h-s. Features are boxed eaves, wide plain cornice, and an exterior chimney with decorative brickwork. The house has a pier foundation, brick veneer, and an asphalt shingle roof. A shed roof porch fills the reentrant angles between the right (north) elevation ells. [Photo 8]
- 98. (C) 2301 Kelly Avenue 1926 Craftsman Bungalow**
One-story, frame, three-bay-wide (ww-d-ww) duel pitched hip roof Craftsman Bungalow. The partial width duel pitched hip roof porch is supported by decorative iron columns on brick pedestals. Bay 2 is a 2-light/4-panel modern door. Windows are single and paired 4/1 wood double-hung-sash. Features include exposed rafters, integrated flower beads on main façade, and an exterior chimney. The house has a pier foundation, Flemish bond brick cladding, and a 3-tab asphalt shingle roof. A shed roof addition spans the rear (west).

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99. (C) 2305 Kelly Avenue 1947-1950 Minimal Traditional
One-story, frame, four-bay-wide (garage-d-ww-w) side-gable Minimal Traditional house with a shed entry porch supported by turned posts. Bay 1 has been enclosed. Bay 2 is a 1-light fanlight/4-panel door. Bay 3 is a gable ell. Windows are single and paired 6/6 wood double-hung-sash with faux shutters. The house has a pier foundation, asbestos shingle siding, and a 3-tab asphalt shingle roof. A shed roof addition spans the rear (west).

100. (C) 2309 Kelly Avenue 1927-1929 Craftsman Bungalow
One-story, frame, two-bay-wide (ww-d) Craftsman gable-front Bungalow. The screened partially inset gable partial porch is supported by paired boxed columns on brick pedestals spanned by framing. Bay 2 entry is a 12-light door flanked by 8-light sidelights. Windows are single and paired 4/1 wood double-hung-sash with storm windows. Features include boxed eaves, exposed beams and a waffle vent in the gable end. The house has a brick pier foundation, vinyl siding, and an asphalt shingle roof. A gable addition is on the rear left (southwest).

101. (C) 2311 Kelly Avenue 1939-1947 Minimal Traditional
One-story, frame, three-bay-wide (ww-www-w) front-gable Minimal Traditional house. Bay 1 is an enclosed side-gable porch. Bay 2 is a front-gable ell with a 6-light/3-panel door on its right (north) side. Windows are single, pairs, and ribbons of 6/6 vinyl double-hung-sash windows with faux muntins and shutters. The house has a brick pier foundation, vinyl siding, and an asphalt shingle roof. A shed roof addition fills the left (south) reentrant angle.

102. (C) 2312 Kelly Avenue 1925-1927 Dutch Colonial Revival
2-story, frame, 2-bay-wide (dw-ww) gambrel roof Dutch Colonial Revival house. The inset full-width porch is supported by square posts spanned by a closed balustrade of wood lattice that has also been incorporated as a frieze. Bay 1 entry is a replacement and contains 2 stained glass panels/ 2 wood panels; it is flanked by a 2/2 aluminum d-h-s window on the right (south). Windows are single, paired, and ribbons of 2/2 aluminum d-h-s. Features include shed dormers and an exterior chimney. The house has a concrete slab foundation, vinyl siding, and an asphalt shingle roof.

103. (C) 2314 Kelly Avenue 1925-1927 Craftsman Bungalow
One-story, frame, three-bay-wide (w-d-w) Craftsman Bungalow with a jerkinhead roof. The house has a partial width jerkinhead porch supported by square posts spanned by a picketed balustrade. Bay 2 is a 15-light door. Windows are 4/1 wood double-hung-sash. Features include exposed rafters, beams, and an exterior chimney. The house has a pier foundation, clapboard siding, and an asphalt shingle roof. A gable roof porch is on the rear (east-northeast).

104. (NC) 2318 Kelly Avenue 1972 Ranch
One-story, frame, four-bay-wide (w-d-w-w) intersecting gable Ranch house with an inset full width porch supported by decorative cast-iron columns. Bays 1-3 are the front gable core and Bay 4 is an enclosed side-gable carport with composite wood paneling. Bay 2 is a 6-panel door with iron bars. Windows are 2/2 aluminum double-hung-sash with iron security bars. The house has a concrete slab foundation, brick veneer, and an architectural asphalt shingle roof.

105. (C) 2319 Kelly Avenue 1927-1929 Spanish Eclectic
One-story, frame, two-bay-wide (wwd-www) flat and hip roof Spanish Eclectic house with an inset partial porch supported by stuccoed columns extending into a flat arch. Bay 1, accented by an arched parapet, has paired jalousie windows and a 3-light paneled door. Bay 2 is a picture window flanked by jalousie windows and a second entry door, located on the left (south) reentrant angle. Other windows are single and paired 4/1 wood double-hung-sash. The house has a pier foundation, stucco cladding, and an asphalt shingle and tar and gravel roof.

106. (C) 2320 Kelly Avenue 1925-1929 Tudor Revival
One-story, frame, four-bay-wide (d-ww-d-ww) hip roof Tudor Revival house with an inset entry. Bays 1 and 2 are sheltered by jerkinhead roof. Bay 1 is an arched winged wall. Bay 3 is accented by a front gable and is an inset 6-light/2-panel door. Bay 4 is a hip roof wing. Windows are single and paired 1/1 vinyl double-hung-sash. Features

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are: decorative painting to resemble half-timbering, exposed rafters with fascia, and arched entry ways. The house has a pier foundation, stucco cladding, and an architectural asphalt shingle roof.

- 107. (NC) 2322 Kelly Avenue 2010 Neo-Bungalow**
One-story, three-bay-wide (w-d-w), front-gable Neo-Bungalow with a gable-entry porch supported by square posts. Bay 2 is an oval frosted glass panel door. Windows are 1/1 vinyl double-hung-sash. The house has a concrete slab foundation, Hardy Plank cladding, and an asphalt shingle roof with boxed eaves.
- 108. (NC) 2323 Kelly Avenue 1987 Neo-Bungalow**
One-story, three-bay-wide (w-d-w) side-gable Neo-Bungalow with a gable partial porch supported by square columns. Bay 2 is an oval lead-glass panel/2-panel door. Windows are 6/6 wood double-hung-sash with faux muntins and working shutters. The house has a brick pier foundation, vinyl siding, and a 3-tab asphalt shingle roof. A gable wing extends from the rear left (southwest).
- 109. (C) 2326 Kelly Avenue 1928 Spanish Eclectic**
One-story, frame, three-bay-wide (w-d-ww) hip-roof Spanish Eclectic house with a shed entry porch supported by a stuccoed column extending into a round arch. Bay 2 is a 9-light door. Bay 3 is a flat-roof ell. Windows are single and paired 1/1 aluminum double hung sash. Features include terra cotta tiles, round arched vents and stepped, exterior chimney.
- 110. (C) 2330 Kelly Avenue 1926 Craftsman Bungalow**
1.5-story, frame, three-bay-wide (ww-d-ww) Craftsman side-gable Bungalow. The full-width gable roof porch is supported by paneled, tapered columns on brick pedestals spanned by a picketed balustrade. Windows are single, pairs, and ribbons of 6/1 aluminum double-hung-sash with faux muntins, and 6-light wood fixed. Features include enclosed rafters, gable dormer, knee braces, and a corbeled exterior chimney. The house has a brick pier foundation, vinyl siding, and an architectural asphalt shingle roof. A shed roof addition is on the rear (west).
- 111. (C) 2332 Kelly Avenue 1945 Minimal Traditional**
One-story, frame, three-bay-wide (ww-d-w) side-gable Minimal Traditional residence. A partial-width shed roof porch, supported by square posts, shelters Bays 1 and 2. Bay 3 is a gable roof ell with gable returns. Bay 2 is a 15-light door. Windows are 1/1 aluminum double-hung-sash. Features include close eaves, gable returns, and an exterior chimney. The house has a pier foundation, composite wood cladding, and a 3-tab asphalt shingle roof. A gable addition is on the rear left (northeast).
- 112. (C) 2400 Kelly Avenue 1959 Minimal Traditional**
One-story, frame, two-bay-wide (wd-w) Minimal Traditional house with a hip roof. Bay 1, a 21-light picture window and replacement door, is sheltered by a front gable porch supported by two groupings of three square columns. Other windows are 6/1 vinyl double-hung-sash, sometimes in pairs and include fixed vinyl shutters. The house has a concrete slab foundation, asbestos siding, wide cornice, and an asphalt shingle roof.
- 113. (C) 2401 Kelly Avenue 1926 Spanish Eclectic**
One-story, concrete block, three-bay-wide (w-d-w) Spanish Eclectic house with a flat roof. Bay 2 with a 4-panel wood door, is a shed roof pavilion. Windows are 4-light aluminum louver, 1/1 vinyl and 4/4 and 6/6 wood double-hung-sash sometimes in singles and pairs with a semi-circular stucco cap and cloth awnings. The house has a pier foundation, coping details, window ledges, and stucco cladding. [Photo 6]
- 114. (C) 2404 Kelly Avenue 1930-1940 Vernacular Bungalow**
One-story, frame, three-bay-wide (w-d-w) vernacular gable-front bungalow. The partial width gable front porch is supported decorative iron columns and spanned by an iron balustrade with scroll details. There are two entries on the main façade, one, 4-panel wood door, is located on the right (south) side of Bay 1 and the other, 1-light/1-panel is in Bay 2. Windows are 2/2 aluminum double-hung-sash in singles and ribbons all have wide casings. The house has a brick pier foundation, asbestos shingles, boxed eaves, and an asphalt shingle roof.

