OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Oceana Neighborhood Historic District
Other names/site number: DHR #134-0968
Name of related multiple property listing**:**
  N/A
(Enter "N/A" if property is not part of a multiple property listing

_____

2. Location

Street & number: Indiana Avenue, Louisa Avenue, Michigan Avenue, Middle Lane, New York Avenue, N. Oceana Boulevard, Ohio Avenue, Roselynn Lane, Southern Boulevard, Virginia Beach Boulevard, West Lane
City or town: Virginia Beach   State: VA   County: Independent City
Not For Publication: | n/a | Vicinity: | n/a |

_____

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this   X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following
level(s) of significance:

___**national**   ___**statewide**   _X_**local**
Applicable National Register Criteria:

X A   __ B   X C   __ D

Signature of certifying official/Title: **Date**
  Virginia Department of Historic Resources
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official: **Date**

Title :   **State or Federal agency/bureau
                    or Tribal Government**

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4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

_____
Signature of the Keeper   Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [X]

Public – Local   [X]

Public – State   [ ]

Public – Federal   [ ]

Category of Property

(Check only **one** box.)

Building(s)   [ ]

District   [X]

Site   [ ]

Structure   [ ]

Object   [ ]

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Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
134	97	buildings
0	1	sites
0	2	structures
1	1	objects
135	101	Total

Number of contributing resources previously listed in the National Register ___0_____

_____

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC: Single Dwelling, Secondary Structure, Multiple Dwelling
COMMERCE/TRADE: Specialty Store
EDUCATION: School
TRANSPORTION: Rail-related

_____

_____

Current Functions
(Enter categories from instructions.)
DOMESTIC: Single Dwelling, Secondary Structure, Multiple Dwelling
COMMERCE/TRADE: Business, Professional
EDUCATION: Education-related
RECREATION AND CULTURE: Outdoor Recreation

_____

_____

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7. Description
Architectural Classification
(Enter categories from instructions.)
LATE VICTORIAN: Queen Anne
LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Colonial Revival, Tudor Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:
Bungalow/Craftsman
MODERN MOVEMENT: Ranch
OTHER: Cape Cod, Minimal Traditional

Materials: (enter categories from instructions.)
Principal exterior materials of the property: WOOD: Weatherboard, Shingle, Shake; BRICK;
METAL: Aluminum; ASPHALT; ASBESTOS; SYNTHETIC: Vinyl

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 Oceana Neighborhood Historic District is located in the City of Virginia Beach and lies
two miles west of the oceanfront within a densely urbanized area. The neighborhood is
generally bounded by Virginia Beach Boulevard (Business Route 58) on the north, First
Colonial Road on the south and west, and North Oceana Boulevard on the east. The Naval
Station Oceana, which took its name from the nearby neighborhood, is located south of the
district. The district encompasses approximately 70 acres.

A part of Princess Anne County until its merger with the City of Virginia Beach in 1963, the
historic district contains 154 primary properties situated along a gridded pattern of streets that
has its origins in I.E. Youngblood's 1906 subdivision known as "Oceana Gardens," which was
located north of the 1883 line of the Norfolk and Virginia Beach Railroad. At the time, the
area was predominantly rural and large farmland tracts surrounded the newly platted
community. The presence of the railroad gave impetus to both residential and commercial
growth in the neighborhood. The tracks of the rail line remain intact and parallel Southern
Boulevard (formerly, Front Street) on the south side of the district.

Oceana's architectural resources reflect the development from its agrarian past, to a late-
nineteenth-century, rail-related village center, to a desirable mid-twentieth-century residential
neighborhood. Although some late-nineteenth-century vernacular dwellings are present in the
neighborhood, residential development in Oceana increased during the 1910s and 1920s,

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which is reflected in the presence of Colonial Revival, Tudor Revival, American Foursquare, and Craftsman Bungalow houses. Several of the latter have been potentially identified as examples of mail-order kit houses. The mid-twentieth century was a time of additional building in the neighborhood, and numerous examples of Cape Cod, Minimal Traditional, and Ranch-form houses are present from that period. None of the houses are known to have been architect-designed, but local builders, who lived in the neighborhood, are known to have constructed several of the houses from the 1930s and 1940s.

The Oceana Neighborhood Historic District contains 135 contributing resources and 101 non-contributing resources. The contributing resources consist of single-family and multi-family dwellings with associated outbuildings (sheds and garages). The majority of the non-contributing resources are non-historic dwellings, many of which date to the early twenty-first century, and non-historic secondary buildings (sheds, garages) and structures (swimming pools, carports). Two commercial buildings (one contributing, one-non-contributing) also are present. The brick piers and gateway into the former school site are included as a contributing object. The Oceana High school closed in 1954 when the county schools were consolidated. The Oceana building was later demolished, but the property is retained by the school board and is used for bus parking. In 2009, the City of Virginia Beach developed the Oceana Gardens Park, located at the corner of North Oceana Boulevard and Ohio Avenue. The park, listed as a non-contributing site, contains playground equipment and a picnic shelter and is the only open public space in the neighborhood.

The resources within the historic district retain a good level of integrity. Oceana represents one of the last of Princess Anne County's early-twentieth-century subdivisions and has been described as retaining "one of the [city's] best collections of early-twentieth-century residential architecture, still arranged in the early town plan with tree-lined streets."[1] Typical alterations include change in exterior cladding materials and replacement of historic windows, but overall the dwellings retain their overall form and historic appearance and character Additions have been constructed to the rear of some houses, but these tend to be sympathetic in scale, massing, and materials and in most instances do not detract from the overall historical appearance of the dwellings.

Narrative Description

The Oceana Historic District, located two miles west of Virginia Beach, is generally bounded by First Colonial Road on the south and west, North Oceana Boulevard on the east, and Virginia Beach Boulevard on the north. The proposed historic district contains 154 properties situated along a gridded pattern of streets that has its origins in I.E. Youngblood's 1906 subdivision known as "Oceana Gardens." Youngblood's plat encompassed a nearly 250-acre area that extended from present-day Mill Dam Creek on the east to the Virginia Beach/Lynnhaven Road on the west. At the time, the area still was predominantly rural and large farmland tracts surrounded the newly platted community. Youngblood's subdivision was ideally located along the 1883 line of the Norfolk and Virginia Beach Electric Railroad. The depot, originally known as "Tunis" and later renamed "Oceana," was located at the southwestern corner of Youngblood's plat. The railroad provided both freight and passenger

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service and area farmers took advantage of the rail line to ship their produce. Youngblood further encouraged development in his subdivision by donating two blocks for the location of a public school, which was built in 1908.

Physical Development of the Neighborhood
The historic district comprises the 13 westernmost blocks of Youngblood's original plat, each of which contained ten 60'-wide, 250'-deep lots and five blocks of 2-5 acres each. Youngblood's street names (most east-west streets were named for northern states) have been retained, with the exceptions of Vermont Avenue/Mill Dam Road, which became Virginia Beach Boulevard; Front Street, which became Southern Boulevard; and East Lane, which became North Oceana Boulevard. Initially, the 40'-wide roads in the community were sand-clay and gravel, but by the early 1920s, two roads were hard surfaced and Vermont Avenue was concrete.[2] The streets were lined with oak trees, many of which are still extant. West Lane and New York Avenue in particular hold many of the original trees. It appears that two trees were planted on the street front of each 60'-wide lot, providing much needed shade during the summer months.

