

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91001090

Date Listed: 8/23/91

King-Hooton House
Property Name

Escambia
County

FLORIDA
State

Multiple Name

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

Patrick Ardun
Signature of the Keeper

8/23/91
Date of Action

=====
Amended Items in Nomination:

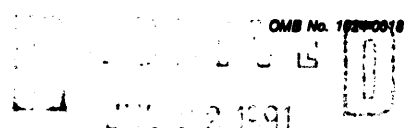
Section No. 8

This nomination was amended to show the period of significance as 1871.

The amendment was confirmed by phone with the Florida SHPO (8/21/91).

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)



United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

NATIONAL REGISTER

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

1. Name of Property

historic name King-Hooton House
other names/site number 8Es230

2. Location

street & number 512-514 N. Seventh Avenue
city, town Pensacola
state Florida code FL county Escambia code 033 zip code 32501

3. Classification

Ownership of Property: private (checked)
Category of Property: building(s) (checked)
Number of Resources within Property: Contributing 1, Noncontributing 0
Name of related multiple property listing: n/a
Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination (checked) 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 (checked) meets () does not meet the National Register criteria. () See continuation sheet.
Signature of certifying official: Suzanne P. Walker (deputy)
Date: 7/18/91
State or Federal agency and bureau: Florida State Historic Preservation Officer

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

5. National Park Service Certification

I, hereby, certify that this property is:
(checked) 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: Patrick Anders
Date of Action: 8/23/91

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Single Dwelling

Domestic: Multiple Dwelling

Current Functions (enter categories from instructions)

Domestic: Single Dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Other: Frame Vernacular

Materials (enter categories from instructions)

foundation Brick

walls Wood: Weatherboard

roof Asphalt

other n/a

Describe present and historic physical appearance.

PLEASE SEE CONTINUATION SHEETS

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Community Planning & Development
Architecture

Period of Significance

1871-1941

Significant Dates

1871

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

Unknown/Bicken, W.J.

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

PLEASE SEE CONTINUATION SHEETS

See continuation sheet

9. Major Bibliographical References

PLEASE SEE CONTINUATION SHEET

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreeage of property Less than 1 acre

UTM References

A

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

B

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 Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

North 50 feet of Lots 2 & 3 and South 35 feet of Lots 4 & 5, Block 7, East King Tract, in Pensacola, Escambia County, Florida.

See continuation sheet

Boundary Justification

The boundary includes the city lots that have been historically associated with the property as slightly modified in 1978.

See continuation sheet

11. Form Prepared By

name/title Jeanne Rawlinson/Barbara E. Mattick, Historic Sites Specialist
 organization Bureau of Historic Preservation date July 1991
 street & number R.A. Gray Blq., 500 S. Bronough Street telephone (904) 487-2333
 city or town Tallahassee state Florida zip code 32399-0250

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SUMMARY

The King-Hooton House at 512-514 North Seventh Avenue in Pensacola (Photo 1) is an 1871, one and a half story, frame vernacular residence, with an attached kitchen wing. Originally built as a single dwelling, it was converted into a duplex in the mid-1950s. It was built by a local carpenter for Margaret E. King, one of Pensacola's most prominent real estate holders in the late nineteenth century. It has three interior, stuccoed, brick chimneys which pierce front gabled roofs; an inset porch at the main entrance; and an attached hip roofed porch on the south elevation. Paired brackets accent the eaves of the main house. A bay window dominates the main facade; nearly all of the other windows are wooden, double hung, 6/6 sash. There are two jib windows. Sixteen pairs of original, wooden, louvered shutters remain intact and are operable. The roof has rolled asphalt over the original wooden shingles and later asbestos shingles. Unusual structural and interior details remain intact.

SETTING

The King-Hooton House is located in the middle of a block in East Hill, a residential neighborhood of Pensacola. When built in 1871, the house was one of only a few scattered dwellings on the outskirts of the community. The original lot extended south to the corner of LaRua Street. The house was located at the highest point in the block and the south elevation had uninterrupted access to the southerly breezes that blew in from Pensacola Bay. In 1888, the lot was divided, and the house and north portion of the lot, and the south 95' were sold as separate properties. By 1903, several larger houses had been built in the immediate area (Photos 2 & 3, Figure 3), and the neighborhood extended well to the north and northeast. In 1978 both of these properties were sold and the lot for 512 N. 7th Avenue was narrowed to its present 85' x 147' (Site Plan). There are no longer any outbuildings on the property. The general setting remains much the same today, although the neighborhood as a whole has lost several buildings to fire and deterioration.

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PHYSICAL APPEARANCE

The King-Hooton House is comprised of a one and a half story main house and an offset, one story kitchen wing attached at the northeast corner. Both components have front gabled roofs. Two symmetrically placed, corbelled chimneys pierce the south roof slope of the main house, and one pierces the north slope of the kitchen wing. Paired brackets are located under the eaves of the main house (Photos 1 & 4).

Main House Exterior

The main entrance to the house is at an inset porch at the northwest corner of the west (front) elevation. Brick steps with brick cheeks lead up to the entry which has a wooden door with two lower panels and a glazed upper half. A bay window with 6/6 double hung sash windows flanked by shutters is the dominant feature. A side porch with a hipped roof is attached to the south side of the main house. A single 6/6 jib window is located at the east end of the porch. An air vent is located in the center of the gable (Photo 5).