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- 115. (C) 2405 Kelly Avenue 1929 Craftsman Bungalow**
One-story, frame, three-bay-wide (ww-d-ww) Craftsman vernacular gable-front Bungalow. The full width inset porch is supported by decorative iron columns resting on stuccoed pedestals spanned by an iron balustrade. Bay 2 door was obstructed by an iron security door with the same decorative design as the porch columns. Windows are 4-light fixed and 4/1 wood double-hung-sash in singles, pairs and ribbons, sometimes with fixed vinyl shutters. The house has a brick pier foundation, Hardie siding, exposed beams and a pressed metal roof.
- 116. (C) 2406 Kelly Avenue 1926 Craftsman Bungalow**
One-story, frame, two-bay-wide, Craftsman gable-front Bungalow. The partial width shed and gable front roof porch has been enclosed thereby obstructing the main façade's fenestration. The porch is supported by tapered columns on brick pedestals spanned by a closed balustrade with clapboard cladding. Windows are 4/1 wood double-hung-sash, sometimes in pairs. The house has a brick pier foundation, clapboard cladding, exposed rafters, and an asphalt shingle roof.
- 117. (NC) 2407-2409 Kelly Avenue 1970-1980 Vernacular**
One-story, two-bay-wide (ww-ww) vernacular duplex with a hip roof. Entrances into the dwelling are located on the left and right (north and south) elevations and consist of 6-panel doors, one on each elevation. Windows are 1x1 aluminum sliding, sometimes with fixed vinyl shutters. The dwelling has a concrete slab foundation, vinyl cladding, wide eaves and an asphalt shingle roof. There is a full width inset hip roof addition appended to the rear (west) elevation.
- 118. (NC) 2415 Kelly Avenue 1944 Vernacular Bungalow**
One-story, frame, two-bay-wide (ww-dww) vernacular hip-roof Bungalow. Bay 1, an enclosed porch, and the Bay 2 entry are sheltered by a gable front wing. Bay 2 windows are sheltered by a shed roof porch (later addition) supported by a decorative iron columns with brackets; there is a brick half wall and iron handrail. Windows are 1/1 wood double-hung-sash and 1x1 aluminum sliding in singles and pairs, sometimes with fixed vinyl shutters. The house has a brick pier foundation, vinyl siding, exterior brick chimney, and an asphalt shingle roof. The porch enclosure and alterations to the historic siding and fenestration adversely affect the historic integrity of the house.
- 119. (C) 2417 Kelly Avenue 1947 Minimal Traditional**
One-story, frame, three-bay-wide (w-d-w) Minimal Traditional house with a side gable roof. Bay 2 is sheltered by a gable partial porch supported by Doric columns and has a 6-panel door with architrave and decorative crown. Windows are 2/1 and 2/2 aluminum double-hung-sash in singles and pairs, sometimes with fixed vinyl shutters. The house has a brick pier foundation, aluminum siding, and an asphalt shingle roof. There are two shed roof additions spanning the rear (west) elevation.
- 120. (C) 2421 Kelly Avenue 1944 Vernacular**
1.5-story, frame, three-bay-wide (w-d-w) vernacular house with a side gable roof with two dormers featuring gable returns. Bay 2 is an inset 6-panel wood door features wood paneling. Windows are 6/6 wood double-hung-sash with roll hurricane shutters. The house has a brick pier foundation, vinyl siding, and an asphalt shingle roof.
- 121. (C) 2425 Kelly Avenue 1940 Vernacular Bungalow**
One-story, frame, two-bay-wide (www-dww) vernacular Bungalow with a jerkinhead roof. Bay 1 is a jerkinhead wing featuring wide field stone skirting and a 6-light/2-panel replacement door located on the right (north) elevation. Bay 2 has a 6-panel replacement door. Windows are 1/1 vinyl double-hung-sash with fixed vinyl shutters. Distinctive features include denticulate cornice, internal brick chimney, and a bay window on the right (north) elevation. The house has a pier foundation, vinyl cladding over asbestos siding, and an asphalt shingle roof.
- 122. (C) 2501 Kelly Avenue 1950 Minimal Traditional**
One-story, frame, four-bay-wide (w-ww-ww-d) Minimal Traditional house with a side gable roof. Bay 2 is a gable front ell. Bay 4 is sheltered by a partial width gable front porch supported by square posts. Entry is located on the right (north) elevation of Bay 3 and is a pair of multi-light doors. Windows are 1/6 and 6/6 wood double-hung-sash

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and 1-light fixed, and 1/6 aluminum double-hung-sash. The house has a pier foundation, Hardie siding, close eaves, and an asphalt single roof.

123. (C) 2510 Kelly Avenue

1940

Craftsman Bungalow

One-story, frame, two-bay-wide (ww-wwdww) Craftsman gable-front Bungalow. Bay 2 is an enclosed partial width gable roof porch supported by batten columns on brick pedestals. Windows are 1/1 vinyl double-hung-sash in singles, pairs, and ribbons. Distinctive features include wide boxed eaves, exterior brick chimney, and knee braces. The house has a brick pier foundation, Hardie siding, and an asphalt shingle roof.

Magnolia Place

124. (C) 2301 Magnolia Place

1940-1950

Vernacular

One-story, frame, three-bay-wide (ww-d-ww) vernacular house with a side gable roof. Bay 2 is sheltered by a gable front entry porch supported by Tuscan columns and spanned by an arch. Bay 2 is an oval beveled glass/2-panel door. Windows are 6/6 wood double-hung-sash in singles and pairs, sometimes with fixed vinyl shutters. The house has a concrete slab foundation, Hardie siding, wide eaves, and an asphalt shingle roof. There is a flat roof screened porch addition on the left (west) elevation, and a shed roof carport attached to the rear (north) elevation.

125. (C) 2302 Magnolia Place

1925-1929

Craftsman Bungalow

One-story, frame, four-bay-wide (ww-d-ww-port cochere) Craftsman gable-front Bungalow. Bays 2 and 3 are sheltered by a gable partial porch supported by tapered columns on stuccoed pedestals. Bay 2 is a 1-light/4-panel modern door. Windows are 4/1 wood double-hung-sash in singles and pairs. Features include boxed eaves, decorative beams, and a capped chimney. The house has a pier foundation, vinyl cladding, and an asphalt shingle roof. There is a hip roof addition appended to the rear (northeast) corner.

126. (C) 2303 Magnolia Place

1940-1950

Ranch

One-story, frame, five-bay-wide (ww-ww-d-ww-ww) Ranch house with a hip roof. Bay 3, a storm door, is sheltered by a hip roof entry porch supported by turned posts. Bay 1 is a fixed corner window with a steal sash. Bay 2 is a 12-light fixed windows with 3-light transoms and steal sash. Other windows are 8/8 aluminum double-hung-sash all windows have fixed vinyl shutters. Distinctive features include a corner window on the rear (north-northwest) corner, and wide eaves. The house has a concrete slab foundation, brick veneer, and an asphalt shingle roof.

127. (C) 2305 Magnolia Place

1940-1950

Ranch

One-story, frame, five-bay-wide (ww-ww-d-ww-ww) Ranch house with a hip roof. Bay 3, a storm door, is sheltered by a hip roof entry porch supported by turned posts. Bay 1 is a fixed corner window with a steal sash. Bay 2 is a 12-light fixed windows with 3-light transoms and steal sash. Other windows are 8/8 aluminum double-hung-sash all windows have fixed vinyl shutters. Distinctive features include a corner window on the rear (north-northwest) corner, and wide eaves. The house has a concrete slab foundation, brick veneer, and an asphalt shingle roof.

128. (C) 2306 Magnolia Place

1925-1929

Craftsman Bungalow

One-story, frame, three-bay-wide (ww-d-ww) Craftsman gable-front Bungalow. Bays 2 and 3 are sheltered by a gable partial porch that has been screened and is supported by square columns on stuccoed pedestals spanned by framing. Bay 2 is an 8-light and wood door. Windows are 4/1 wood double-hung-sash in singles, pairs, and ribbons. Distinctive features include knee braces and enclosed eaves. The house has a pier foundation, stucco veneer, and an asphalt shingle roof.

129. (NC) 2307 Magnolia Place

1940-1950

Minimal Traditional

One-story, frame, three-bay-wide, (ww-dww-ww) Minimal Traditional house with a side gable roof. Bay 1, a shed roof addition with brick skirting, is set back and sheltered by a shed roof carport. Bay 2 is sheltered by a shed roof partial width porch supported by square posts and spanned by a picketed railing. Bay 2 entry is a 6-light/2-panel door. Windows are 1/1 vinyl and 2/2 aluminum double-hung-sash in singles, pairs, and ribbons and sometimes with fixed vinyl shutters. The house has a pier foundation, Hardie siding, and an asphalt shingle roof. Alterations to the footprint and the historic siding and fenestration adversely affect the historic integrity of the house.

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130. (C) 2308 Magnolia Place 1925-1929 Vernacular Bungalow
One-story, frame, three-bay-wide (ww-d-ww) vernacular gable-front bungalow. Bays 1-3 are an enclosed gable roof partial width porch and are sheltered by an aluminum awning, supported with aluminum braces. Bay 2 is a 9-panel door. Windows, all paired, are 13-light jalousie on the enclosed porch and 1/1 wood double-hung-sash on the other elevations. Distinctive features include enclosed rafters and a capped exterior chimney. The house has a brick pier foundation, vinyl siding, and an asphalt shingle roof.

131. (NC) 2309 Magnolia Place 1970 Ranch
One-story, frame, five-bay-wide (garage-ww-d-ww-ww) Ranch house with a side gable roof. Bays 2 and 3 are sheltered by an inset partial porch supported by square posts. Windows are 6/6 aluminum double-hung-sash in singles and pairs with fixed vinyl shutters. The house has a concrete slab foundation, Hardie siding, wide eaves, and an asphalt shingle roof.

132. (C) 2310 Magnolia Place 1925-1929 Craftsman Bungalow
One-story, frame, two-bay-wide (w-wwww) Craftsman gable-front Bungalow. Bay 1 is set back, and sheltered by a partially inset, intersecting gable roof, partial width porch supported by square boxed columns with an elaborate beam design. The main entry is located on the left (north) elevation of Bay 2. Windows are 1/1 wood d-h-s in pairs. Distinctive features include an exterior chimney with a wind directional chimney cap and exposed rafters and beams. The house has a continuous brick foundation, stucco veneer, and an asphalt shingle roof.

133. (C) 2311 Magnolia Place 1946 Minimal Traditional
One-story, frame, three-bay-wide (ww-wd-www) Minimal Traditional house with a side gable roof. Bay 2 is sheltered by a (later addition) screened flat roof partial width porch supported by framing. Bay 2 is a 6-panel door. Bay 3 is a later addition enclosed shed roof carport. Windows are wood 12-light picture and 1/1 double-hung-sash; other windows are aluminum 6/6 d-h-s sometimes with fabric awnings. The house has a pier foundation, asbestos siding, close eaves, and an asphalt shingle roof.

Oak Place

134. (C) 1108 Oak Place 1946 Vernacular
One-story, frame, six-bay-wide (w-ww-d-www-w-ww) vernacular 1 house with a side gable roof. Bays 1-3 are a side gable wing. Bay 3 is a 6-panel door with a simple entablature. Bay 4 is a ribbon of 4/4 wood double-hung-sash windows. Bay 6 is a set-back side gable wing. Windows are 8/8 wood d-h-s in singles, pairs, and ribbons of three, sometimes with fixed vinyl shutters. Distinctive features include an interior chimney and close eaves. The house has a pier foundation, asbestos siding, and an asphalt shingle roof.

135. (C) 1110 Oak Place 1947 Vernacular
One-story, frame, three-bay-wide (w-wdw-w) vernacular center hall house with a side gable roof. Bay 3, a 3-panel door, is sheltered by a gable partial porch supported by iron columns with brackets, both featuring a grape leaf motif. Windows are 8/8 and 12/12 wood double-hung-sash with fixed board and baton shutters. The house has a continuous concrete foundation, asbestos siding, close eaves, and an asphalt shingle roof. There is a carport on the left (west) elevation and a shed roof wing, set back from the main façade, on the right (east) elevation.

136. (C) 1116 Oak Place 1955-1965 Modern
1.5-story, frame, four-bay-wide (ww-www-d-ww) Modern house with a shed roof dormer. Bay 1 is sheltered by an inset partial porch supported by a single iron column. The entry is located on the left (west) elevation of Bay 2. Bay 3 is an enclosed door. Windows are 1/1 wood double-hung-sash and 1-light fixed aluminum. The house has a pier foundation, asbestos and composite wood siding, and a wide exterior chimney. There is a partial width shed roof porch appended to the rear (northwest) corner. [Photo 18]

137. (C) 1124 Oak Place 1928 Spanish Eclectic
1-story, frame, 4-bay-wide (www-d-w-w) Spanish Eclectic house with a flat roof. A shed partial porch, supported by a rounded arch colonnade, shelters Bays 2-4. Bay 1 is a gable front ell with 3 wood rounded arch casement windows

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with carved pilasters; the center window is a paired 8-light and the flanking two are 6-light. Bay 2 is an arched 9-light/4-panel door. Windows are paired 8-light casement and 4/1 wood d-h-s. Distinctive features include parapet and coping. The house has a pier foundation, stucco cladding and terracotta tiles on the porch and front gable ell roof.