Other blocks in Youngblood's plat were divided into large lots of three to six acres. Early twentieth century developers and investors subdivided the parcels of Lots 10, 18, 19, and 20, located between Middle Lane and East Lane (N. Oceana Boulevard), and parts of Lots 41, 42, and 43, located east of East Lane. The building lots on these parcels soon reflected the size and character of the original lots of Oceana and connected to the existing neighborhood by extending and adding to the existing street grid.

In 1924, M. McKann created the Hillcrest subdivision, which re-platted the area east of Middle Lane, extending Ohio and Indiana avenues eastward to East Lane, and created Virginia Avenue (later renamed Roselynn Lane) between Virginia Beach Boulevard and Ohio Avenue. This area took in four of Youngblood's large-acreage Blocks (10, 18, 19, and 20) that were located between Virginia Beach Boulevard and Front Street (Southern Boulevard). In 1926, A.B. Fussell further subdivided five lots in Blocks 19 and 20, creating two 125'-deep lots out of each and extending New York Avenue east of Middle Lane. Fussell named his development "Oceana Terrace." Over time, these subdivisions became identified with the larger Oceana neighborhood and today contribute the historic core of this development. By the late 1920s, significant residential development began to occur in Oceana; about 70 custom homes had been built in the greater Oceana Gardens area, the population had grown to 350 people, and the area had taken on the character of a small village or hamlet, including several commercial businesses, churches, and schools.[3]

The presence of the railroad, first as a narrow gauge line, then as the standard gauge line also contributed to success of the Oceana neighborhood. Initially known as "Tunis," the small frame depot was located near the intersection of Great Neck Road and Front Street (a site now located beneath the rerouted First Colonial Road/Oceana Boulevard and Southern Boulevard). The post office was housed in a mixed-use building that stood on the south side of the railroad

tracks. The post office was later moved to a building on the west side of Great Neck Road (now, First Colonial Road) across from its intersection with Michigan Avenue.

Commercial development ensued and by the 1930s, numerous stores, offices, and other amenities were established around the intersection of present-day First Colonial Road and Virginia Beach Boulevard, and near the railway depot on Front Street. The commercial development remained along these major corridors and did not extend into the residential area. One longtime resident recalls that Oceana was "the center of Princess Anne County" during the 1940s and 1950s and that rural residents would travel to the commercial center to conduct business and purchase household items on Saturdays.[4] The surrounding area continued to reflect a rural character with the establishment of the large Tidewater Bulb Farm just north of the residential neighborhood (at present, north of Interstate 64). This farm, founded by Oceana-resident Homer Rau in the 1930s and later operated by his sons Carl and Wilmer, shipped daffodil bulbs nationwide. Throughout the 1940s and 1950s, additional homes were constructed on open parcels in the neighborhood and by 1965, Oceana was largely built out and the Naval Air Station had been developed to the south. Since nearly all of the historic commercial buildings have been replaced or demolished, the commercial area is not part of the historic district. The rerouting of First Colonial Road and the widening of Virginia Beach Boulevard have impacted the west and south edges of the district, but have left the core of the neighborhood intact.

Architectural Character
The Oceana neighborhood exhibits a mixture of architectural styles dating from the late nineteenth century through the 1960s, and includes some non-historic late-twentieth- and early twenty-first-century infill/replacement construction. The earliest available Sanborn Fire Insurance maps for the area date from 1928 and show the distribution of houses within the neighborhood. Several large homes already were constructed along Virginia Beach Boulevard and Front Street, facing the railroad tracks. Commercial development, as noted, remained along the major roadways of Great Neck Road and Virginia Beach Boulevard and near the railroad depot.

The earliest dwellings in the neighborhood are turn-of-the-century dwellings executed in vernacular forms that exhibit limited architectural detailing. The house at 200 Louisa Avenue, built by 1900 for the Adams family, is a gable-front, rectangular frame dwelling with a full-width front porch (now enclosed); influence of the Queen Anne style is reflected in the use of a polygonal bay window on the front of the house. The Bonney House, located at 236 Louisa Avenue, also dates to about 1900 and is another front-gable form dwelling. The house reflects traditional detailing in the use of gable end returns, a wide frieze board, and exterior brick chimneys. Like many homes of the period, the porch is detailed with chamfered posts and turned wooden balusters.

The parcels along Virginia Beach Boulevard tend to be larger than those on the neighborhood's interiors streets, with some parcels extending the full-depth of the block between the boulevard and Michigan Avenue. Many of these houses date from the 1910s to

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the 1930s and area examples of American Foursquare (1523 Virginia Beach Boulevard, 1605 Virginia Beach Boulevard), Colonial Revival (1533 Virginia Beach Boulevard), and Craftsman bungalow (1613 Virginia Beach Boulevard) designs. There are two examples of the Dutch Colonial style in the neighborhood—a frame example at 1621 Virginia Beach Boulevard and a brick example at 201 Middle Lane. The 100- and 200-blocks of Louisa Avenue hold several examples of one-and-a-half-story bungalows built between 1912 and 1930 (205 Louisa Avenue and 213 Louisa Avenue), as well as one-and-a-half- to two-story Colonial Revival-style houses (216 Louisa Avenue and 217 Louisa Avenue). Colonial Revival-style details, such as pedimented or aedicule door surrounds, and Craftsman-style details, such as exposed rafter tails, wooden knee braces, and porches supported by columns on piers, predominate on these houses with stylistic articulation. Some of these houses have been previously identified as probable examples of prefabricated ("kit") houses that were ordered from catalogues and arrived by railroad.[5] Most of these houses are of frame construction and are clad with weatherboard or asbestos shingle siding, and more recently re-clad with vinyl or aluminum siding. Although some of the bungalows are clad with wooden shingles siding, the bungalow designs in the Oceana neighborhood are notable since they "align more with national trends, without the beach-like character" found in the examples closer to the beachfront.[6] This distinction may be related to the fact that several of the bungalows were likely "mail order" prefabricated houses that would have reflected national trends, rather than regional modifications. In addition, Oceana residents typically were year-round residents, rather than the seasonal type residents who occupied the dwellings near the ocean. Another notable example is the brick bungalow located at 1566 Indiana Avenue, which retains much of its original material.

A few examples of Tudor Revival cottages were built in the neighborhood during the 1940s, as well, and reflect stylistically typical elements such as steeply pitched gable roofs, false half-timbering, stucco and brick finishes, large exterior chimneys, and asymmetrical facades (200 and 205 North Oceana Boulevard). A larger example of the style was built later (ca. 1950) on Virginia Beach Boulevard (1577 Virginia Beach Boulevard) and exhibits more of a horizontal character with applied stylistic elements.