The south elevation is dominated by the attached porch which has square posts and a stick balustrade. It is accessed by steps on the south elevation. A single 6/6 sash window with jib panels below is located at the east end of the south elevation of the porch. The main house can be entered from the porch into the living room by a door at the west end of the porch. The door replaced a former jib window. The east end of the elevation has a gable roofed ell with a central vent (Photo 1).

The east (rear) elevation of the main house has a utility entry and two windows (Photo 6). The north elevation has three windows (Photo 4).

Kitchen Wing Exterior

The kitchen wing, now a complete unit of the duplex residence, is attached to the northeast corner of the main

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house. The main entry is on the west elevation; a secondary entry is on the south elevation. Fenestration is generally 6/6 double hung sash windows. A centrally located, double chimney pierces the north side of the central ridge of the roof (Photo 6). The exterior lap siding is thicker and rougher than that on the main house and shows circular sawmill marks.

Main House Interior

The main house has an irregular floor plan. A twenty-seven foot entry hallway on the north side provides direct access from the front door to the living room, one of the two bedrooms, and the dining room. The second bedroom, located on the south side, is accessed from the first bedroom and dining room. The kitchen and bathroom are located at the rear of the house. An enclosed, wooden stairway in the back wall of the dining room leads to a floored, but otherwise unfinished attic. The two chimneys pass through the attic at an angle (Photo 7). The original mortise and peg construction, joists, and plasterwork are visible (Photo 8). The floors of the main house are of random width heart pine, and the walls and ceilings of the main rooms are covered with rough sand plaster. The kitchen and bath have beaded wood ceilings and plastered walls.

The interior retains almost all of its original finishes and features, including the plastered walls, woodwork and hardware. Fireplaces are located in the living room, bedrooms, and the dining room. Each mantelpiece is different, and the original cast iron grates remain. Each bedroom has a built-in plastered clothes closet in the wall space beside the chimney. Interior doorways have functioning three-light transoms (Photos 9 & 10).

One of the most distinctive features of the house is the jib windows located in the bedrooms of the house. Such windows have double doors which extend from the floor to the bottom of the sash window (Photo 11). When the window is completely raised and the lower door is opened inwardly, a doorway is formed. The windows provide an excellent system of cross ventilation. Three such windows originally opened onto the side porch of the King-Hooton House. One of three,

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the one in the living room, has been replaced with a conventional door.

Kitchen Wing Interior

The kitchen wing has three rooms on axis with each other: a living room, kitchen, and bedroom. A bathroom and enclosed porch are located on the south side. Interior fabric and finishes are simple and lack the refinement of those found in the main house. The walls and ceiling of the kitchen and back bedroom have beaded sheathing with plain wood trim. However, the living room walls and ceiling are of plaster and the flooring is 5"-6" heart pine. The walls of the bathroom are smooth tongue and groove wood with a particle board ceiling laid over 6" wide rough pine. The original kitchen fireplace, with its double chimney, opens into the kitchen and the rear bedroom (Photos 12 & 13).

Differences in the exterior and interior materials and finishes of the kitchen wing from those found in the main house suggest that the kitchen wing may actually predate the main house, but this could not be verified.

ALTERATIONS

The house was originally a residence with a kitchen wing attached with a breezeway. The kitchen wing originally had a front porch on its west elevation. Sometime before the 1920s, the porch was eliminated when the front wall and door were moved out to the edge of the porch. The five degree slope of the porch for run-off is still in place in the enlarged room, now identified as the living room of the kitchen wing. No other major changes were made to the house until the early 1940s, when new plumbing was installed in the bathroom in the southeast corner of the main house.

The single dwelling was converted into a duplex in the mid-1950s when the main house and kitchen wing were made separate units (512 and 514 North Seventh Avenue), and all interior passage from one unit to the other was eliminated. The side door which entered the dining room of the main house from the kitchen wing was closed off; in recent years the kitchen wing side of the doorway has been covered with

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sheetrock and a false mantel (Photo 14). The back porches of both units were originally open with only lattice work enclosures. With the conversion into two separate units, the back porch of the main house (512) was extended four and a half feet and enclosed to create a new kitchen. A closet was built between the new kitchen and the front of the old kitchen wing. In the kitchen wing, a bathroom was installed in what had been a tool room in the southeast corner, and the open porch on the south elevation was enclosed with lap siding. An outside door was installed, and a wooden, sash, 2/2 window was installed west of the door. The original exterior siding of the kitchen wing remains on the interior wall of the porch.

The only alteration to the public rooms of the main house was the replacement of the jib window in the living room with a conventional door onto the side porch.

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SUMMARY

The King-Hooton House is locally significant under **Criterion A** in the area of Community Planning & Development as one of the earliest surviving buildings in the East Hill neighborhood of Pensacola, and one of the few buildings in the area surviving from the 1870s. It is significant under **Criterion C** as an excellent example of vernacular architecture designed to meet the climatic conditions of the Florida Gulf Coast, and because it incorporates architectural features which are unusual for its time of construction.

HISTORIC CONTEXT

Pensacola and the East Hill Neighborhood

Because of the poor economic conditions following the Civil War, there was little building in Pensacola throughout the early 1870s. Pensacola's economy, however, began to boom in the 1870s and 80s with the rise of four major industries: lumber, naval stores, shipping, and the railroad.