138. (NC) 1128 Oak Place

1998

Neo-Eclectic

One-story, frame, four-bay-wide (w-d-w-w) Neo-Eclectic house with a side gable roof. The full width inset porch is supported by square posts. Windows are 6/6 vinyl double-hung-sash with a square motif and have fixed vinyl shutters. The house has a concrete slab foundation, vinyl siding, and an asphalt shingle roof. There is a side-gable carport appended to the right (east) elevation.

139. (C) 2408 Oak Place

1950-1960

Ranch

One-story, frame, four-bay-wide (w-w-d-enclosed garage) Ranch house with multiple hip roof. Bay 1 is a corner window. Bay 3 is a 6-panel door. Windows are 12-light steel fixed with 3-light transom and paired 4-light steel casement, in singles or pairs. The house has a concrete slab foundation, asbestos siding, and an asphalt shingle roof.

140. (C) 2412 Oak Place

1940

Minimal Traditional

One-story, frame, four-bay-wide (porch-ww-d-ww) Minimal Traditional house with an intersecting gable roof. Bays 3 and 4 are a two part gable front ell. Bay 3 is a 1-light/8-panel door. Windows are 6/6 wood double-hung-sash with fixed vinyl shutters, sometimes in pairs. Distinctive features include decorative framing on screened porch at Bay 1 and close eaves. The house has a pier foundation, vinyl siding, and an asphalt shingle roof.

141. (C) 2413 Oak Place

1950

Minimal Traditional

One-story, concrete block, four-bay-wide (porch-ww-w-ww) Minimal Traditional house with a hip roof. Bay 1 is a sunroom. Bay 2 is a hip roof wing. Bays 3 and 4 are sheltered by a partial width shed roof porch supported by stylized square columns. The entry is on the right (northwest) side of Bay 2. Windows are 3 and 4-light steel casement, 4-light fixed flanked by 4-light casement with 3-light transoms in a steel sash. The house has a concrete slab foundation, brick veneer, center brick chimney, and an asphalt shingle roof.

142. (C) 2419 Oak Place

1950-1960

Minimal Traditional

One-story, frame, four-bay-wide (ww-dwww-ww-ww) Minimal Traditional house with multiple gable roofs. Bays 1 and 3 are gable front ells featuring gable returns and belt course. Bay 2 is sheltered by an inset partial width shed roof porch. Bay 4 is a setback wing. Windows are 2/2 wood double-hung-sash in singles, pairs and ribbons. The house has a pier foundation, asbestos siding, center brick chimney, and an asphalt shingle roof. There is a flat roof wing appended to the rear (south) elevation.

143. (NC) 2420 Oak Place

1950 / 2008

Minimal Traditional

One-story, frame, four-bay-wide (w-www-d-w) side-gable roof, Minimal Traditional house with alterations post-Katrina. Bay 1 is an enclosed porch. Bays 2 and 3 are sheltered by a later addition gable front porch supported by square posts. Bay 3 is a lead glass door/1-panel. Windows are 6/6 aluminum double-hung-sash in singles, pairs, and ribbons. The house has a concrete block pier foundation, Hardie siding, interior brick chimney, and an asphalt shingle roof. The alterations to the footprint and historic siding and fenestration adversely affect the historic integrity of the house..

Pine Avenue

144. (C) 2200 Pine Avenue

1939

Minimal Traditional

One-story, frame, three-bays-wide (w-w-dw) Minimal Traditional house with a multiple hip roof, Bay 3, a solid panel door, is sheltered by an inset partial porch supported by a decorative iron column with iron balustrade, both feature an ivy vine motif. Bays 1-3 are a hip roof ell. Windows are wood 6/6 and 8/8 double-hung-sash sometimes with aluminum awnings. The house has a pier foundation, vinyl siding, and an asphalt shingle roof.

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- 145. (NC) 2204 Pine Avenue 1940 Minimal Traditional**
One-story, frame, three-bay-wide (w-wwww-w) Minimal Traditional house with a side gable roof. Bay 2 is an enclosed porch with a hip-roof bay window; the main entry is on the right (south) elevation. Windows are 6/6 aluminum double-hung-sash with fixed vinyl shutters, some with awnings. The house has a continuous concrete foundation, vinyl siding, and an asphalt shingle roof. A shed roof carport was appended to the right (south) elevation. There is also a shed roof addition appended to the rear (northeast) corner filling the reentrant angle formed by a gable roof wing. The porch enclosure and alterations to the historic siding and fenestration adversely affect the historic integrity of the house.
- 146. (C) 2208 Pine Avenue 1948 Minimal Traditional**
One-story, frame, three-bay-wide (ww-d-w) Minimal Traditional house with a side gable roof. Bay 2, a 6-panel door, is sheltered by a gable entry porch supported by turned posts with turned balustrade. Windows are 6/6 vinyl double-hung-sash in singles and pairs with fixed vinyl shutters. Distinctive features include an exterior chimney and close eaves. The house has a continuous brick foundation, vinyl siding, and an asphalt shingle roof.
- 147. (NC) 2214 Pine Avenue 1970 Ranch**
One-story, five-bay-wide (w-w-d-www-cutaway bay) Ranch house with a side gable roof. Bays 3 and 4 are sheltered by an inset partial width porch supported by iron columns with a closed balustrade of brick. Bay 4 is a three-part aluminum picture window. Bay 5 is an enclosed carport. Windows are 2/2 aluminum double-hung-sash, in singles and pairs, with decorative lintel and fixed vinyl shutters. The house has a concrete slab foundation, brick and vinyl cladding, and an asphalt shingle roof.
- 148. (C) 2215 Pine Avenue 1943 Minimal Traditional**
One-story, frame, three-bay-wide (d-www-w) Minimal Traditional house with an intersecting gable roof. Bay 1 is an enclosed porch with an oval lead glass /2-panel wood door that is sheltered by a gable entry porch supported by square posts with a turned spindle balustrade. Bay 2 is a gable front ell. Windows are 4/4 and 6/6 wood double-hung-sash with fixed vinyl shutters. The house has a continuous brick foundation, asbestos siding, close eaves, and an asphalt shingle roof. [Photo 3]
- 149. (C) 2219 Pine Avenue 1944 Minimal Traditional**
One-story, frame, three-bay-wide (ww-ww-w) Minimal Traditional house with a gable front roof. Bay 1 is an enclosed porch. Bay 2 is a gable front ell, the main façade entry is located on the right (north) side of Bay 2. Windows are 1/1 and 2/2 aluminum double-hung-sash. The house has a continuous brick foundation, asbestos siding, close eaves, and an asphalt shingle roof. There is a shed roof carport appended to the right (north) elevation.
- 150. (C) 2222 Pine Avenue 1935 Minimal Traditional**
One-story, frame, five-bay-wide (dww-d-w-w-carport) Minimal Traditional house with a side gable roof. Bay 1 is a recessed addition. A wrap-around deck with picketed balustrade encompasses Bays 1 and 2. Bay 2 is a lead glass light/2-panel door. Bay 5 is a side gable carport supported by square posts. Windows are 1/1 vinyl double-hung-sash with fixed vinyl shutters. The house has a pier foundation, vinyl siding, and an asphalt shingle roof. There are multiple additions spanning the rear (east) elevation.
- 151. (C) 2224 Pine Avenue 1935 Minimal Traditional**
One-story, frame, five-bay-wide (dww-d-w-w-carport) Minimal Traditional house with a side gable roof. Bay 1 is a recessed addition. A wrap-around deck with picketed balustrade encompasses Bays 1 and 2. Bay 2 is a lead glass light/2-panel door. Bay 5 is a side gable carport supported by square posts. Windows are 1/1 vinyl double-hung-sash with fixed vinyl shutters. The house has a pier foundation, vinyl siding, and an asphalt shingle roof. There are multiple additions spanning the rear (east) elevation.
- 152. (C) 2227 Pine Avenue 1935 Vernacular**
One-story, frame, two bay wide (wd-ww) vernacular house with a gable front roof. Bay 1 is sheltered by a screened, inset partial porch supported by framing. Windows are 3/1 and 4/1 wood double-hung-sash and 6/6 vinyl double-hung-sash in singles, pairs and ribbons, sometimes with fixed vinyl shutters. The house has a pier foundation,

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asbestos siding, gable returns, and an asphalt shingle roof. There are multiple gable and shed roof additions on the rear (west) elevation.

- 153. (C) 2300 Pine Avenue 1945 Minimal Traditional**
One-story, frame, six-bay-wide (w-w-d-ww-w-w) Minimal Traditional house with a side gable roof. Bay 3 is sheltered by a gable front porch supported by decorative iron columns. Bay 3 is a six panel door with a wide and plain entablature and architrave. Windows are 3/1 wood double-hung-sash, in singles and pairs, and sometimes with fixed vinyl shutters. The house has a continuous concrete foundation, vinyl siding, close eaves, and an asphalt shingle roof. There is a gable roof, brick veneered wing with vinyl windows appended to the rear (northeast) corner.
- 154. (C) 2301 Pine Avenue 1950-1960 Ranch**
One-story, frame, four-bay-wide (garage-www-d-w) Ranch house with a side gable roof. Bay 2 is a picture window flanked by 4/4 wood double-hung-sash windows. Other windows are 8/8 wood d-h-s. The house has a pier foundation, asbestos and board-and-batten cladding, wide eaves, and an asphalt shingle roof.
- 155. (C) 2306 Pine Avenue 1940-1950 Minimal Traditional**
One-story, frame, four-bay-wide (w-d-w-w) Minimal Traditional house with a side gable roof. Bays 2 and 3 are a gable front ell. Bay 4 is an enclosed porch. Bay 2 is a 4-panel door with pedimented crown and sheltered by a metal awning. Windows are 3/1 wood double-hung-sash with fixed vinyl shutters. The house has a continuous concrete foundation, clapboard cladding, and an asphalt single roof. There is a shed roof wing addition appended to the rear right (southeast) corner.
- 156. (C) 2308 Pine Avenue 1947 Minimal Traditional**
One-story, frame, three-bay-wide (w-w-w) Minimal Traditional house with a side gable roof. Bay 2 is a gable front wing. Bay 1 is sheltered by a shed partial porch that fills the reentrant angle; it is supported by a single square post. Entry is located on the left (north) side of Bay 2 and is a 6-panel door. Windows are 6/6 wood double-hung-sash. Distinctive features include a central brick chimney and close eaves. The house has a brick pier foundation, asbestos siding, and an asphalt shingle roof.
- 157. (C) 2312 Pine Avenue 1947 Minimal Traditional**
One-story, frame, three-bay-wide (w-w-w) Minimal Traditional house with a gable front roof. Bay 1 is sheltered by a partially inset gable partial porch supported by square posts. The main entry door is located on the right (north) side of Bay 2. Windows are 1/1 vinyl double-hung-sash in singles and pairs, sometimes with fixed vinyl shutters. The house has a brick pier foundation, vinyl siding, close eaves, and an asphalt shingle roof. There is a full width gable roof addition spanning the rear (east) elevation.
- 158. (C) 2315 Pine Avenue 1960 Ranch**
One-story, frame, four-bay-wide (w-d-dd-w) Ranch house with a hip roof. Bays 1 and 4 are hip roof wings. Bay 2, the main entry, is sheltered by a hip roof entry supported by turned columns. Bay 3 is a pair of 9-light French doors flanked by 5-light sidelights. Windows are 16-light picture with fixed louvered shutters and 6/6 wood double-hung-sash, in singles and pairs. The house has a concrete slab foundation, stucco veneer, and an asphalt shingle roof.
- 159. (C) 2317 Pine Avenue 1940-1950 Minimal Traditional**
One-story, frame, four-bay-wide (w-w-d-ww) Minimal Traditional house with a side gable roof. Bay 1 is an enclosed porch. Bays 3 and 4 are gable front ells. Bay 3, a 2-light/4-panel wood door, is an inset entry supported by a square post. Bay 3 is a secondary gable front ell. Windows are 6/6 vinyl double-hung-sash with fixed vinyl shutters. The house has a pier foundation, asbestos siding, close eaves, and an asphalt shingle roof.
- 160. (C) 2318 Pine Avenue 1950 Minimal Traditional**
One-story, frame, two-bays-wide (w-ww) Minimal Traditional house with a hip and gable roof. Bay 1 is sheltered by a partially inset, partial width, hip roof porch supported by decorative iron columns. The main entry, a 6-panel replacement door, is located on the left (north) elevation of Bay 2. Windows are 6/6 vinyl double-hung-sash.