The largest number of dwellings in the neighborhood were built between the 1940s and the 1960s and reflect the Minimal Traditional style (1548 New York Avenue, 1544 Indiana Avenue, and 1569 Ohio Avenue). In contrast to the revival style houses that preceded them, these mid-century houses tend to reflect a simple, standardized plan that lack overt exterior ornamentation or stylistic treatments. The one- to one-and-a-half-story houses were rectangular or L-shaped in plan and often displayed an asymmetrical façade, often relieved by a cross-gable wing. Notable among these houses are those executed in concrete block and covered by a gable-on-hip roof. Cape Cod houses are a common expression of the Minimal Traditional style, exhibiting a rectangular footprint and typically holding two front dormers. A variation on the style often seen in Oceana houses is a front cross gable and one front dormer (1534 Michigan Avenue). The majority of these houses are of frame construction clad with weatherboards, wooden shingles, asbestos shingle siding, or more recently re-clad with vinyl or aluminum siding. Ranch houses, distinguished by their low, horizontal character housed

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beneath a single gable or hipped roof with overhanging eaves, began to appear in the neighborhood during the very late 1950s into the 1970s. Many of the rental duplex residences in the neighborhood are executed in the Ranch style. Nearly all of the Ranch houses in the neighborhood are clad with brick.

Garages and secondary dwellings, often combined in one building, are common secondary buildings in the Oceana neighborhood. Some garages (205 North Oceana Boulevard, 1629 Ohio Avenue) were built at the same time as the main dwelling and reflect the stylistic elements of the primary resource. Others were built later and tend to be more utilitarian in their character with little architectural detailing. One longtime resident noted that his great aunt and uncle, Mr. and Mrs. Harvey Capps, built their home at 1621 Virginia Beach Boulevard in 1930, but around 1950 added a two-story garage with an apartment above it in order to rent the space to military families at the nearby Naval Station Oceana.[7] Many of the non-contributing resources in the neighborhood can be attributed to non-historic sheds and garages that have been added to the property in recent years.

Although none of Oceana's residences are known to be architect-designed, several are known to be the work of local builders. Dorice Gregory and George Newkirk, both of whom lived in the neighborhood, were house builders during the early to mid-twentieth century. Their houses are examples of the Colonial Revival style, as well as more modest bungalows and Minimal Traditional forms. Gregory lived in the Colonial Revival house at 1541 Virginia Beach Boulevard, which is a two-story frame dwelling with notable stylistic elements. Newkirk lived at 1617 Ohio Avenue in a modest one-and-a-half-story Minimal Tradition house. The latter has been modified by the enclosure of the front porch and change in exterior materials, but retains its overall historic character. Although many of the houses reflect similar form and details, most appear to have been custom homes built for property owners rather than speculative development. Many of Oceana's families have lived in the neighborhood for generations, either occupying the same house or purchasing additional residences.

As noted, typical alterations to the historic houses in the Oceana neighborhood include exterior recladding with vinyl or aluminum siding, the replacement of historic windows with aluminum or vinyl clad sashes, and a few examples of enclosed porches. Other changes have occurred with the realignment and widening of surrounding transportation routes that have impacted the edges of the historic district. Another impact has been recent demolition of historic dwellings, some of which were undertaken as part of the City's effort to reduce density within the Accident Potential Zone of the Naval Station Oceana (and as part of the 2005 Base Realignment and Closure process).[8] Some of these lots remain undeveloped, while others have been sold for lower density redevelopment. The City of Virginia Beach redeveloped one of the lots, 213 North Oceana Boulevard, as the Oceana Gardens Park, which is the only open public space in the neighborhood. Non-historic houses constructed in Oceana in recent years combine traditional elements executed in contemporary materials (vinyl, cementitious board). These houses often are larger than their historic counterparts, but generally maintain lot setbacks and footprints.

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The Oceana Neighborhood Historic District retains a good level of overall integrity. This collection of architectural resources reflect the growth of the area from a rural section of Princess Anne County, to a late-nineteenth-century village and railroad stop, to a mid-twentieth century residential community. The neighborhood retains very good integrity with regard to feeling and setting, which is enhanced by the retention of the early street grid and the canopy of mature trees that continue to line the streets and shade the individual lots. The original sand streets have been paved, but sidewalks are present only along a portion of the exterior routes of Virginia Beach Boulevard and North Oceana Boulevard. Despite significant transportation, military, and commercial development around it, Oceana has maintained its historic character of a quiet, tightly-knit community that has been home to generations of families over the last 120 years. As one resident noted, "It's an old-fashioned neighborhood.... Everybody knows everybody and we look out for each other."[9]

INVENTORY
The following is a list of resources located within the Oceana Neighborhood Historic District boundaries. The resources are listed alphabetically by street name and numerically by address number. VDHR ID numbers for resources previously surveyed also are listed. In the following inventory all resources, both primary and secondary, have been considered either contributing or non-contributing based upon the areas of significance identified under Criterion A, Community Planning and Development, and under Criterion C, Architecture; the period of significance identified as 1891 to 1963; and whether the resource retains integrity. All non-contributing resources have therefore been so noted for being less than fifty years old or as having no integrity left to represent the period and areas of significance, unless otherwise noted.

INDIANA AVENUE
1504 Indiana Avenue   134-0968-0074
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, Ca 1959**
Non-contributing Total: 1

1508 Indiana Avenue   134-0968-0073
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Ranch, 1961**
Contributing *Total:* 1

1516-1518 Indiana Avenue   134-0968-0067
Primary Resource: **Double/Duplex (Building), Stories 2, Style: No discernible style, 1997**
Non-contributing Total: 1

1520-1522 Indiana Avenue   134-0968-0064
Primary Resource: **Double/Duplex (Building), Stories 2, Style: No discernible style, 1997**
Non-contributing Total: 1

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1521 Indiana Avenue   134-0968-0065
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, 2011**
Non-contributing Total: 1

1529 Indiana Avenue   134-0604   *Other DHR Id#: 134-0968-0009*
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, 2011**
Non-contributing Total: 1

1541 Indiana Avenue   134-0968-0075
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, 2012**
Non-contributing Total: 1

1544 Indiana Avenue   134-0968-0078
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1950**
Contributing *Total:*1
Secondary Resource: **Shed (Building) Non-contributing Total**: 1

1551-1553 Indiana Avenue   134-0968-0068
Primary Resource: **Double/Duplex (Building), Stories 1, Style: Ranch, 1956**
Contributing *Total:* 1

1556 Indiana Avenue   134-0546   *Other DHR Id#: 134-0968-0006*
Primary Resource: **Single Dwelling (Building), Stories 2 Style: No discernible style, 2002**
Non-contributing Total:1
Secondary Resource: **Garage (Building) Non-contributing Total**: 1

1557 Indiana Avenue   134-0968-0076
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1950**
Contributing   *Total:* 1

1560-1562 Indiana Avenue   134-0968-0070
Primary Resource: **Double/Duplex (Building), Stories 1, Style: Ranch, 1997**
Non-contributing Total: 1

1561-1565 Indiana Avenue   134-0968-0069
Primary Resource: **Double/Duplex (Building), Stories 3, Style: No discernible style, 2006**
Non-contributing Total: 1

1566 Indiana Avenue   134-0547   *Other DHR Id#: 134-0968-0007*
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Craftsman, 1923**
Contributing *Total:* 1
Secondary Resource: **Garage (Building) Non-contributing Total**: 1

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1581 Indiana Avenue   **134-0968-0077**
Primary Resource: **Single Dwelling (Building), Stories 1, Style: No discernible style, 2014**
Non-contributing Total*:* 1