The downtown expanded, and with it, outlying neighborhoods, as the city's population grew in affluence and in the number of blacks and immigrants who came to work. North Hill (NR 1983), directly north of the downtown, developed as the most affluent residential area, while the area to the northeast, known as East Hill, developed as a residential area for the rising middle class and laborers.

The East Hill neighborhood initially arose in the area immediately northeast of the downtown, along the railroad tracks adjacent to the main business district, and initially centered around what was then known as the East King Tract. Owned by Margaret Elizabeth King, this tract was located immediately northeast of the downtown area and was roughly bounded by Wright Street on the south (near the L & N Railroad), Davis Street on the west, Strong Street on the north, and Ninth Avenue on the east (See Figures 2 & 4).

Margaret Elizabeth King (1808-1897) was the daughter of Colonel William King, who came to Florida in 1818 and served as the Civil and Military Governor for West Florida until

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1821, during Andrew Jackson's administration as the Territorial Governor of Florida. Jackson lobbied President Monroe to appoint King as his successor as Territorial Governor in 1821. Although William P. Duval was given the post, King benefited from his stay in Pensacola, purchasing more than 800 arpents of land which became known as the East King Tract and the William King or West King Tract.

When King died in 1826, he left his land to his wife, Catherine. When she died in 1858, the Colonel's daughter, Margaret Elizabeth King, and son, Charles Blair King, inherited a great deal of land. A 160 acre area immediately north of the city of Pensacola, in the East King Tract, was surveyed and platted. Charles and Margaret divided the property equally, but when Charles died in 1860, a bachelor with no descendants, he left his land to Margaret.

Margaret King acquired more property and was one of the leading real estate holders in Pensacola by the late 1800s. In spite of the generally poor economy of Reconstruction Pensacola, she built two houses in the East King Tract: the house in which she lived at 522 N. Seventh Avenue (under consideration for future nomination to the National Register) and the house on the neighboring lot at 512-514 N. Seventh Avenue, built in 1871. By 1885, a bird's eye view of Pensacola showed that there were several large, two story houses along North Sixth, Seventh, and Eighth Avenues, East Jackson Street, and East LaRua Street. By the early 1900s, the East Hill area had experienced a building boom and extended from the railroad, north and east to Bayou Texar. (See Figures 1 & 3)

Construction and History of the King-Hooton House

Margaret King commissioned a local carpenter, W.J. Bicken (or Bicker), to construct a house for her at 512 North Seventh Avenue. The main house and attached kitchen wing were completed on December 14, 1871, as evidenced by the builder's name and date carved on top of the interior lintel of the front door. The builder was probably the Walter J. Bicker who is listed as a painter in the 1870 Pensacola census and the 1894 city directory.

At the time the new house was constructed, Margaret King lived next door at 522 North Seventh Avenue, a house on

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the southeast corner of North Seventh Avenue and East Jackson Street. There is no documentation that she ever lived in the house she had built at 512 North Seventh Avenue, which had several other occupants between 1871 and 1888. Margaret gave the house to Christ Church in 1880 to hold in trust for a minor, Stephen Gonzalez, who was her godchild. In 1888, Christ Church sold the property to W.D. Robb, who six months later sold the house to Sallie A. Hooton. She was the widow of Joseph A. Hooton, a prominent local businessman. The house remained in the Hooton family until 1940, when it was sold to a next door neighbor, Mollie P. Kelly, who used it as a rental property. When the Kellys converted the house into a duplex in the mid-1950s, the kitchen house was made a separate apartment and received the separate house number 514. Jeanne Rawlinson bought the property in 1978 and has maintained it as a single family dwelling since then.

HISTORIC SIGNIFICANCE

The King-Hooton House is historically significant as one of the earliest houses built in East Hill, one of the first residential neighborhoods to develop in Pensacola after the Civil War. Because Pensacola's economy was so weak until the mid-to-late 1870s, there was little new construction in the city during the period of Reconstruction. Although there are many historic houses in Pensacola, most date from the colonial and antebellum period, or from the 1880s to the early twentieth century; there are very few dating from the 1870s. Nearly all of the East Hill buildings included in a 1981 historical and architectural survey of Escambia County date from the 1890s to the 1910s. The King-Hooton House, therefore, is significant as one of the initial houses in the East Hill area, and as one few houses remaining from this transitional period in Pensacola's history.

ARCHITECTURAL CONTEXT - Vernacular Architecture

Vernacular architecture is the common wood frame or masonry construction techniques of lay or self-taught builders. This type of construction is the product of the

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builder's experience, available resources, responses to the environment, and the owner's tastes.

ARCHITECTURAL SIGNIFICANCE

The King-Hooton House is architecturally significant as a fine example of middle class, vernacular housing constructed in the 1870s. Its construction is significant because it exhibits an unusual combination of earlier construction techniques, such as pegged framing and offset chimneys, with popular late-Victorian stylistic details in a modest residential building that incorporates features designed to suit the climate of the Florida Gulf Coast. The floor plan, combined with the placement of windows, doors, and transoms, takes advantage of the Gulf breezes and the position of the sun. As a result, the house has never required central heat or air.

One of the most distinctive features of the house is the jib windows, sash windows placed above dado panels which can be opened to form a door. Although jib windows were a common feature in the Greek Revival buildings constructed from 1820-1860, their use in an 1871 frame vernacular dwelling is unusual. In the King-Hooton House, such windows are located on the south elevation to provide access to the side porch and to allow greater ventilation in the summer.