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Distinctive features include close eaves, a central chimney and side gable vents. The house has a brick pier foundation, vinyl siding, and an asphalt shingle roof.

- 161. (C) 2320 Pine Avenue 1943 Minimal Traditional**
One-story, frame, two-bay-wide, (w-ww) Minimal Traditional house with a side gable roof. Bay 1 is a partially inset partial width shed roof porch supported by square posts with jigsaw brackets. The main entry, a 6-panel replacement door, is located on the left (north) elevation of Bay 2. Windows are wood 6/6 and vinyl 6/6 double-hung-sash, some with fixed board and batten shutters. The house has a brick pier foundation, asbestos siding, close eaves, and an asphalt shingle roof. There is a partial width shed roof addition appended to the rear (southeast) elevation. [Photo 2]
- 162. (C) 2321 Pine Avenue 1949 Minimal Traditional**
One-story, frame, four-bay-wide (bay window-d-ww-carport) Minimal Traditional house with a side gable roof. Bay 1 is an enclosed porch and a bay window. Bay 2, a 6-panel replacement door, is sheltered by a shed roof entry supported by a square post. Bay 4 is a carport addition. Windows are vinyl 1/1 and aluminum 2/2 double-hung-sash. The house has a pier foundation, asbestos siding, close eaves, and an asphalt shingle roof. There is a full width shed roof addition spanning the rear (west) elevation.
- 163. (C) 2323 Pine Avenue 1947 Minimal Traditional**
One-story, frame, three-bay-wide (ww-d-ww) Minimal Traditional house with a side gable roof. Bay 2, a 9-light/2-panel replacement door, is sheltered by a gable awning supported by decorative metal brackets. Windows are 6/6 aluminum double-hung-sash with wide casings in singles and pairs. The house has a concrete slab foundation, asbestos siding, close eaves, and an asphalt shingle roof. There is a partial width shed roof addition appended to the rear (southwest) corner.
- 164. (C) 2326 Pine Avenue 1940 Minimal Traditional**
One-story, frame, three-bay-wide (ww-www-ww) Minimal Traditional house with a side gable roof. Bay 2 is a gable front ell. Bay 3 is sheltered by a partial width shed roof porch supported by three, square columns. The main entry door is located on the right (south) elevation of Bay 2. Windows are 9-light aluminum fixed and 3/1 wood double-hung-sash in singles, pairs and ribbons, sometimes with fixed vinyl shutters. The house has a continuous brick foundation, clapboard siding, close eaves, and an asphalt shingle roof.
- 165. (C) 2400 Pine Avenue 1955 Minimal Traditional**
One-story, frame three-bay-wide (ww-dw-ww) Minimal Traditional house with a side gable roof. Bay 1 is a gable front ell. Bay 2 is sheltered by a shed roof porch supported by square posts. Bay 2 entry is a lead glass/2-panel replacement door. Bay 3 is a setback gable roof wing. Windows are 6/6 aluminum double-hung-sash in singles, pairs, and ribbons with wide casing. The house has a continuous concrete foundation, clapboard siding, close eaves, and an asphalt shingle roof. There is a partial width gable roof addition appended to the rear (east) elevation.
- 166. (C) 2401 Pine Avenue 1950 Minimal Traditional**
One-story, frame, four-bay-wide (ell-www-d-ww) Minimal Traditional house with a side gable roof. Bays 3 and 4, a two-part gable front ell. Entry is a prairie style door with multiple lead glass light/3-panel door with full entablature. Distinctive features include gable returns and colonial revival features. Windows are 6/6 vinyl double-hung-sash, sometimes in pairs. The house has a concrete slab foundation, Hardie board siding, and an asphalt single roof.
- 167. (C) 2408 Pine Avenue 1940 Minimal Traditional**
One-story, frame, three-bay-wide (ww-d-ww) Minimal Traditional house with a jerkinhead roof. Bays 2 and 3 are inset. Bay 2 is a 4-panel modern door accented with a stoop featuring a decorative hand rail. Windows are 6/6 vinyl double-hung-sash, sometimes in pairs. Distinctive features include a bay window on the right (south) elevation, a wraparound cornice, and wide boxed eaves. The house has a continuous brick foundation, asbestos siding, and an asphalt shingle roof.

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- 168. (C) 2415 Pine Avenue 1927-1929 Spanish Eclectic**
One-story, concrete block, three-bay-wide (ww-d-ww) Spanish Eclectic house with a flat roof. Bay 2 is a pavilion with an inset 6-panel wood door. Windows are 6/6 vinyl double-hung-sash in singles, pairs and ribbons. Decorative features include a brick water table, belt course, and coping. The house has a pier foundation and stucco over tile veneer.
- 169. (C) 2418 Pine Avenue 1926 Craftsman Bungalow**
One-story, frame, two-bay-wide (ww-ww) Craftsman vernacular gable-front Bungalow. Bay 2 is an inset partial width porch accented by a gable and supported by a pair of square posts. The entry is located on the right (south) elevation of Bay 1. Windows are 4/1 wood double-hung-sash, sometimes in pairs. Distinctive features include enclosed eaves and a brick exterior chimney. The house has a brick pier foundation, wood shingle siding, and an asphalt shingle roof. There is a full width gable roof addition spanning the rear (east) elevation it contains exposed rafters.
- 170. (C) 2420 Pine Avenue 1925-1929 Craftsman Bungalow**
One-story, frame, two-bay-wide (ww-dw) Craftsman vernacular gable-front Bungalow. Bay 2 is sheltered by a partial width partially inset gable roof porch supported by square columns with a picketed balustrade. Bay 2 door is a semi-circular light/4-panel modern door. Windows are 6/6 vinyl double hung sash, in singles and pairs with molded crowns. The house has a brick pier foundation, aluminum siding, exposed rafters, and an asphalt shingle roof. The inset partial width porch on the right (southeast) rear corner has been enclosed.
- 171. (C) 2421 Pine Avenue 1940 Craftsman Bungalow**
One-story, frame, four-bay-wide (ww-ww-d-w) Craftsman vernacular side-gable Bungalow. Bay 1 is an enclosed side gable porch wing. Bay 3 is a gable front ell with a 3-light/2-panel door. Windows are 3/1 wood double-hung-sash in singles and pairs with fixed shutters; the windows on the enclosed porch are 12-light fixed aluminum. The house has a continuous brick foundation, asbestos siding, exposed rafters and an asphalt shingle roof. There is a partial width shed roof addition spanning the rear (west) elevation.
- 172. (NC) 2424 Pine Avenue 1940 Minimal Traditional**
One-story, frame, three-bay-wide (www-wwd-w) Minimal Traditional house with an intersecting gable and hip roof. Bay 1 is a later addition gable front ell. Bay 2 is an enclosed porch with a 6-panel door. Windows are 2/2 aluminum double-hung-sash in singles, pairs, and ribbons, sometimes with fixed vinyl shutters. The house has a pier foundation, vinyl siding over asbestos shingles, and an asphalt single roof. There is a full width shed roof addition which includes a carport spanning the rear (west) elevation. The porch enclosure and alterations to the historic siding and fenestration adversely affect the historic integrity of the house.
- 173. (C) 2425 Pine Avenue 1950-1960 Minimal Traditional**
One-story, frame, three-bay-wide (w-d-w) Minimal Traditional house with a side gable roof. Bay 2 is sheltered by a gable front entry porch supported by square posts. Bay 2 is a 1-light/3-panel wood door. Bay 3 is a 16-light wood fixed window. Other windows are 6/6 and 8/8 wood double-hung-sash with fixed wood shutters. The house has a pier foundation, asbestos siding, and an asphalt shingle roof. There is a partial width shed roof wing addition appended to the rear (northeast) corner.

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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

1922-1965

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.)

Broadmoor Place Historic District is eligible under **Criterion A** for **Community Planning and Development**; and **Criterion C** for **Architecture**. The Broadmoor Place subdivision was platted as a garden suburb for white residents in 1925 by the Mississippi Coast Realty Company. The district contains 173 resources, of which 145 are contributing. These structures are a collection of house styles and types representative of Gulfport's early-to-mid-twentieth century development (1922-1965). The period of significance for the historic district is between 1922, the construction date of the oldest house in the historic district, and 1965, by which time most of the available lots had been developed.¹

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

Background History

The City of Gulfport was founded due to its location a deep water port with access to the Gulf of Mexico, and at the terminus of a railroad.² During the 1880s Captain William Harris Hardy was building a railroad between Meridian, Mississippi and New Orleans, Louisiana, when he realized the potential for harvesting the abundant longleaf yellow pine in South Mississippi.³ At a site now known as Hattiesburg, Captain Hardy drew a line on his map from his railroad south to Ship Island, where there was deep water. Captain Hardy's intention was to construct a railroad along the marked route as well as a deep water port at the southern end of the line.⁴ He eventually formed the Union Investment Company and became the President of the newly reorganized Gulf & Ship Island Railroad Corporation in the mid-1880s.⁵ With the backing of the Union Investment Company, Captain Hardy was able to procure 5,000 acres from Mrs. C.M. Soria for \$5 per acre and was able to eventually lay out the plat for a town, which would be bounded by the Mississippi Sound on the south, 20th Avenue to the east, 28th Street to the north and 34th Avenue on the west.⁶ The first boundary stake was driven in 1887.⁷ By 1888 several saw mills and a coal refinery plant were in operation along with other smaller businesses.⁸

¹ Broadmoor Place was not platted until 1925. However, 1215 22nd Avenue (Inventory No. 9, Vernacular T-Plan, 1922) was constructed shortly before the neighborhoods establishment and exhibits an architectural style and form representative of the period in which Broadmoor Place was conceived.