1604-1606 Indiana Avenue   **134-0968-0071**
Primary Resource: **Double/Duplex (Building), Stories 1, Style: No discernible style, 1983**
Non-contributing Total*:* 1

1608-1610 Indiana Avenue   **134-0968-0072**
Primary Resource: **Double/Duplex (Building), Stories 1, Style: No discernible style, 1983**
Non-contributing Total*:* 1

1614-1616 Indiana Avenue   **134-0653**   *Other DHR Id#: 134-0968-0016*
Primary Resource: **Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1930**
Contributing *Total:* 1
Secondary Resource: **Secondary Dwelling (Building)** Contributing *Total:* 1

1620 Indiana Avenue   **134-0652**   *Other DHR Id#: 134-0968-0014*
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Vernacular, Ca 1941**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1
Secondary Resource: **Garage (Building) Non-contributing Total**:1
Secondary Resource: **Shed (Building) Non-contributing Total**:1

1654 Indiana Avenue   **134-0968-0079**
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Ranch, Ca 1961**
Contributing *Total:* 1
Secondary Resource: **Shed (Building) Non-contributing Total***:* 2

1680 Indiana Avenue   **134-0968-0080**
Primary Resource: **Store (Building), Stories 1, Style: No discernible style, Ca 1981**
Non-contributing Total*:* 1

LOUISA AVENUE
129 Louisa Avenue   **134-5095**   *Other DHR Id#: 134-0968-0017*
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Craftsman, Ca 1930**
Contributing *Total:* 1
Secondary Resource: **Shed, Vehicle/Equipment (Building) Non-contributing Total***:* 1

200 Louisa Avenue   **134-0651**   *Other DHR Id#: 134-0968-0013*
Primary Resource: **Single Dwelling (Building), Stories 2.5, Style: Victorian, Queen Anne, Ca 1900**

Contributing *Total:* 1
Secondary Resource: **Secondary Dwelling (Building)** Contributing *Total:* 1
Secondary Resource: **Shed (Building) Non-contributing Total***:*1

201 Louisa Avenue   **134-0649**   *Other DHR Id#: 134-0968-0011*
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Craftsman, Ca 1925**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

205 Louisa Avenue   **134-0650**   *Other DHR Id#: 134-0968-0012*
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Craftsman, Ca 1925**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

210 Louisa Avenue   **134-0968-0058**
Primary Resource: **Double/Duplex (Building), Stories 1, Style: Ranch, Ca 1957**
Contributing *Total:* 1
Secondary Resource: **Shed (Building) Non-contributing Total***:* 1

213 Louisa Avenue   **134-0545**   *Other DHR Id#: 134-0968-0005*
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Craftsman, Ca 1917**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

216 Louisa Avenue   **134-0968-0131**
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, 1936**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

217 Louisa Avenue   **134-5349**   *Other DHR Id#: 134-0968-0035*
Primary Resource: **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1935**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

221-223 Louisa Avenue   **134-5348**   *Other DHR Id#: 134-0968-0034*
Primary Resource: **Double/Duplex (Building), Stories 1, Style: Ranch, Ca 1966**
Non-contributing Total*:* 1

224 Louisa Avenue   **134-0968-0059**
Primary Resource: **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1940**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

232 Louisa Avenue   **134-0522**   *Other DHR Id#: 134-0968-0003*

Primary Resource: **Single Dwelling (Building), Stories 2.5, Style: Vernacular, 1912**
Contributing *Total: 1*

233 Louisa Avenue   **134-5097**   *Other DHR Id#: 134-0968-0018*
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Craftsman, 1912**
Contributing *Total:* 1
Secondary Resource: **Garage (Building) Non-contributing Total***:*1

236 Louisa Avenue   **134-0523**   *Other DHR Id#: 134-0968-0004*
Primary Resource: **Single Dwelling (Building), Stories 2.5, Style: Vernacular, Ca 1900**
Contributing *Total:* 1
Secondary Resource: **Shed (Building) Non-contributing Total***:* 1

244 Louisa Avenue   **134-0968-0132**
Primary Resource: **Office/Office Building (Building), Stories 2, Style: Contemporary,** 1994
Non-contributing Total*:* 1

MICHIGAN AVENUE
1534 Michigan Avenue   **134-0968-0111**
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, Ca**
1950
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1
Secondary Resource: **Wall/Fence (Object) Non-contributing Total***:* 1

1540 Michigan Avenue   **134-0968-0112**
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca**
1950
Contributing *Total:* 1
Secondary Resource: **Garage (Building) Non-contributing Total***:* 1

1544-1546 Michigan Avenue   **134-0968-0114**
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca**
1940
Contributing *Total:* 1
Secondary Resource: **Secondary Dwelling (Building)** Contributing *Total:* 1

1547 Michigan Avenue   **134-0968-0113**
Primary Resource: **Single Dwelling (Building), Stories 1, Style: No discernible style, Ca 1980**
Non-contributing Total: 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

1556 Michigan Avenue   **134-0968-0115**

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Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, Ca 1950**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1
Secondary Resource: **Shed (Building) Non-contributing Total***:* 1

1564 Michigan Avenue   134-0968-0116
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, Ca 1940**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

1565 Michigan Avenue   134-0968-0117
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1947**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

1602-1604 Michigan Avenue   134-0968-0060
Primary Resource: **Double/Duplex (Building), Stories 1, Style: Ranch, 1983**
Non-contributing Total*:* 1

1606-1608 Michigan Avenue   134-0968-0122
Primary Resource: **Double/Duplex (Building), Stories 1, Style: Ranch, 1983**
Non-contributing Total*:* 1

1617 Michigan Avenue   134-5102   *Other DHR Id#: 134-0968-0023*
Primary Resource: **Multiple Dwelling (Building), Stories 1.5, Style: Craftsman, Ca 1928**
Contributing *Total:* 1
Secondary Resource: **Shed (Building) Non-contributing Total***:* 1

1619 Michigan Avenue   134-0968-0123
Primary Resource: **Double/Duplex (Building), Stories 1, Style: Ranch, 1985**
Non-contributing Total*:* 1

1621 Michigan Avenue   134-0968-0124
Primary Resource: **Single Dwelling (Building), Stories 1, Style: No discernible style, Ca 1950**
Non-contributing Total*:* 1

1623 Michigan Avenue   134-0968-0125
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1930**
Contributing *Total:* 1
Secondary Resource: **Shed (Building)** Contributing *Total:* 1

1628 Michigan Avenue   134-0968-0121
Primary Resource: **Single Dwelling (Building), Stories 1, Style: No discernible style, 1988**

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Non-contributing Total*:* 1

1629 Michigan Avenue   134-0968-0061
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1940**
Contributing *Total:* 1

1640 Michigan Avenue   134-5345   *Other DHR Id#: 134-0968-0066*
Primary Resource: **Double/Duplex (Building), Stories 1, Style: Ranch, Ca 1956**
Contributing *Total:* 1

1644 Michigan Avenue   134-5346   *Other DHR Id#: 134-0968-0032*
Primary Resource: **Double/Duplex (Building), Stories 1, Style: Ranch, Ca 1956**
Contributing *Total:* 1

1649 Michigan Avenue   134-0968-0120
Primary Resource: **Single Dwelling (Building), Stories 1, Style: No discernible style, Ca 1992**
Non-contributing Total*:* 1