Even though Pensacola was experiencing little physical growth at this time because of the economic conditions, wealthy citizens, such as Margaret King and Clara Barkley Dorr, were able to build during this period. The Dorr House (NR 1974), like the King-Hooton House, was built in 1871, and is the only other documented house in Pensacola with such features as those described above. Although the Dorr House is much larger and more stylistically refined architecturally, the two houses have a number of common characteristics. Similar exterior features include: the type of front doors, bay windows, placement of offset chimneys, and jib windows with shutters. The interiors are similar, with the use of a side hall plans, windows and doors arranged to allow for cross ventilation, and comparable fireplaces and grates.

The King-Hooton House is particularly distinctive because of its remarkably high level of architectural

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integrity. Aside from the alterations made to the kitchen wing porch and the rear porches, the house retains its original features, including its basic floor plan, original pine flooring, peg construction, woodwork and hardware, mantelpieces, plaster, windows, and shutters.

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Primary Sources

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Secondary Sources

Bense, Judith A. The Pensacola Archaeological Survey and Summary of Archaeological Information in Pensacola to 1988. Technical Report, Vol. 1. Pensacola, FL: Pensacola Archaeological Society, 1989.

Doherty, Herbert J., Jr., "Andrew Jackson's Cronies in Florida Territorial Politics," Florida Historical Quarterly 34: 3-29.

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McGovern, James R. The Emergence of a City in the Modern South: Pensacola 1900-1945. Pensacola: author, 1976.

Parks, Virginia. Pensacola: Spaniards to Space Age. Pensacola: Pensacola Historical Society, 1986.

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Photographs 1 King-Hooton House, Pensacola, Escambia Co., FL
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- 1 1) King-Hooton House, 512-14 N. 7th Avenue
- 2) Pensacola, Escambia County, Florida
- 3) Jeanne Rawlinson, 512-14 N. 7th Ave., Pensacola, FL
- 4) 1990
- 5) Jeanne Rawlinson
- 6) Main (W) and S elevations, camera facing NE
- 7) 1 of 14

Items 1-5 are the same for the remaining photographs.

- 2 6) House on neighboring lot, camera facing SE
- 7) 2 of 14
- 3 6) House on neighboring lot, camera facing S
- 7) 3 of 14
- 4 6) Main (W) and N elevations, showing Main House and Kitchen Wing, camera facing E
- 7) 4 of 14
- 5 6) Main (W) elevation, camera facing E
- 7) 5 of 14
- 6 6) Rear (E) elevation of Main House and Kitchen Wing, camera facing W
- 7) 6 of 14
- 7 6) Chimneys in attic, camera facing E
- 7) 7 of 14
- 8 6) Plaster and laths, ceiling joists and pegs as visible in attic
- 7) 8 of 14
- 9 6) Fireplace and closet in Bedroom 2, Main House, camera facing N
- 7) 9 of 14
- 10 6) Mantlepiece in living room and door to Bedroom 1 of Main House, camera facing NE
- 7) 10 of 14

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Photographs

2

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- 11 6) Jib window in Bedroom 1 of Main House, camera facing S
7) 11 of 14
- 12 6) Fireplace in kitchen of Kitchen Wing, camera facing E
7) 12 of 14
- 13 6) Fireplace and original beaded interior walls in bedroom of Kitchen Wing, camera facing W
7) 13 of 14
- 14 6) Floor in living room of Kitchen Wing, showing where the room was extended, and false fireplace; camera facing SW
7) 14 of 14