² Dickerson, Steve and Jim Miller. "City of Gulfport," in Marine Resources and History of the Mississippi Gulf Coast, Vol. 1. Jackson, MS: Mississippi Department of Marine Resources, 1998, 105.

³ Ibid.

⁴ Ibid.

⁵ Dickerson and Miller, 105.

⁶ Ibid.

⁷ Ibid, 106.

⁸ Ibid.

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Unfortunately, economic hardship as well as the Panic of 1893 brought the expansion of the railroad and the development of Gulfport to a grinding halt. Despite the setbacks, Gulfport was incorporated on July 28, 1898.⁹

By 1902, Captain Joseph T. Jones, of Bradford, Pennsylvania, had gained full control of the Gulf & Ship Island Railroad Corporation and saw to the completion of the railroad that Captain Hardy was unable to financially complete.¹⁰ Prior to gaining control of the Gulf & Ship Island Railroad Corporation, Captain Jones was a pioneer oil man and financier who made a fortune in Pennsylvania and New York.¹¹ He created the Bradford Construction Company and began building hotels, offices, and houses throughout the new town.¹² Captain Jones also helped finance the digging of the shipping channel.¹³ Due to its excellent railroad and port facilities, the commercial focus of Harrison County gradually shifted to Gulfport.¹⁴ In 1902, land was donated for a new county courthouse, and the seat of Harrison County was moved from Mississippi City to Gulfport.¹⁵ By 1903, Gulfport's population boomed to 5,000 from 1,000 in 1900.¹⁶ A storm in 1906 blew down almost a fourth of the pine timber in south Mississippi, which caused Gulfport to develop other industries, such as truck gardening and tourism, in order to offset the timber losses and the overreliance on a single industry.¹⁷

World War I caused economic disruptions although they were partially offset by increased shipbuilding. The postwar years gradually brought a return of prosperity, especially after the Illinois Central Railroad Company provided direct connections with markets in the North and Midwest in 1925.¹⁸ By the beginning of 1920, Gulfport was in the midst of its greatest building boom since 1905-1907. This was due to the growing industry around the port. President Woodrow Wilson designated the port as an official port of entry in 1919 after the city appropriated \$180,000 for harbor improvements. There was also significant job growth from the expansion of the Naval Training Center on the grounds of the Mississippi Centennial Exposition Site, as well as U.S. soldiers coming to Gulfport for training.¹⁹ The 1920s also witnessed the construction of the seawall and Highway 90, along with the supply of electricity by the newly created Mississippi Power Company.²⁰ These factors combined to boost land values and to set off a real estate boom in Gulfport and by 1925, the population reached 8,000.²¹ Many dwellings were built on the west side [of Gulfport] along 9th, 10th, and 11th Streets, and along 2nd Street

⁹ Ellis, Dan. Gulfport, MS: The Birth of a City. Pass Christian, MS: Dan Ellis Enterprises, 1998, 7.

¹⁰ Federal Writers' Project of the Works Progress Administration. Mississippi Gulf Coast: Yesterday, 1699 and Today, 1939. Gulfport, Mississippi: Gulfport Printing, 1939, 82.

¹¹ Ibid.

¹² Ibid.

¹³ Ibid.

¹⁴ Gulfport was shipping more pine lumber than any other port in the world by 1911. Federal Writers' Project of the Works Progress Administration, 83.

¹⁵ Dickerson and Miller, 106.

¹⁶ Federal Writers' Project of the Works Progress Administration, 83; Dickerson and Miller, 106.

¹⁷ Federal Writers' Project of the Works Progress Administration, 83.

¹⁸ Dickerson and Miller, 114.

¹⁹ Black, Henry W. Gulfport, MS: Beginnings and Growth. Bowling Green, Kentucky: Rivendell Publications, 1986, 65-68.

²⁰ Dickerson and Miller, 114.

²¹ Ibid, 114 and 116.

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on the east side. In addition, Broadmoor Place and Gulf Gardens were platted and lots were offered for sale.²²

Like other communities along the Gulf Coast, Gulfport was severely challenged by the Depression in the 1930s and the need for multiple industries in Gulfport was again evident when, in 1927, after a collapsed real estate boom, the yellow pine supply in south Mississippi was completely depleted.²³ Because of this, Gulfport began exporting cotton, hardwood, and fertilizer; and cotton warehouses, compresses, and a shirt factory were established.²⁴ A million dollar pier and warehouse was built during this time as well giving Gulfport an unparalleled port on the Gulf Coast.²⁵

By 1940, the town's economy had recovered due to military preparations for World War II. In 1942, the United States Navy took over the west pier and warehouse for the storage and shipment of supplies, which established a permanent relationship with the military. The Navy also acquired 911 acres in the northwest portion of Gulfport through condemnation proceedings and a Naval Advance Depot was established on the site, one of only three in the United States.²⁶ The port became important in the movement of military goods, a function that has continued to the present time.²⁷

The 1950s saw the expansion of the port and the construction of the sand beach; construction was beginning on an 825-foot-long wharf along the East Pier, a commercial small craft harbor on the West Pier, and repairs and additions on the East Pier warehouse.²⁸ By the end of 1950, the \$300,000, federally-funded 300-foot-wide sand beach that would stretch across Harrison County, was under construction.²⁹ President Truman stated the beach would "contribute materially to national defense."³⁰ Gulfport was also selected as an Air National Guard training site in 1954.³¹ The 1960s and 1970s witnessed one of the biggest economic boons for Gulfport when in 1964 work stoppages at the port of New Orleans put Standard Fruit's operations at a standstill, diverting its vessels and shipment of bananas to Gulfport.³² By 1967, Standard Fruit moved its operations from New Orleans to Gulfport, and in 1973, United Fruit's banana operation also moved their facilities from New Orleans to Gulfport.³³ While bananas continued to be the major import, Gulfport had diversified their trade to include ilmenite ore, fertilizer, wheat, rice, lumber, beef, cotton, as well as frozen chickens.³⁴ In 1974 the U.S. Navy Home was built on Highway 90. Also in 1974, Mayor Bullock unveiled a community development project called 'Harbor Square', a name that was chosen to unite Gulfport as well as to give the city a 'motif all its own'.³⁵ In 1976, The Gulf Coast Military Academy graduated its last class before

²² Black, 75.

²³ Dickerson and Miller, 114 and 116.

²⁴ Ibid.

²⁵ Ibid.

²⁶ Black, 94.

²⁷ Dickerson and Miller, 116.

²⁸ Ibid; Black, 103.

²⁹ Black, 103.

³⁰ Ibid.

³¹ Dickerson and Miller, 116.

³² Ibid, 118.

³³ Dickerson and Miller, 118.

³⁴ Ibid, 118-119.

³⁵ Black, 114.

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William Carey College of Hattiesburg took over the campus.³⁶ From January through July of 1976, construction projects worth more than \$10 million were underway in the city of Gulfport, which happened to be five times more than the comparable period in 1973 and 1974.³⁷

In October 1979, Gulfport was one of twelve American cities chosen for a case study to show other cities how to preserve and improve their urban environment.³⁸

Community Planning and Development

The establishment of new residential subdivisions in Gulfport came about due to the population increase along with the real estate boom in the 1920s. National trends of laying out new transportation routes prompted the outward movement of suburban development. Coupled with the acquisition of farmland near towns and cities, neighborhoods of various sizes were being planned and developed.³⁹ New subdivisions, which for the most part expanded as adjacent parcels of land were subdivided and the existing street grid spread outward, were being designed as residential landscapes, combining the open space, fresh air, and greenery of outlying areas with an efficient layout of houses.⁴⁰ This trend is evident in the layout of Broadmoor Place, with a formal grid of streets with a central curvilinear drive divided in half by a wide, tree-lined, median-boulevard (Broadmoor Place). Broadmoor Place was developed similar to other contemporary garden suburbs around the country during the mid-twentieth century.

Until the early-twentieth century, most subdivisions were relatively small and were generally planned and designed as a single development. Developers were required to file a plat, or general development plan, with the local government indicating their plans for improving the land with streets and utilities.⁴¹ The Broadmoor Place subdivision was platted in 1925 and consisted of about 600 lots.⁴² The Mississippi Coast Realty Company developed the neighborhood; however, other realtors in the area were able to sell lots in the subdivision and the subdivision was owned by the South Coast Realty Company.⁴³

One of the first advertisements for the subdivision was in September of 1925.⁴⁴ According to this ad, the lots were priced from \$300.00 and up with a down payment of 20 percent and 5 percent monthly.⁴⁵ Like most planned neighborhoods of the period, Broadmoor Place was to be a segregated neighborhood in which only white people could reside.⁴⁶ At the time of its development, it was reported that the neighborhood would be larger than most

³⁶ Dickerson and Miller, 119.

³⁷ Black, 116.

³⁸ Ibid.

³⁹ McClelland, Linda Flint, David L. Ames, and Sarah Dillard Pope. National Register of Historic Places Multiple Property Documentation Form; Historic Residential Suburbs in the United States, 1830-1960. Washington, D.C.: National Park Service, 2004, Section E, 3.

⁴⁰ Ibid, 3 and 8.

⁴¹ Ibid, 8.

⁴² Harrison County Land Records Office, Gulfport, MS: Plat Book 12, p. 15 or Copy Plat Book: 5, p. 401.

"Broadmoor Sales Please Developers," Daily Herald [Biloxi-Gulfport] 19 Sep 1925: 3.

⁴³ "New Subdivision Visited by Man," Daily Herald [Biloxi-Gulfport] 14 Sep 1925: 4.; "Broadmoor Sales Please Developers," Daily Herald [Biloxi-Gulfport] 19 Sep 1925: 3.

⁴⁴ "Beautiful Broadmoor Place Modern," Daily Herald [Biloxi-Gulfport] 12 Sep 1925: 8.

⁴⁵ Ibid.

⁴⁶ Ibid.

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subdivisions on the market in the south.⁴⁷ The subdivision was developed with water, gas, lights, surfaced streets, and concrete sidewalks already constructed when lots were put on sale.⁴⁸

The creation of the Federal Housing Administration (FHA) in 1934 did much to change the look of Gulfport. The FHA offered a system of insured mortgages to promote home ownership during the Depression. Houses were required to meet minimum standards, and frequently were based on the standard plans developed by the FHA.⁴⁹ With the introduction of new FHA programs, developers continued to examine the use of deed restrictions in designing attractive neighborhoods of moderately priced homes. The Urban Land Institute's *Community Builder's Handbook*, first published in 1947, encouraged such restrictions, even to the extent of establishing design review committees.⁵⁰

Broadmoor Place Historic District is important as a professional class suburb, where many of the residents held high ranking positions in Gulfport businesses and industries. Other residents were associated with government service, including the United States Air Force and the Veterans Hospital. The historic district represents a residential neighborhood that developed in close proximity to Gulfport's major industries during the early- and mid-twentieth centuries. The resident of the district, many of whom were employed in these industries, depended upon the success or failure of the local port.