1652-1654 Michigan Avenue   134-0968-0118
Primary Resource: **Double/Duplex (Building), Stories 2, Style: Minimal Traditional, Ca 1978**
Non-contributing Total*:* 1
Secondary Resource: **Shed (Building) Non-contributing Total***:* 2

1653 Michigan Avenue   134-5347   *Other DHR Id#: 134-0968-0033*
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1951**
Contributing *Total:* 1
Secondary Resource: **Double/Duplex (Building)** Contributing *Total:* 1
Secondary Resource: **Shed (Building) Non-contributing Total:** 1

1661 Michigan Avenue   134-0968-0119
Primary Resource: **Office/Office Building (Building), Stories 1, Style: No discernible style, Ca 1934**
Contributing *Total:* 1
Secondary Resource: **Garage (Building) Non-contributing Total***:* 1

MIDDLE LANE
113 Middle Lane   134-0968-0133
Primary Resource: **Single Dwelling (Building), Stories 1, Style: No discernible style, 2010**
Non-contributing Total*:* 1

201 Middle Lane   134-0968-0135

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Primary Resource: **Single Dwelling (Building), Stories 2, Style: Dutch Revival, Ca 1933**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

204 Middle Lane   134-0968-0134
Primary Resource: **Single Dwelling (Building), Stories 2.5, Style: No discernible style, 2010**
Non-contributing Total*:* 1

217 Middle Lane   134-0968-0050
Primary Resource: **Double/Duplex (Building), Stories 1, Style: Ranch, 1977**
Non-contributing Total*:* 1

220 Middle Lane   134-0968-0136
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, 2011**
Non-contributing Total*:* 1

225 Middle Lane   134-0968-0137
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, 2014**
Non-contributing Total*:* 1

228 Middle Lane   134-0968-0140
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, 2010**
Non-contributing Total*:* 1

236 Middle Lane   134-0968-0053
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, Ca 1940**
Contributing *Total:* 1

241 Middle Lane   134-0968-0138
Primary Resource: **Double/Duplex (Building), Stories 2, Style: No discernible style, Ca 1956**
Non-contributing Total*:* 1

244 Middle Lane   134-0968-0051
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, Ca 1940**
Contributing *Total:* 1
Secondary Resource: **Shed (Building)** Contributing *Total:* 1

245 Middle Lane   134-0968-0139
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Vernacular, Ca 1950**
Contributing *Total:* 1

NEW YORK AVENUE
1512 New York Avenue   134-0968-0042
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, 2010**
Non-contributing Total*: 1

1513-1515 New York Avenue   134-0968-0048
Primary Resource: **Double/Duplex (Building), Stories 2, Style: No discernible style, 1998**
Non-contributing Total*: 1

1516 New York Avenue   134-0968-0041
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, 2010**
Non-contributing Total*: 1

1517 New York Avenue   134-0968-0049
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1950**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

1524 New York Avenue   134-0968-0047
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1950**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

1528 New York Avenue   134-0968-0046
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1947**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

1532 New York Avenue   134-0968-0040
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, 2014**
Non-contributing Total*: 1

1540 New York Avenue   134-0968-0039
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, 2010**
Non-contributing Total*: 1

1548 New York Avenue   134-0968-0044
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1940**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

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1552 New York Avenue   134-0968-0015
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, Ca 1940**
Contributing *Total:* 1
Secondary Resource: **Shed (Building) Non-contributing Total***:* 3

1553 New York Avenue   134-0968-0038
Primary Resource: **Single Dwelling (Building), Stories 2, Style: Contemporary, 1985**
Non-contributing Total*:* 1

1565-1567 New York Avenue   134-0968-0043
Primary Resource: **Double/Duplex (Building), Stories 1, Style: Ranch, 1983**
Non-contributing Total*:* 1

OCEANA BOULEVARD, NORTH
North 200 Oceana Boulevard   134-5245   *Other DHR Id#: 134-0968-0025*
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Tudor Revival, Ca 1928**
Contributing *Total:* 1
Secondary Resource: **Shed (Building) Non-contributing Total***:* 1

North 205-209 Oceana Boulevard   134-5246   *Other DHR Id#: 134-0968-0026*
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Tudor Revival, Ca 1930**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

North 213 Oceana Boulevard   134-0968-0148
Primary Resource: **Park (Site), Stories , Style: No discernible style, 2009**
Non-contributing Total*:* 1
Secondary Resource: **Shelter (Building) Non-contributing Total***:* 1

North 225 Oceana Boulevard   134-0968-0149
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1950**
Contributing *Total:* 1
Secondary Resource: **Garage (Building) Non-contributing Total***:* 1

North 245 Oceana Boulevard   134-0968-0150
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1925**
Contributing *Total:* 1

North 253 Oceana Boulevard   134-0968-0054
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca**

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1950
Contributing *Total:* 1

OHIO AVENUE
1504 Ohio Avenue   134-0968-0086
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, 2003**
Non-contributing Total*:* 1

1508 Ohio Avenue   134-0968-0085
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1996**
Non-contributing Total*:* 1
Secondary Resource: **Shed (Building) Non-contributing Total***:* 1

1512 Ohio Avenue   134-0968-0084
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1996**
Non-contributing Total*:* 1

1513 Ohio Avenue   134-0968-0062
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Ranch, Ca 1957**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

1516 Ohio Avenue   134-0968-0083
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1955**
Contributing *Total:* 1

1525 Ohio Avenue   134-0968-0081
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Ranch, Ca 1955**
Contributing *Total:* 1

1536 Ohio Avenue   134-0968-0087
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, 2013**
Non-contributing Total*:* 1

1537 Ohio Avenue   134-0968-0082
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, 2012**
Non-contributing Total*:* 1

1544 Ohio Avenue   134-0968-0088
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, Ca 1950**
Contributing *Total:* 1

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1545 Ohio Avenue   134-0968-0097
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, 2009**
Non-contributing Total*: 1

1548 Ohio Avenue   134-0968-0089
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, 2010**
Non-contributing Total*: 1

1553 A/B Ohio Avenue   134-0968-0096
Primary Resource: **Double/Duplex (Building), Stories 2, Style: Minimal Traditional, 1950**
Non-contributing Total*: 1

1556 Ohio Avenue   134-0968-0090
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: No discernible style, 2013**
Non-contributing Total*: 1

1557 Ohio Avenue   134-0968-0095
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1940**
Contributing *Total:* 1
Secondary Resource: **Garage (Building) Non-contributing Total***: 1

1560 Ohio Avenue   134-0968-0091
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, Ca 1956**
Contributing *Total:* 1

1561 Ohio Avenue   134-0968-0094
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Ranch, 1962**
Contributing *Total:* 1
Secondary Resource: **Carport (Structure) Non-contributing Total***: 1
Secondary Resource: **Garage (Building) Non-contributing Total***: 1

1564 Ohio Avenue   134-0968-0092
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Ranch, 1956**
Contributing *Total:* 1

1569 Ohio Avenue   134-0968-0093
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1952**
Contributing *Total:* 1

1600 Ohio Avenue   134-0968-0098
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1940**

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Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

1604 Ohio Avenue   **134-0968-0104**
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, Ca 1950**
Contributing *Total:* 1