Approximate area of
the East King Tract

512 N. 7th Avenue

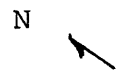
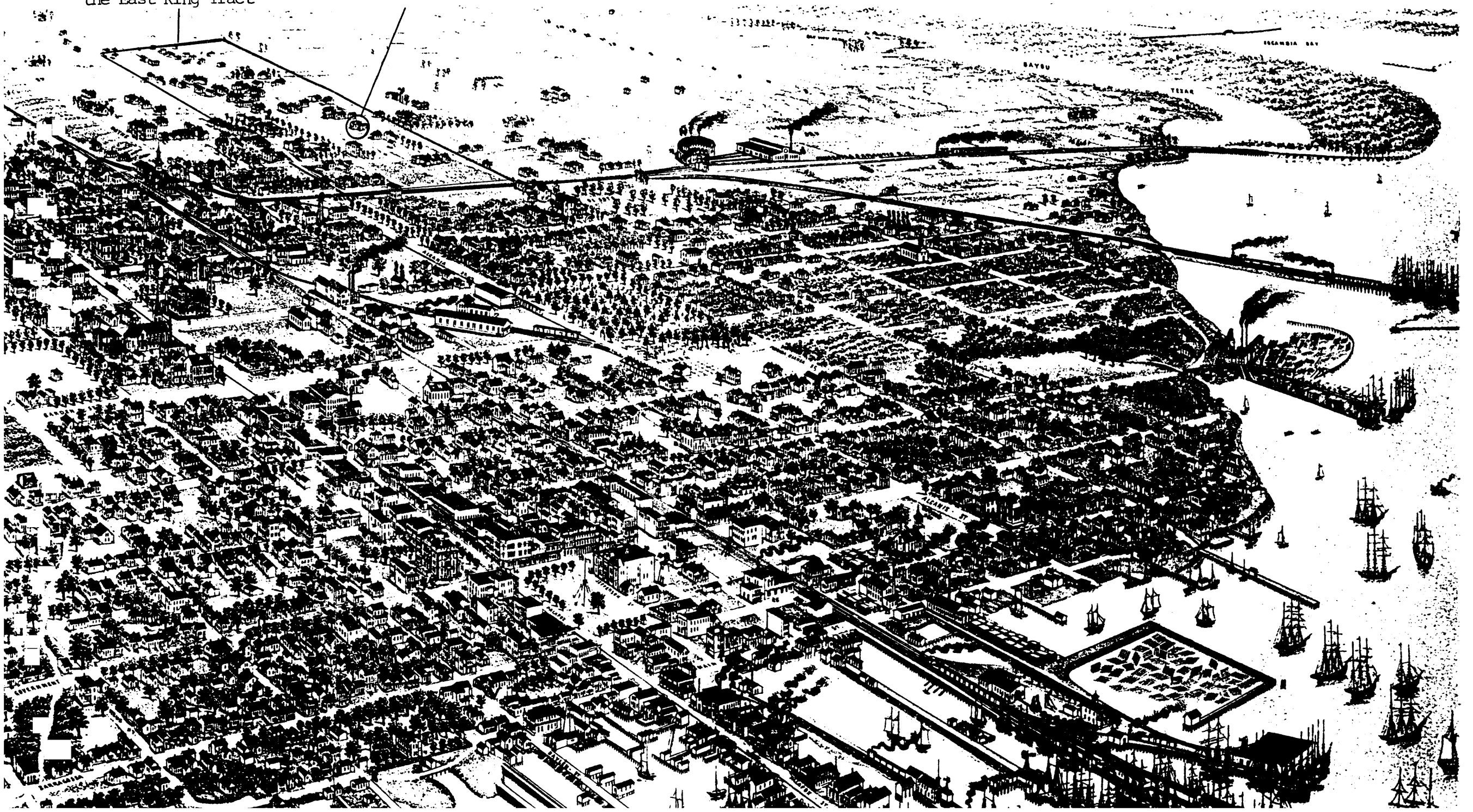


Figure 1 Bird's Eye View of Pensacola, 1885



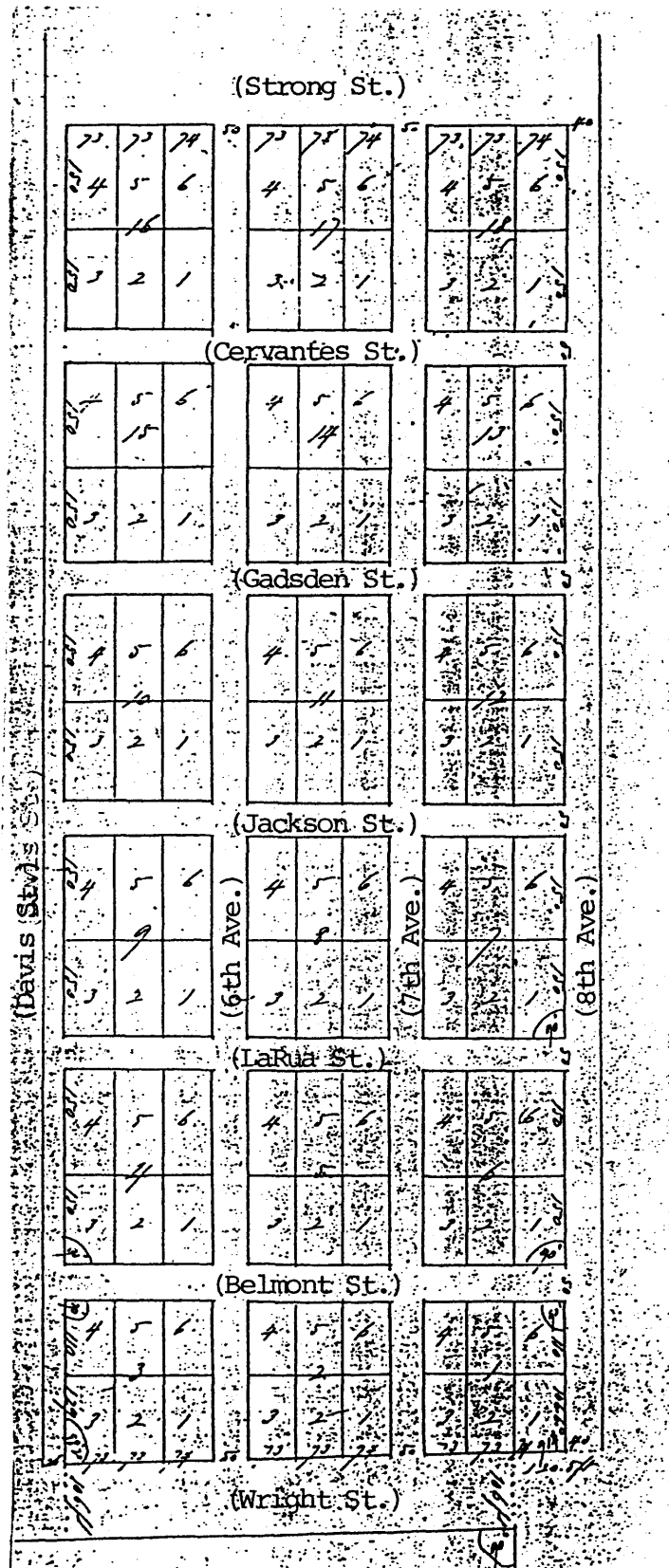


Figure 2

EAST KING TRACT, 1858

(Taken from Deed Book "N", p. 340.
Modern street names added.)