Examples of houses that represent business owners include the dwelling at 2326 Kelly Avenue (Inv.109, 1928), built under the ownership of Joseph and Mary Richard for \$4,500.⁵¹ Mr. Richard was the owner of Brownie Golf Course and president of Gulf Coast Music Company.⁵² The first owners of 2320 Pine Avenue (Inv.161, 1943) were Erick S. and Kathleen R. Simmons.⁵³ Mr. Simmons was the owner of Simmons Service a "complete accounting, tax or stenographic service organization especially for the small business concern."⁵⁴ The dwelling at 2319 Kelly Avenue (Inv. 105, 1927-1929) was constructed for Edgar and Helen Wedding who lived in the house until Mr. Wedding's death in 1960.⁵⁵ Mr. Wedding owned the Wedding Bakery from 1917-1958.⁵⁶ The house at 2306 Broadmoor Place (Inv. 19, 1941) was constructed under the ownership of Philip J. and Attice DeNicola.⁵⁷ Mr. DeNicola was a baker and owned Phil's Bake Shoppe.⁵⁸ The DeNicola family resided in this house for over 50 years.⁵⁹

Other houses that were associated with business managers and owners include the dwelling at 2305 Magnolia Place (Inv.127, 1940-1950) was likely constructed for Francis M. and

⁴⁷ "Broadmoor Sales Please Developers," *Daily Herald* [Biloxi-Gulfport] 19 Sep 1925: 3.

⁴⁸ "Beautiful Broadmoor Place, The Aristocrat of Sub-Divisions A Homesite of Distinction," *Daily Herald* [Biloxi-Gulfport] 19 Sep 1925: 5.

⁴⁹ Fish, Gertrude S. "Housing Policy During the Great Depression" in *The Story of Housing*. New York: MacMillan Publishing Company, 1979, 200-1.

⁵⁰ McClelland, et al, 12.

⁵¹ Harrison County Land Records, Gulfport, MS: Deed Book: 170, p. 79.; 172, p. 528.; 173, p. 120.; 173, p. 121.; Deed of Trust, Book: 61, p. 436.

⁵² City Directory, Gulfport, MS: 1931.

⁵³ Harrison County Land Records: Deed of Trust, Book: 126, p. 346 and Deed, Book: 289, p. 191.

⁵⁴ "Business Directory, Accountants," *Daily Herald* [Biloxi-Gulfport] 21 May 1946: 8.

⁵⁵ "Edgar Wedding Sr.," *Daily Herald* [Biloxi-Gulfport] 31 Oct 1960: 2.

⁵⁶ City Directories of Gulfport, MS: 1925, 1927, 1931, 1936, 1939, 1947, 1949, 1953, 1958, and 1960.

⁵⁷ Harrison County Land Records, Gulfport, MS: Deed Book: 237, p. 286.

⁵⁸ City Directory, Gulfport, MS: 1958.

⁵⁹ Harrison County Land Records, Gulfport, MS: Deed Book: 1226, p. 18.

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Pauline Dobbs.⁶⁰ Mr. Dobbs was the district manager of Life Insurance Company of Georgia and Mrs. Dobbs worked at Herd's Style Shop.⁶¹ During the early 1950s, the Dobbs lived at another house located within Broadmoor Place.⁶² However, by 1955, they had moved to 2308 Magnolia Place (Inv. 130, 1925-1929) and made it their residence.⁶³ The house at 2312 Kelly Avenue (Inv. 102, 1925-1927) was occupied by longtime resident and owner Jack T. Simmons, a local businessman.⁶⁴ Mr. Simmons was president of Port Cities Inc., a Gulfport subdivision development; president of Simmons Restaurants, Inc. and co-owner of Simmons Park & Eat Restaurants, both in Gulfport.⁶⁵ He was also a member of multiple cultural and charitable organizations and on the board of many civic committees and associations.⁶⁶ The dwelling at 2216 East Avenue (Inv. 67, 1926) was purchased by John A. and Laura Parker in 1946.⁶⁷ Mr. Parker served as the president, secretary, and treasurer of Gulfport Fertilizer Company, and president of Gulfport Port Commission.⁶⁸

Many real estate agents also lived in or owned properties in the neighborhood, and used the dwellings as both private residences and rental properties. One such example is 2204 Broadmoor Place (Inv. 14, 1950), the home of William and Judith Hartwell.⁶⁹ Mr. Hartwell was president and treasurer of Will C. Hartwell Realty and Insurance Co. Inc.⁷⁰ Another example is 2323 Pine Avenue (Inv. 163, 1947), which was likely constructed for M.J. Agur, a realtor, and used as a rental property during his ownership of the property.⁷¹ The house at 2401 Kelly Avenue (Inv. 113, 1926) was likely constructed for George E. and Minnie E. Strevey. Mr. Strevey worked at the real estate firm of Strevey, Kerr and Kerr.⁷² Carl and Tommye Alfonso resided at 2207 Cypress Avenue (Inv. 37, 1947-1949) for a number of years.⁷³ By 1960, Mr. and Mrs. Alfonso were sales managers at Cheney Realty & Insurance Company.⁷⁴ They later established Alfonso Realty and later included their daughter, Carlene, in the business.⁷⁵ The company is still in operation today and is the "largest real estate company on the Mississippi Gulf Coast."⁷⁶ The house remained in the Alfonso family until 1992.⁷⁷

⁶⁰ Harrison County Land Records, Gulfport, MS: Deed Book: 262, p. 569.

⁶¹ City Directory, Gulfport, MS: 1958

⁶² 2211 Broadmoor Place (Inventory No. 15, Spanish Eclectic, 1926) - Harrison County Land Records, Gulfport, MS: Deed Book: 262, p. 569; City Directory, Gulfport MS: 1953.

⁶³ Harrison County Land Records Office, Gulfport, MS; Deeds Book: 307, p. 480.; Deeds of Trust Books: 225 p. 325.; 231, p. 259.; 233, p. 157.; 238, p. 154. City Directory, Gulfport, MS: 1958

⁶⁴ "Jack T. Simmons Succumbs," Daily Herald [Biloxi-Gulfport] 15 Jan 1968: 1.

⁶⁵ "Jack T. Simmons Succumbs," Daily Herald [Biloxi-Gulfport] 15 Jan 1968: 1.

⁶⁶ "Jack T. Simmons Succumbs," Daily Herald [Biloxi-Gulfport] 15 Jan 1968: 1.

⁶⁷ Harrison County Land Records Office, Gulfport, MS: 728, p. 424.

⁶⁸ City Directory, Gulfport, MS: 1947.

⁶⁹ City Directory, Gulfport, MS: 1953 and 1960.

⁷⁰ City Directory, Gulfport, MS: 1960.

⁷¹ City Directory, Gulfport, MS: 1931.; Harrison County Land Records, Gulfport, MS: Deed of Trust 149, p. 220.

⁷² Harrison County Land Records Office, Gulfport, MS: Deed Book: 163, p. 324 and Deed of Trust: Book: 55, p. 349.; City Directory, Gulfport, MS: 1931.

⁷³ City Directory, Gulfport, MS: 1953, 1958, and 1960.

⁷⁴ City Directory, Gulfport, MS: 1960.

⁷⁵ "A Proud Legacy, an Exciting Future," Coldwell Banker Alfonso Realty, LLC. Web. Accessed: 23 Dec 2013.

⁷⁶ "A Proud Legacy, an Exciting Future," Coldwell Banker Alfonso Realty, LLC. Web. Accessed: 23 Dec 2013.

⁷⁷ Harrison County Land Records Office, Gulfport, MS: Deed Book: 1210, p. 345.

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Some houses were used as rentals, reflecting the housing shortage during the World War II and post-World War II eras. Many houses served as both rental properties and owner occupied dwellings during the historical period. Bertie Boyle of 2201 Kelly Avenue (Inv. 92, 1927-1929) was a widow who worked as a clerk and rented out rooms in her home during the post-World War II housing shortage.⁷⁸ Other examples include 2235 Cypress (Inv. 46, 1945), 920 25th Street (Inv. 10, 1925-1928), 2320 East Avenue (Inv. 78, 1925-1927), 1002 22nd Street (Inv. 2, 1925-1929).⁷⁹

A number of renters and home owners who lived in Broadmoor Place were associated with the military or related industries such as the Veterans Hospital. Others held service jobs such as salesman, accountant, insurance agent, and foreman. Other neighborhood residents were professionals such as attorneys and dentists.

Homes belonging to residents working in government service included the one belonging to Harmon R. Johnston and his wife Alma at 2216 Kelly Avenue (Inv. 67, 1926). Mr. Johnston was an entomologist for the United States Department of Agriculture, U.S. Forest Service Laboratory in Gulfport, and was head of the Forest Insect Laboratory.⁸⁰ He was a world-renowned expert in insect control in wood products and discovered and developed "a formula for preventing ambrosia beetles and borers from infesting stored logs and lumber."⁸¹ The Johnston family resided in the house for over 30 years. The house at 2405 Cypress Avenue (Inv. 58, 1954) was likely constructed under the ownership of C. LeVert Dowdle and his wife, Yona, during the post-World War II era building boom.⁸² Mr. Dowdle, the manager of the Gulfport Center of the Mississippi Employment Service, was instrumental in initiating the Job Development Program in Mississippi and was nationally recognized for his efforts in the placement of one disabled veteran.⁸³ R. Mansell Hill, the district supervisor for the State Tax Commission, and his wife, Jeanette, owned and occupied 2401 East Avenue (Inv. 80, 1925-1929). Mr. Hill was assigned to the six Gulf Coast counties of Mississippi in 1934 to enforce the Emergency Tax Act (1932) which implemented the first sales tax in the state. He held this position until his retirement in 1971.⁸⁴ The Hill family owned the house until 2005.⁸⁵

⁷⁸ City Directory, Gulfport, MS: 1947.

⁷⁹ It is likely that these properties were rentals as most have different occupants than the property owners listed in Chains of Title or how often the occupant names change in City Directories.

⁸⁰ "Forest Service Laboratory Dedication Set for Oct. 16," Daily Herald [Biloxi-Gulfport] 13 Aug 1950: 2.

⁸¹ "Johnston Retires From USDA," Daily Herald [Biloxi-Gulfport] 12 Jun 1971: 12.

⁸² City Directories, Gulfport, MS: 1958 and 1960.

⁸³ "Lavert Dowdle Dies Sunday in Gulfport," Daily Herald [Biloxi-Gulfport] 13 Dec 1971: 2.

⁸⁴ "In Tax Office... Hill's Retirement To End 37 Years of 'Temporary' Duty," Daily Herald [Biloxi-Gulfport] 9 July 1971: 26.

⁸⁵ Harrison County Land Records, Gulfport, MS: Deed 2005-0021343-D-J1.

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Architecture

The architecture of the Broadmoor Place Historic District is locally significant as a cohesive group of houses that represent styles and types that were popular from the 1920s through the 1950s. There are excellent examples of particular styles or types; overall, however, the district draws its significance mainly for its consistent middle-class architecture. The cohesive nature of dwelling size, lot configuration, and intermixing of styles from different architectural eras unifies the historic district. The Broadmoor Place Historic District is an intact, contiguous historic residential area in Gulfport and is the larger of only two early-twentieth century garden suburbs in Gulfport. The other is the proposed Gulf Gardens Historic District, also in Gulfport.