1605 Ohio Avenue   **134-0968-0103**
Primary Resource: **Single Dwelling (Building), Stories 2.5, Style: No discernible style, 2013**
Non-contributing Total*:* 1

1608 Ohio Avenue   **134-0968-0105**
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1912**
Contributing *Total:* 1
Secondary Resource: **Garage (Building) Non-contributing Total***:* 1

1612 Ohio Avenue   **134-0968-0106**
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1912**
Contributing *Total:* 1

1613 Ohio Avenue   **134-0968-0102**
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, Ca 1935**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

1616 Ohio Avenue   **134-0968-0107**
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1930**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

1617 Ohio Avenue   **134-0968-0101**
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1942**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

1620 Ohio Avenue   **134-0968-0108**
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1950**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

1621 Ohio Avenue   **134-5098**   *Other DHR Id#: 134-0968-0019*
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Craftsman, Ca 1940**

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Contributing *Total:* 1

1623-1625 Ohio Avenue   **134-0968-0063**
Primary Resource: **Double/Duplex (Building), Stories 1, Style: No discernible style, 1990**
Non-contributing Total*: 1*
Secondary Resource: **Shed (Building) Non-contributing Total***: 1*

1624 Ohio Avenue   **134-0968-0109**
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1940**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1
Secondary Resource: **Shed (Building)** Contributing *Total:* 1

1628 Ohio Avenue   **134-0968-0110**
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, Ca 1940**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

1629 Ohio Avenue   **134-0968-0100**
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Vernacular, Ca 1935**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

1635 Ohio Avenue   **134-0968-0099**
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1940**
Contributing *Total:* 1

ROSELYNN LANE
224 Roselynn Lane   **134-0968-0151**
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Ranch, Ca 1950**
Contributing *Total:* 1

225 Roselynn Lane   **134-0968-0056**
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1950**
Contributing *Total:* 1

230 Roselynn Lane   **134-0968-0152**
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Ranch, Ca 1950**
Contributing *Total:* 1

240 Roselynn Lane   **134-0968-0153**

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Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, 2012**
Non-contributing Total*: 1*

241 Roselynn Lane   134-0968-0155
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, 2016**
Non-contributing Total*: 1*

248 Roselynn Lane   134-0968-0154
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Ranch, Ca 1955**
Contributing *Total: 1*

SOUTHERN BOULEVARD
1510 Southern Boulevard   134-0631   *Other DHR Id#: 134-0968-0010*
Primary Resource: **Single Dwelling (Building), Stories 2.5, Style: Vernacular, Ca 1924**
Contributing *Total: 1*

1520 Southern Boulevard   134-0968-0008
Primary Resource: **Single Dwelling (Building), Stories 1, Style: No discernible style, 1998**
Non-contributing Total*: 1*
Secondary Resource: **Garage (Building) Non-contributing Total***: 1*
Secondary Resource: **Shed (Building) Non-contributing Total***: 1*

1524 Southern Boulevard   134-0968-0036
Primary Resource: **Single Dwelling (Building), Stories 2, Style: Colonial Revival, 2004**
Non-contributing Total*: 1*

1536-1538 Southern Boulevard   134-0968-0037
Primary Resource: **Double/Duplex (Building), Stories 2, Style: Colonial Revival, 1986**
Non-contributing Total*: 1*

VIRGINIA BEACH BOULEVARD
1523 Virginia Beach Boulevard   134-0131   *Other DHR Id#: 134-0968-0001*
Primary Resource: **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1909**
Contributing *Total: 1*
Secondary Resource: **Garage (Building)** Contributing *Total: 1*

1533 Virginia Beach Boulevard   134-0968-0057
Primary Resource: **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1920**
Contributing *Total: 1*
Secondary Resource: **Garage (Building)** Contributing *Total: 1*
Secondary Resource: **Pool/Swimming Pool (Structure) Non-contributing Total***: 1*

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1541 Virginia Beach Boulevard   134-0968-0130
Primary Resource: **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1940**
Contributing *Total:* 1
Secondary Resource: **Shed (Building) Non-contributing Total***:* 1

1551 Virginia Beach Boulevard   134-0968-0129
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1950**
Non-contributing Total*:* 1
Secondary Resource: **Garage (Building) Non-contributing Total***:* 1
Secondary Resource: **Shed (Building) Non-contributing Total***:* 1

1561 Virginia Beach Boulevard   134-0968-0128
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, Ca 1947**
Contributing *Total:* 1

1567 Virginia Beach Boulevard   134-0968-0127
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, Ca 1960**
Contributing *Total:* 1

1577 Virginia Beach Boulevard   134-0968-0126
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Tudor Revival, Ca 1940**
Contributing *Total:* 1
Secondary Resource: **Shed (Building)** Contributing *Total:* 1

1601 Virginia Beach Boulevard   134-5099   *Other DHR Id#: 134-0968-0020*
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Craftsman, Ca 1928**
Contributing *Total:* 1
Secondary Resource: **Garage (Building)** Contributing *Total:* 1

1605-1607 Virginia Beach Boulevard   134-5100   *Other DHR Id#: 134-0968-0021*
Primary Resource: **Multiple Dwelling (Building), Stories 2.5, Style: Craftsman, Ca 1910**
Contributing *Total:* 1
Secondary Resource: **Carriage House (Building)** Contributing *Total:* 1

1613 Virginia Beach Boulevard   134-0519   *Other DHR Id#: 134-0968-0002*
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Craftsman, Ca 1910**
Contributing *Total:* 1
Secondary Resource: **Double/Duplex (Building) Non-contributing Total***:* 1

1621 Virginia Beach Boulevard   134-5101   *Other DHR Id#: 134-0968-0022*
Primary Resource: **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Dutch, Ca 1928**

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Contributing *Total:* 1
Secondary Resource: **Shed (Building) Non-contributing Total***:* 2

1629-1633 Virginia Beach Boulevard   134-5342   *Other DHR Id#: 134-0968-0030*
Primary Resource: **Double/Duplex (Building), Stories 2, Style: No discernible style, Ca 1950**
Contributing *Total:* 1
Secondary Resource: **Double/Duplex (Building)** Contributing *Total:* 1

1641 Virginia Beach Boulevard   134-5344   *Other DHR Id#: 134-0968-0031*
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Craftsman, Ca 1920**
Contributing *Total:* 1
Secondary Resource: **Garage (Building) Non-contributing Total***:* 1

WEST LANE
108 West Lane   134-0968-0052
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1960**
Non-contributing Total*:* 1
Secondary Resource: **Shed (Building) Non-contributing Total***:* 1

121 West Lane   134-0485   *Other DHR Id#: 134-0968-0157*
Primary Resource: **Gateposts/Entry (Object), Style: Colonial Revival, 1941**
Contributing *Total:* 1
Secondary Resource: **Service Station (Building) Non-contributing *Total:* 1**

205 West Lane   134-0968-0144
Primary Resource: **Double/Duplex (Building), Stories 1, Style: Ranch, Ca 1965**
Non-contributing Total*:* 1

207-209 West Lane   134-0968-0143
Primary Resource: **Double/Duplex (Building), Stories 1.5, Style: Minimal Traditional, Ca 1940**
Contributing *Total:* 1
Secondary Resource: **Secondary Dwelling (Building)** Contributing *Total:* 1