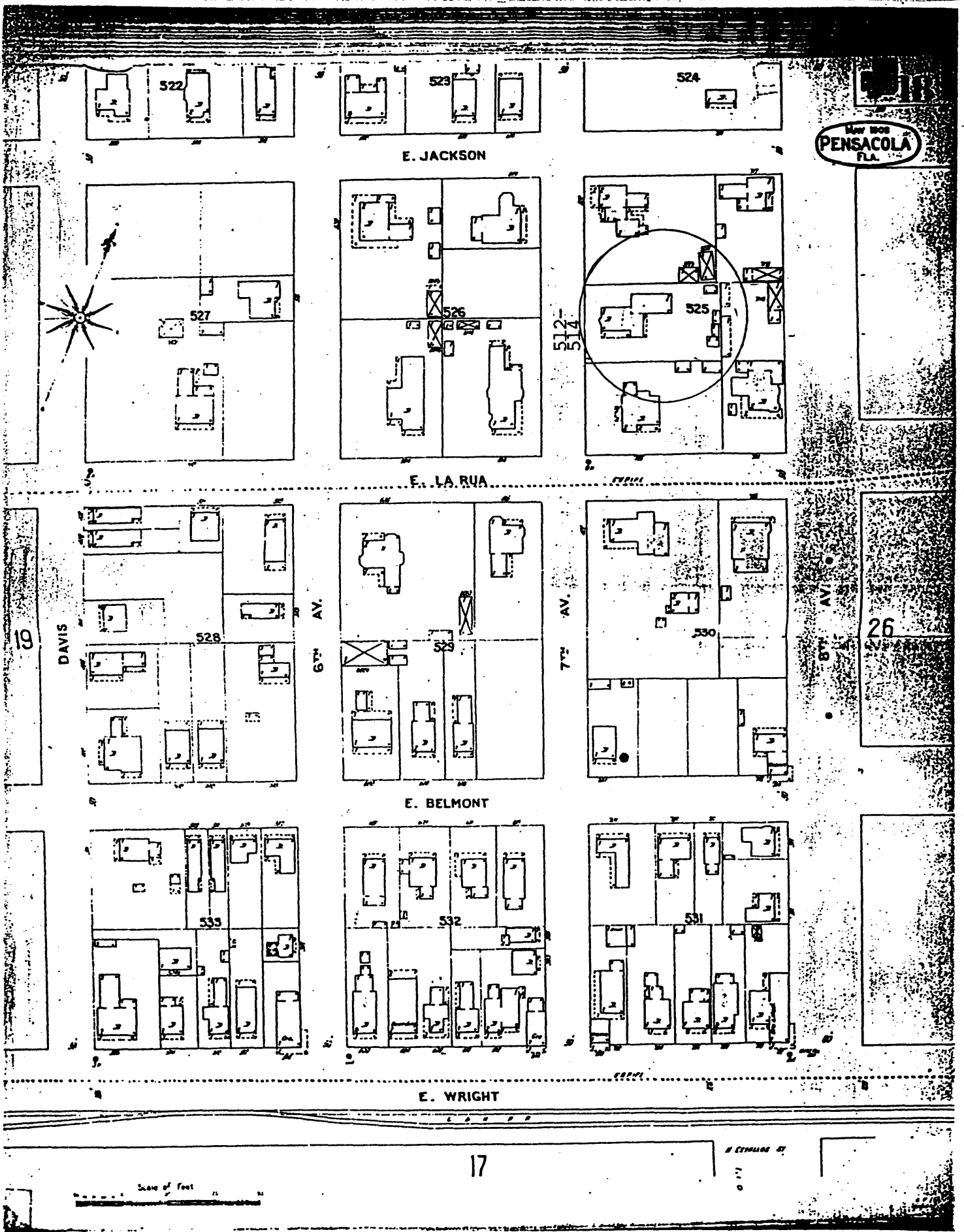
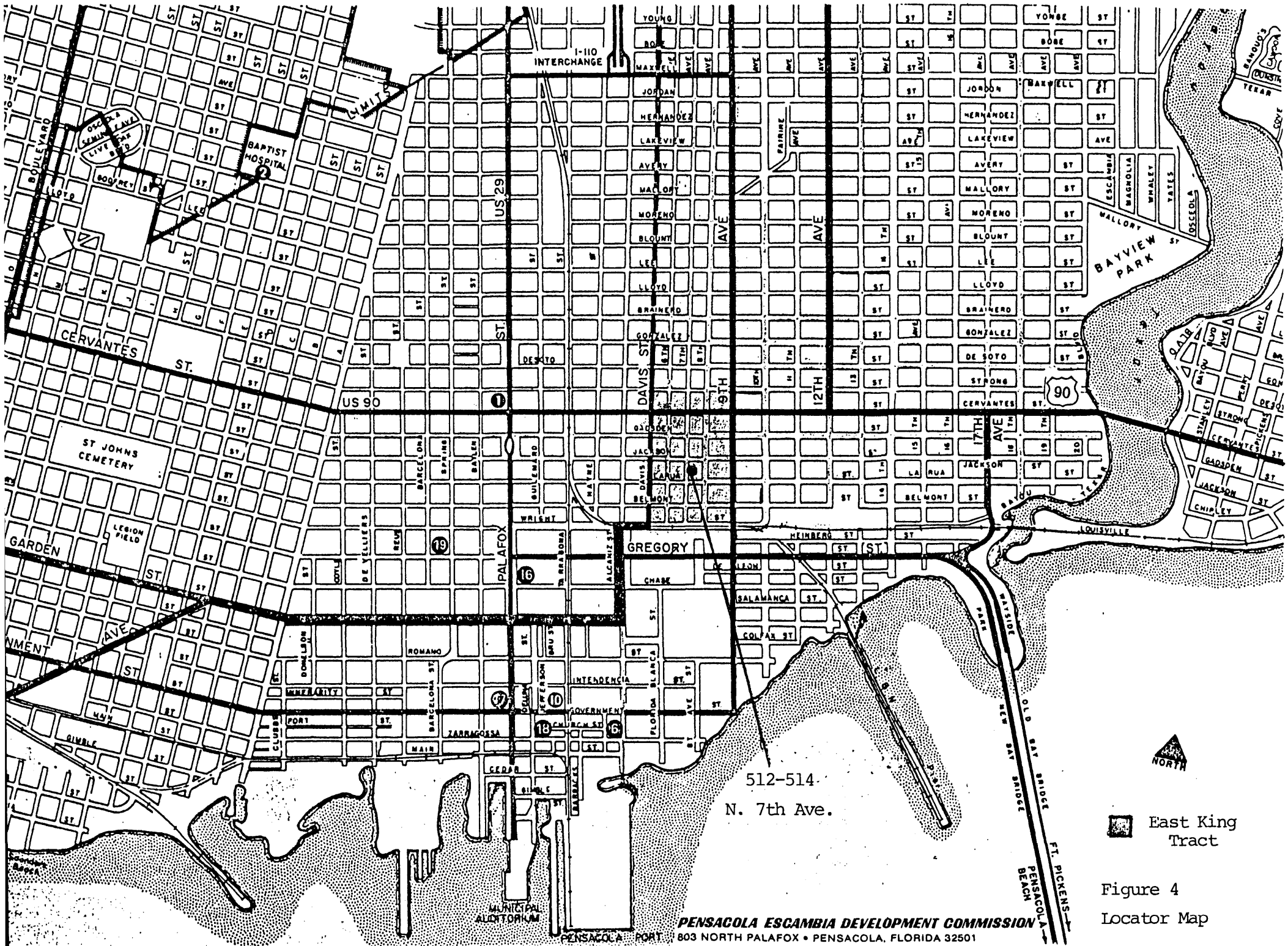