Improving the quality of American homes and domestic life became a priority following World War I.⁸⁶ Architects, developers, builders, and manufacturers, along with public officials and social reformers on the national and local levels, encouraged consistent building techniques, home ownership, and neighborhood improvements.⁸⁷ Organizations such as Better Homes in America, Inc. (founded in 1922), the Small House Architects' Service Bureau (founded in 1919), and the Home Owners Service Institute, were educating homeowners about quality design and construction. They held weekly activities, such as model home demonstrations and 'Better Homes Week' activities, as well as national competitions to encourage popular tastes in small house designs and raise the variety and quality of American homes.⁸⁸ Societies such as these released periodicals like *The Small House*, or plan catalogues like *Small Homes of Architectural Distinction*, through which home builders could order complete working drawings.⁸⁹ Popular magazines, such as *Better Homes and Gardens*, *American Home*, *House and Garden*, *Garden and Home Builder*, *McCall's*, and *Sunset*, contained articles on topics that included new house designs and plans, decoration, and landscaping.⁹⁰ These magazines also contained advertisements for the most up-to-date mass-produced products.⁹¹

The small house of the 1920s appeared in a variety of forms and styles consisting of Bungalows and revival styles, such as the Tudor Revival and Colonial Revival.⁹² The small house also appeared in styles that were heavily influenced by the Spanish, English, French, and Dutch, which ultimately resulted in a great diversity of architectural styles and types nationally and locally.⁹³ The Craftsman Bungalow, Minimal Traditional, and Ranch are well represented in Broadmoor Place, emphasizing their popularity during the period of significance.

As a result of the standardized plans and minimum standards promoted by the FHA, Minimal Traditional and Ranch houses, which offered modern floor plans and conveniences that were also promoted by FHA, began to appear. These simply styled, one-story houses, equipped to accommodate the latest in modern design and conveniences, eased the acute housing shortage

⁸⁶ McClelland, et al, 29.

⁸⁷ Ibid.

⁸⁸ Ibid, 29-30.

⁸⁹ Ibid, 29.

⁹⁰ Ibid.

⁹¹ Ibid, 30.

⁹² Ibid.

⁹³ Ibid.

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which worsened as World War II approached and Gulfport became an integral part of the military preparations.

Regarding architectural styles and types, residential development in the historic district may be divided into two periods: 1925-1941 (pre-depression) and 1941-1965 (World War II / post-World War II). The earliest houses in the historic district represent a conservative collection of the styles that were popular at the time, especially Craftsman and Minimal Traditional.

The house at 1215 22nd Street (Inv.9, 1922), is the only house in the Broadmoor Place subdivision that was constructed prior to the subdivision's platting. It is also one of the earliest houses still remaining in the immediate area around the district. The dwelling was constructed under the ownership of Hector and Mattie Adams, an African American couple who relocated there sometime between 1925 and 1927.⁹⁴ Mr. Adams was a Baptist Minister and his wife worked as a laundress.

Many of the houses in the Broadmoor Place Historic District are fully realized Craftsman houses, while others are more vernacular in origin but exhibit details associated with the Craftsman style. The Craftsman style 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 1930s⁹⁵ In total there were 26 Craftsman built in the Broadmoor Place Historic District. Good examples in the Broadmoor Place Historic District include 2404 East Avenue (Inv. 81 1925-1927), 2413 Cypress Avenue (Inv. 60, 1927), and 2418 Pine Avenue (Inv.169, 1926).

The early development of the Broadmoor Place Historic District coincided with the national popularity of house styles based on a broad variety of influences, from Medieval Europe to the early settlement of North America. The widespread distribution of magazines and books featuring so called "period" houses, as well as advancements in building materials, combined to create an eclectic movement that stressed "relatively pure copies of domestic architecture as originally built in various European countries and their New World colonies."⁹⁶ The Colonial Revival style was based on early English and Dutch houses built on the eastern seaboard. Although the Colonial Revival style was "*the* dominant style for domestic buildings in the country during the first half of the twentieth century,"⁹⁷ there is only one (late) example of the style in the district, the Broadmoor Baptist Church, historically identified as the East-Side Baptist Church (Inv. 91, 1951).

However, other colonial and period house traditions are well represented in the district. There are two Dutch Colonial Revival houses, located at 2201 and 2312 Kelly Avenue (Inv. 92, 1927-1929 and Inv. 102, 1925-1927). The influence of Spanish colonial architecture is seen in the Spanish Eclectic Style, represented by ten houses, including interesting examples at 2217 Kelly Avenue (Inv. 96, 1928) and 1124 Oak Place (Inv. 137, 1928). Two Tudor Revivals

⁹⁴ Ancestry.com, *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2010.; City Directories, Gulfport, MS: 1925 and 1927.

⁹⁵ 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.

⁹⁶ McAlester, p. 406.

⁹⁷ McAlester, p. 414.

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constructed during the 1920s reflect an interest in European precedents. They can be found at 2501 Cypress Avenue (Inv. 61, 1928) and 2320 Kelly Avenue (Inv. 106, 1925-1929).

Similar to other communities along the Gulf Coast, housing construction in Gulfport was severely hampered during the Depression in the 1930s, and the lack of development in Broadmoor Place during this time is reflected by the small amount of houses dating to this period. Of the five houses constructed in the neighborhood between 1930 and 1940, three are Minimal Traditional in style: 2200 Pine Avenue (Inv. 144 1939), 2201 Broadmoor Place (Inv. 13, 1939), and 2222 Pine Avenue (Inv. 150, 1935).

The Minimal Traditional style, popular from the 1930s through the 1950s, is the most heavily represented in the neighborhood. The Minimal Traditional house was promoted by the federal government to meet housing needs during the Depression years. 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 1950.... the most influential publications were the FHA's own bulletins, *Principles of Planning Small House*."⁹⁸

The Minimal Traditional House continued to be popular after the Depression. Ten houses were built in the years between 1939 and 1947, seven of which are in the Minimal Traditional style including the excellent example located at 2319 East Avenue (Inv. 77, 1939-1947).

The World War II building boom significantly impacted Broadmoor Place. Between 1940 and 1949, 60 houses, or about a third of all the houses in Broadmoor were constructed. Thirty-nine of these 60 houses are in the Minimal Traditional style such as 2326 Pine Avenue (Inv. 164, 1940), 2235 Cypress Avenue (Inv. 46, 1945), and 2306 Pine Avenue (Inv. 155 1940-1950).

According to a newspaper article published in 1943, Gulf Homes Inc. filed for a permit to build ten, one-story houses, each to be four to six room dwellings, and to be constructed in Broadmoor Place for war housing.⁹⁹ Deed research indicates that Gulf Homes Inc. constructed at least two of these proposed houses, at 2215 Pine Avenue (Inv. 148, 1943) and 2320 Pine Avenue (Inv. 161, 1943).¹⁰⁰ As it is very similar in style and form, the house at 2219 Pine Avenue (Inv. 149, 1944) was probably also constructed by Gulf Homes Inc.

Between 1950 and 1965, 35 houses were constructed in Broadmoor Place. Minimal Traditional and Ranch styles were the most prevalent during this period with 12 of each. One Minimal Traditional example can be found at 2400 Pine Avenue (Inv. 165, 1955). An example of a Ranch style house constructed during this era can be found at 2407 Broadmoor Place (Inv. 31, 1958).

The city of Gulfport experienced significant economic growth during the late 1960s and a 1970s. However, by this time there were few vacant lots available for infill within Broadmoor Place subdivision. As a result, only 14 dwellings were constructed after 1965, all of which are noncontributing since they are less than 50 years old.

⁹⁸ McAlester, p. 588.

⁹⁹ "Housing Project Boosts Building Permits for May," *Daily Herald* [Biloxi-Gulfport] 1 Jun 1943: 2.

¹⁰⁰ Harrison County Land Records Office; Deed Book: 289, p. 534.

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Conclusion

The Broadmoor Place Historic District developed as an early-twentieth century garden suburb, made up of middle class families, some of whom continued to live there for generations. As the district developed, it retained this socioeconomic class which had strong ties to the growing Gulfport industries, particularly private business, as well as the military and specialized industries. The buildings of the historic district, mostly residences, represent important regional styles and types of architecture including Minimal Traditional, Craftsman and Craftsman Vernacular, and Ranch styles.

There are three listed historic districts in Gulfport. The Turkey Creek Historic District (NR, 2007) is primarily a residential district established by freed African Americans in the years following the Civil War. Turkey Creek developed on large rural lots and does not reflect any formal planning process. The Gulfport Harbor Square Commercial Historic District (NR, 2011) includes the commercial core of the city. The Gulfport Veterans Medical Center Historic District (NR, 2014) is associated with a hospital for veterans.

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McClelland, Linda Flint, David L. Ames, and Sarah Dillard Pope. National Register of Historic Places Multiple Property Documentation Form; Historic Residential Suburbs in the United States, 1830-1960. Washington, D.C.: National Park Service, 2004, Section E.

"A Proud Legacy, an Exciting Future," Coldwell Banker Alfonso Realty, LLC. Web. Accessed: 23 Dec 2013.

Sanborn Fire Insurance Map, Gulfport, MS: 1950.

Broadmoor Place Historic District

Harrison County,
Mississippi
County and State

Name of Property

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): _____

Broadmoor Place Historic District

Harrison County,
Mississippi
County and State

Name of Property

10. Geographical Data

Acreage of Property 46

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 is set out on the accompany Broadmoor Place historic resources map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the resources included with the borders of the Broadmoor Place plat and the resources developed in that neighborhood that reflect local interpretations of nationally popular architectural forms and styles during the period of significance.