213 West Lane   134-0968-0142
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, Ca 1950**
Contributing *Total:* 1

220 West Lane   134-0968-0145
Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1952**
Contributing *Total:* 1

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Secondary Resource: **Garage (Building)** Contributing *Total:* 1

225 West Lane   **134-0968-0141**
Primary Resource: **Double/Duplex (Building), Stories 1, Style: Ranch, Ca 1950**
Contributing *Total:* 1
Secondary Resource: **Secondary Dwelling (Building)** Contributing *Total:* 1

236 West Lane   **134-0968-0146**
Primary Resource: **Double/Duplex (Building), Stories 2, Style: Minimal Traditional, Ca 1940**
Contributing *Total:* 1

ENDNOTES
SECTION 7
1. Frazier Associates, "Reconnaissance Architectural Survey Report, City of Virginia Beach." Prepared for the City of Virginia Beach and the Virginia Department of Historic Resources, July 1992:19.
2. E.E. Ferebee and J. Pendleton Wilson, Jr., *University of Virginia Record Extension Series: An Economic and Social Survey of Princess Anne County* (Charlottesville, VA: University of Virginia, 1924), 30-31.
3. Ferebee and Wilson, 31.
4. Warren Hiteshew, Personal Communication, Telephone conversation, 20 January 2017.
5. Meg Greene Malvasi, "The Kit House in Southeastern Virginia: Architectural Documentation of Kit Houses Manufactured by Sears, Roebuck and Company Located within the Cities of Chesapeake, Norfolk, Portsmouth, Suffolk, and Virginia Beach, Virginia." Prepared for Virginia Department of Historic Resources and the Cities of Chesapeake, Norfolk, Portsmouth, Suffolk, and Virginia Beach. Prepared by William and Mary Center for Archaeological Research, 2006:48.
6. Frazier Associates, 61.
7. Warren Hiteshew, Personal Communication.
8. City of Virginia Beach, Department of Planning, *APZ1/CZ Master Plan* (Virginia Beach, VA: City of Virginia, 2008), 13.
9. Sam Reid, as quoted in Jon W. Glass, "I [heart] jet noise ... but not as much as my house" *Virginian-Pilot*, 16 Nov 2005:A1.

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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.)

[X] 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.

[X] 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

Oceana Neighborhood Historic District   City of Virginia Beach, VA
Name of Property   County and State

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT
_____
_____
_____
_____
_____

Period of Significance
1891-1963
_____
_____

Significant Dates
1891, 1906, 1908, 1926, 1940, 1954, 1963
_____
_____

Significant Person
(Complete only if Criterion B is marked above.)
N/A_____
_____
_____

Cultural Affiliation
N/A_____
_____
_____

Architect/Builder
Gregory, Dorice
Newkirk, George
_____

Oceana Neighborhood Historic District _____   City of Virginia Beach, VA
Name of Property   County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Oceana Neighborhood Historic District, located in the northern part of the City of Virginia Beach, lies two miles west of the beachfront and about 15 miles east of Norfolk. The community has its origins in the 1883 completion of the Norfolk and Virginia Beach Railroad whose tracks ran along the south edge of the neighborhood, which at the time was part of Princess Anne County. The company built a depot at this location (near the present-day corner of Southern Boulevard and First Colonial Road) and initially called it "Tunis," after the nearby landholdings of the Norfolk-based Tunis Lumber Company. By 1890, a post office was established at the stop. After it was determined that another "Tunis" already existed in Rockingham County, the name was changed in 1891 to "Oceana." A few houses were constructed in Oceana in the early 1890s, but the overall plan for the neighborhood largely was established in 1906 when I.E. Youngblood purchased 250 acres and platted the 70-block subdivision known as "Oceana Gardens."[10] Many in Princess Anne County followed the development with interest because "they wanted a town of their own," as an option to Virginia Beach.[11]

The Oceana Neighborhood Historic District is eligible on a local level under Criterion A in the area of Community Planning and Development as one of the earliest planned subdivisions in Princess Anne County, and under Criterion C in the area of Architecture as a significant collection of late-nineteenth to mid-twentieth-century architectural resources. Oceana represents one of the last intact examples of Princess Anne County's early-twentieth-century subdivisions and has been described as retaining "one of the [city's] best collections of early-twentieth-century residential architecture, still arranged in the early town plan with tree-lined streets."[12] The identified period of significance is 1891 to 1963, which extends from the date the community was named "Oceana" to the date that Princess Anne County merged with the City of Virginia Beach. The Oceana Neighborhood Historic District, comprised primarily of single-family and multi-family dwellings and associated outbuildings, retains good overall integrity and contains 135 contributing resources and 101 non-contributing resources.

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

The Oceana Neighborhood Historic District is eligible in the area of Community Planning and Development as one of the earliest planned residential developments in Princess Anne County. The presence of a small community at this site was tied to the late-nineteenth century arrival of a rail line, but the area was further established by private property owners who subdivided large parcels into residential lots (about .25-acre each) and made allowance for the establishment of local educational facilities. Commercial and residential development ensued and continued through the mid-twentieth century. The architectural resources contained within the historic district reflect this historical development, as well as reflect both vernacular and nationally popular architectural styles from the period.

The Oceana Neighborhood has its origins in the 1883 completion of the Norfolk and Virginia Beach Railroad whose Tunis depot was one of the last stops on the railroad before the terminus

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of Virginia Beach, which lay only two miles to the east. In 1896, the line became the Norfolk, Virginia Beach & Southern Railroad and two years later, the narrow gauge tracks were replaced with standard gauge due to the increase in rail traffic. The presence of the depot stop gave impetus to both commercial and residential development of the then still rural section of Princess Anne County. Although passenger rail service ended in the area about 1950, freight service continued until the 1990s. The train tracks are still located on the south side of Southern Boulevard.[13]

The community's name of "Tunis" was derived from the nearby landholdings of the Tunis Lumber and Milling Company (east of the present neighborhood). Beginning in the late nineteenth century, processing of the area's lumber was one of Tidewater's leading industries with waterfront docks providing access to large urban markets.[14] A Norfolk-based enterprise, the Tunis Company operated sawmills, docks, and lumberyards in Maryland, North Carolina, and Virginia.[15] The presence of the railroad in 1921 also allowed residents to urge the county's Board of Supervisors to expand electrical service throughout the neighborhood. Minutes of the board's meeting indicate that residents requested that the railroad be given the right "to erect poles and string wires for the purpose of furnishing the residents of Princess Anne County and among others those residing at the Township of Oceana with electric current."[16] This request came around 1921, years before the federal Rural Electrification Act of 1936 that provided funds for the installation of electrical systems to rural parts of the United States. The railroad proved to be a benefit to the neighborhood in transportation, as well as in improving the quality of life for the neighborhood residents.