Figure 3



512-514
N. 7th Ave.



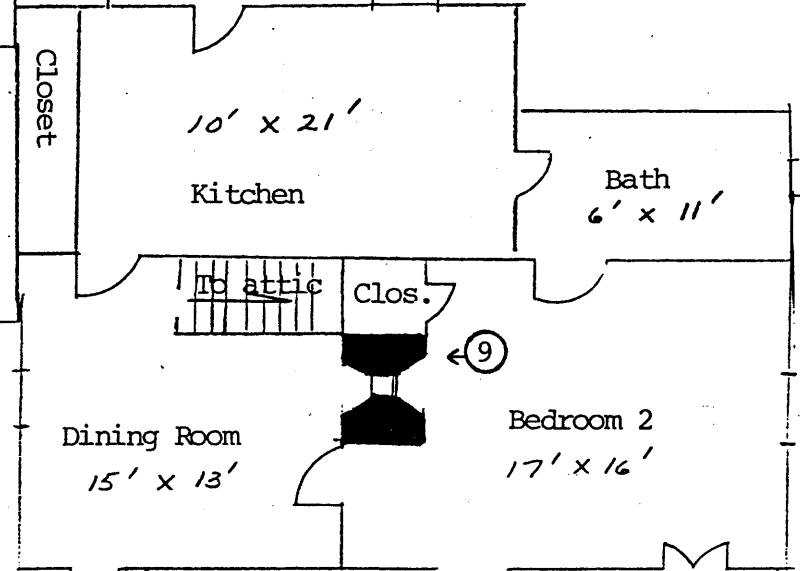
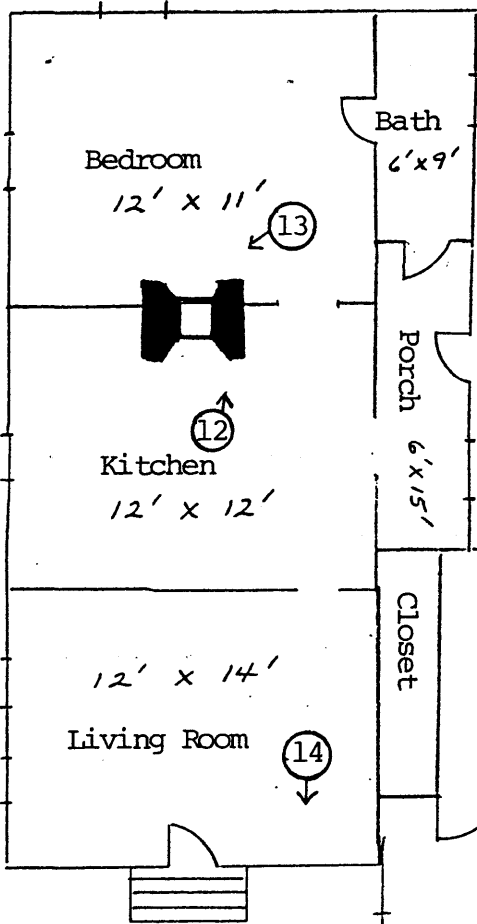
 NORTH
 East King Tract