Broadmoor Place Historic District

Harrison County,
Mississippi
County and State

Name of Property

11. Form Prepared By

name/title: Xana Pertola and Laura Thayer
organization: Federal Emergency Management Agency
street & number: 220 Popp's Ferry Road
city or town: Biloxi state: MS zip code: 39531
e-mail: laura.thayer@fema.dhs.gov
telephone: 228-594-2949
date: June 1, 2015

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

City or Vicinity: Gulfport

County: Harrison

State: Mississippi

Broadmoor Place Historic District

Harrison County,
Mississippi
County and State

Name of Property

Photographer: Photographs 1-13: Justin Heskeu, MDAH
Photographs 14-28: William Gatlin, MDAH

Date Photographed: June 2, 2015

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

- | | |
|----------|--|
| 1 of 28 | 2400 block of Pine Avenue. Camera facing south. |
| 2 of 28 | 2320 Pine Avenue. Camera facing east. |
| 3 of 28 | 2215 Pine Avenue. Camera facing west. |
| 4 of 28 | 1210 22nd Street. Camera facing north. |
| 5 of 28 | Intersection of Kelly Avenue and Oak Place. Camera facing southeast. |
| 6 of 28 | 2401 Kelly Avenue. Camera facing northwest. |
| 7 of 28 | 2400 block of Kelly Avenue, east side. Camera facing northeast. |
| 8 of 28 | 2228 Kelly Avenue. Camera facing southwest. |
| 9 of 28 | 2201 Kelly Avenue. Camera facing west. |
| 10 of 28 | 1142 22nd Street. Camera facing north. |
| 11 of 28 | 1902 Kelly Avenue. Camera facing southeast. |
| 12 of 28 | 2407 Broadmoor Place. Camera facing northwest. |
| 13 of 28 | Park at Broadmoor Place. Camera facing south. |
| 14 of 28 | 2326 Broadmoor Place. Camera facing northeast. |
| 15 of 28 | 2300 block of Broadmoor Place, west side. Camera facing northwest. |
| 16 of 28 | 2300 block of Magnolia Place, north side. Camera facing northwest. |
| 17 of 28 | 2204 Broadmoor Place. Camera facing southeast. |
| 18 of 28 | 1116 Oak Place. Camera facing northeast. |
| 19 of 28 | Intersection of Oak Place and East Avenue. Camera facing southeast. |
| 20 of 28 | 2401 East Avenue. Camera facing northwest. |
| 21 of 28 | 2321 East Avenue. Camera facing southwest. |
| 22 of 28 | 2314 East Avenue. Camera facing east. |
| 23 of 28 | 2216 East Avenue. Camera facing east. |
| 24 of 28 | 2300 block of 22nd Street, north side. Camera facing northwest. |
| 25 of 28 | 2501 Cypress Avenue. Camera facing northwest. |
| 26 of 28 | 920 25th Street. Camera facing northwest. |
| 27 of 28 | 2200 block of Cypress Avenue, east side. Camera facing southeast. |
| 28 of 28 | 2207 Cypress Avenue. Camera facing west. |

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

Broadmoor Place Historic District
Name of Property Harrison County, Mississippi
County and State N/A
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

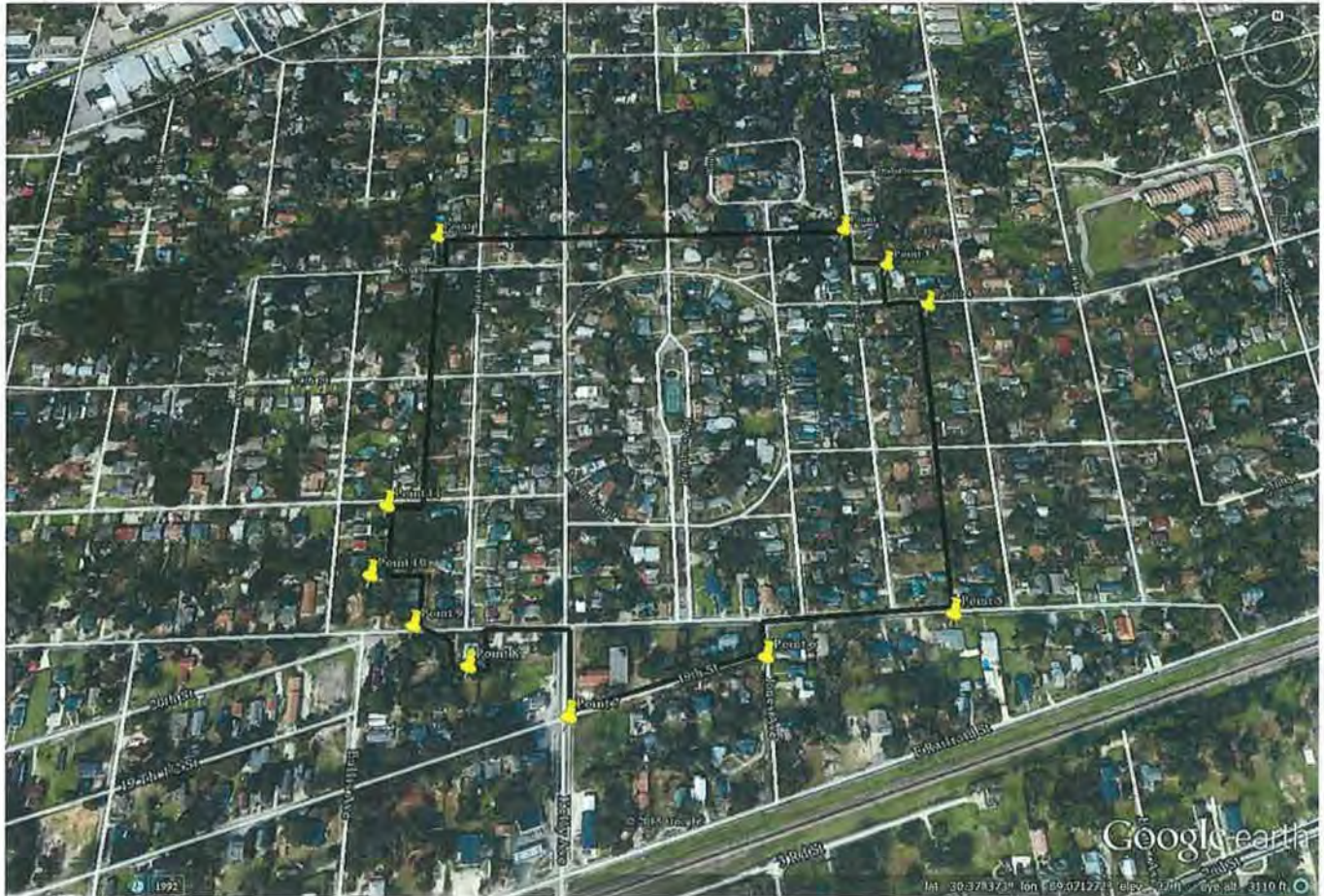
1. Latitude:	30.380449	Longitude:	-89.073595
2. Latitude:	30.380460	Longitude:	-89.069409
3. Latitude:	30.379519	Longitude:	-89.070580
4. Latitude:	30.379738	Longitude:	-89.068673
5. Latitude:	30.376909	Longitude:	-89.068882
6. Latitude:	30.376531	Longitude:	-89.070498
7. Latitude:	30.376296	Longitude:	-89.072258
8. Latitude:	30.376500	Longitude:	-89.073071
9. Latitude:	30.376820	Longitude:	-89.073561
10. Latitude:	30.377242	Longitude:	-89.073974
11. Latitude:	30.378879	Longitude:	-89.073923

United States Department of the Interior
National Park Service

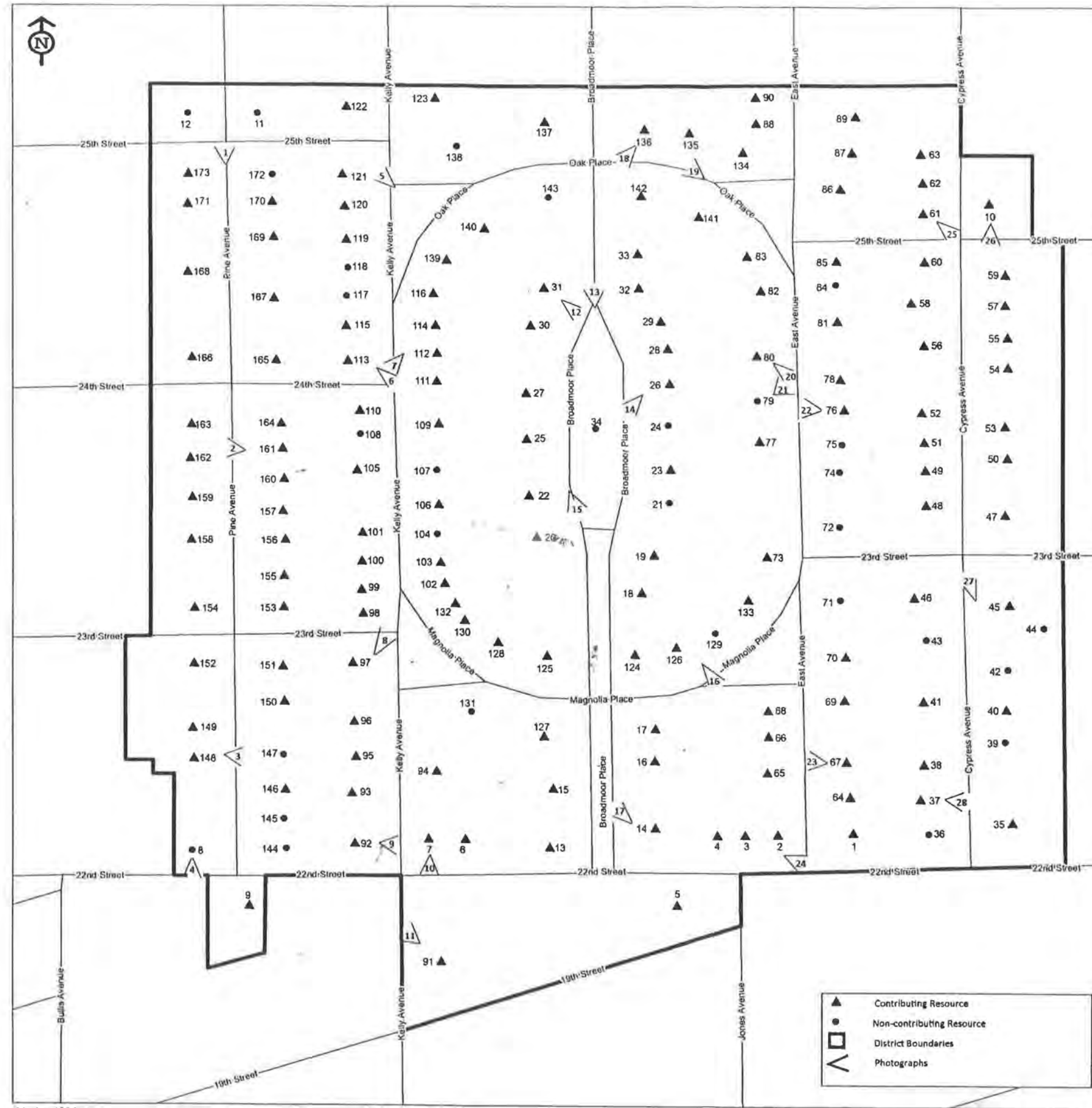
National Register of Historic Places
Continuation Sheet

Broadmoor Place Historic District
Name of Property
Harrison County, Mississippi
County and State
N/A
Name of multiple listing (if applicable)

Section number 10 Page 2



Broadmoor Place Historic District



▲	Contributing Resource
●	Non-contributing Resource
▭	District Boundaries
∨	Photographs

1 inch = 100 feet





2320

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2207

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Broadmoor Place Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MISSISSIPPI, Harrison

DATE RECEIVED: 8/14/15 DATE OF PENDING LIST: 9/09/15
DATE OF 16TH DAY: 9/24/15 DATE OF 45TH DAY: 9/29/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000665

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 9-28-2015 DATE

ABSTRACT/SUMMARY COMMENTS:

FEMA mitigation

RECOM./CRITERIA Accept A+C

REVIEWER J Gibbs DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/ see attached SLR Y/

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

RECEIVED 2280

AUG 14 2015

**Nat. Register of Historic Places
National Park Service**

August 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:

Broadmoor Place Historic District, Gulfport, Harrison

The property was approved for nomination by the Mississippi National Register Review Board at its meeting on July 16, 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 black ink that reads "William M. Gatlin". The signature is written in a cursive style.

Katie Blount
State Historic Preservation Officer

By: William M. Gatlin

National Register Coordinator