Figure 4
Locator Map

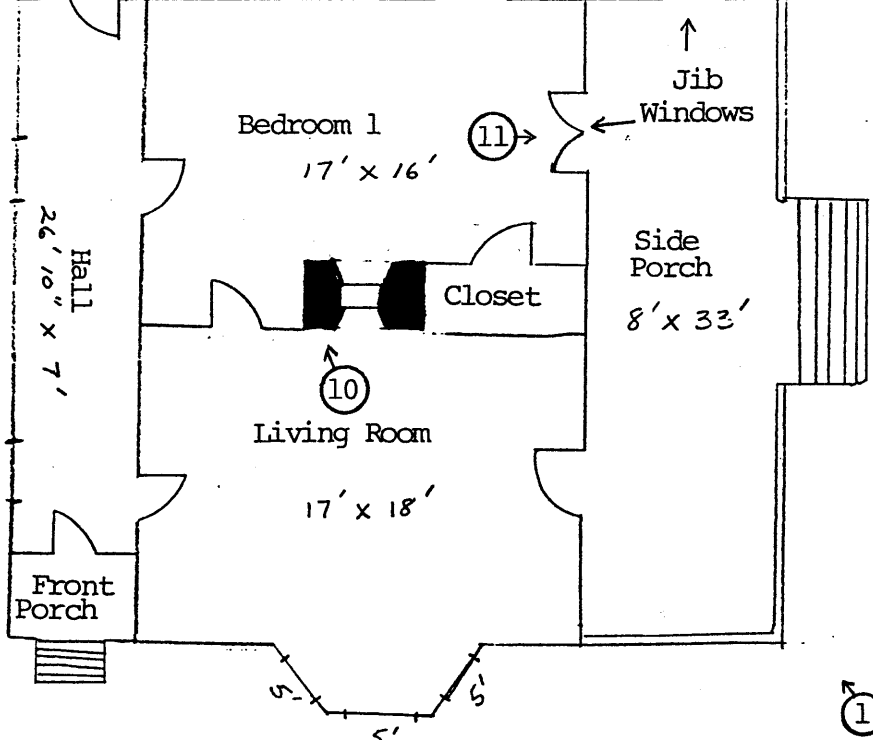
6

KING-HOOTON HOUSE
512-514 N. 7th Avenue
Pensacola, FL

KITCHEN WING
(514)



MAIN HOUSE
(512)



Not to scale

1 Photograph # and direction

4

5

1

11

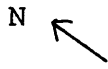
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14

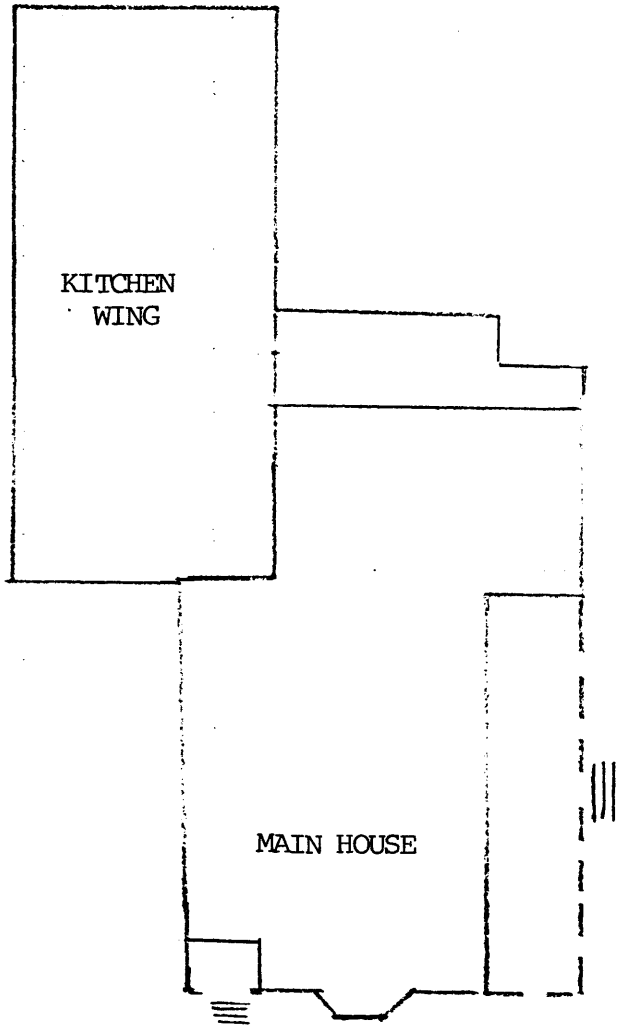
12

13

SITE PLAN
King-Hooton House
512-514 N. 7th Avenue
Pensacola, FL



Not to scale



147'

85'

5'

N. 7TH AVENUE