In addition to the timber company's landholdings, a post office was located along the railroad near the depot, as well as a blacksmith shop, a harness shop, a livery stable, a doctor's office, and two general stores. Farmland, however, made up the majority of the surrounding area, which was largely encompassed by the Cornick family's Salisbury Plain estate, patented in the mid-seventeenth century, and the Potter family holdings.[17]

In 1892, B.B. Brock purchased some land in the Tunis area and developed two blocks into residential lots. A more substantial plan occurred in 1906, when I.E. Youngblood purchased 250 acres and platted his 70-block subdivision known as "Oceana Gardens." Many in the county followed the development with interest because "they wanted a town of their own," as an option to Virginia Beach, which mainly served the resort area and was focused more on seasonal residents rather than year-round residents.[18]

The southwest corner of Youngblood's subdivision, located north of the railroad tracks and depot, contained 13 blocks that were divided into ten 60'-wide, 250'-deep lots each. The surrounding 57 blocks were larger, consisting of two to six acres each. Youngblood donated the two full blocks at the far southwestern corner of the area for the location of a public school, which was built in 1908. Youngblood's street names (most east-west streets were named for northern states) have been retained within the neighborhood, with the exceptions of Vermont Avenue/Mill Dam Road, which became Virginia Beach Boulevard (created in 1920, and widened 1950s); Front Street, which became Southern Boulevard; and East Lane, which became North

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Oceana Boulevard. (Present-day First Colonial Road has at various times been known as Great Neck Road and Court House Road.) Initially, the 40'-wide roads in the community were sand-clay and gravel, but by the early 1920s, two roads were hard surfaced and Vermont Avenue was concrete. The streets were lined with oak trees, many of which remain, and lawns contained a variety of trees and shrubs.

By the late 1920s, 70 homes had been built in the Oceana Gardens area and the population had grown to 350 people. Late 1930s aerial photographs of the area show the dense development of Oceana relative to the surrounding countryside with large cultivated fields and surrounding woodland. These farms, benefitting from the area's rich sandy loam soils, produced such truck crops as corn, cotton, and potatoes, and later strawberries and soybeans; dairy farms and orchards also operated in the nearby countryside. The enclave of Seatack, a historically African-American community located east of Oceana along the railroad line, is also visible in these photographs, but is much smaller in size compared to Oceana. Longtime residents attest that "Oceana Village" was the "town center" for rural Princess Anne County and that on Saturdays "everyone would come to Oceana to do conduct their weekly business and shopping."[19] An octogenarian resident who lived her whole life in Oceana noted "People in the country came up here because this was like coming to town."[20] General stores and gas stations were located at crossroads such as Creeds, London Bridge, and Lynnhaven, but Oceana contained a larger collection of businesses many of which continued to operate into the 1980s.

In 1908, a five-room, frame school consolidating four rural schools was constructed at the southwest corner of West Lane and Indiana Avenue on land donated by Youngblood to the county for that purpose. The *Richmond Times-Dispatch* quickly heralded the school as "one of the best educational buildings among small towns."[21] Within a year of opening, the school had a student population of over 200. In 1909, an addition was constructed to the school, which housed both elementary and high school grades. The first class graduated in 1912. Agricultural and normal school programs were established in the 1920s and in 1926, Richmond-based architect Raymond V. Long, who was associated with the State Board of Education, designed a two-story, brick school building that was constructed at the corner of Southern Boulevard and West Lane, just south of the frame school. The brick school burned in 1928, but was rebuilt to designs by Norfolk-based architects Herbert Woodley Simpson and John A. Simpson.[22] The school and community were closely knit, with several teachers and administrators living in Oceana. R.H. Owen and Millard P. Strickler lived in the neighborhood, as did teachers Ruth Gornto and librarian Nancy Strickler, among others. The school served the Oceana community until 1954 when the central Princess Anne High School opened and consolidated students from Oceana, Creeds, and Kempsville high schools. Soon after its closing, the Oceana High School was demolished, although the gymnasium remained on site a few years longer. Two brick piers with dedication plaques from the 1941 and 1942 classes remain at the entrance to the parcel, which currently is used by the Virginia Beach School Board as a vehicle lot.

Many of the local commercial enterprises were operated by Oceana residents and a few were mixed-use buildings with the owner living on the second floor. Among the offerings at Oceana over the years have been a beauty shop and a barbershop, grocery stores including the Colonial

Grocery Store, a furniture store, restaurants, Powell's Confectionary, numerous gas stations including Ferebee's Esso and Gibb's Texaco, Oceana Pharmacy, Oceana Jewelers, insurance offices, auto garages and salesrooms. Among the long-running commercial enterprises in Oceana were the Oceana Feed Hardware Co./Eddie Frizzell's Hardware (1945-1984), Oceana Curb Market (1942-1985), McKenney's butcher shop and grocery store (1922-1964), S&S 5 and 10 Variety Store (1946-1965), and the Oceana Pharmacy (1964-1979). Most commercial buildings were located at the intersection of Virginia Beach Boulevard and First Colonial Road, an area referred to by residents as "downtown" (currently outside of the historic district boundaries).[23] In 1889, the Providence Methodist Episcopal Church moved its church to the area and became Oceana Methodist. The church was then located on land of the Runnell family. The present church, now known as Scott Memorial United Methodist Church, was constructed in 1950 on the west side of First Colonial Road, and lies outside of the historic district. In addition to public facilities, such as the post office and school, Princess Anne County's first volunteer fire department was established in Oceana. The station organized in 1945 and operated until 1974. The first structure for the fire department was located at 1600 Indiana Avenue.

The Oceana Neighborhood Historic District also is eligible under Criterion C in the area of Architecture as a significant collection of buildings that are united historically by plan and physical development. The area retains its original gridded street pattern, building setbacks, and much of the historic street tree canopy, helping to maintain a visual unity within the neighborhood. In addition, the majority of the architectural resources in the historic district date to the period of significance (1891 to 1963) and reflect both regional vernacular forms and nationally popular architectural styles. Predominant stylistic forms present include Colonial Revival, Tudor Revival, Craftsman bungalows and cottages (some of which have been identified as probable mail order or "kit" examples), American Foursquare, Minimal Traditional, Cape Cod, and Ranch. No schools remain in the neighborhood and only one church of modern construction is located along Virginia Beach Boulevard (outside of the district boundaries). As noted, commercial buildings historically centered on Virginia Beach Boulevard and First Colonial Road, and much of the historic commercial core has been altered or replaced. Three commercial buildings are present within the district, but only one (1661 Michigan Avenue) is contributing to the district. The others were constructed after the end date of the period of significance.

Although no architect-designed buildings are known to exist in the neighborhood, several houses were built by local builders who also were Oceana-residents. Dorice William Gregory and his wife, Ella, and daughter Aline lived at 1541 Virginia Beach Boulevard at the corner of Middle Lane. Besides his own house, Gregory also built the house at 1533 Virginia Beach Boulevard for Mr. and Mrs. Puller Bane, the house at 1534 Michigan Avenue for his daughter, and another house located north of Virginia Beach Boulevard (outside of historic district). George Newkirk, listed in the census as a carpenter, built his home at 1617 Ohio Avenue and was the builder for the addition to Scott Memorial United Methodist Church.[24]

Demographically, the Oceana neighborhood has long been a middle- to upper-middle income white neighborhood. Residents in the early twentieth century included both teachers and

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administrators for the Oceana High School, as well as doctors, dentists, police officers, local business owners and businessmen, pastors, merchants, attorneys, building contractors, and engineers. One well remembered resident was Edgar Evans Cayce, the youngest son of Edgar Cayce, who was a noted psychic and holistic healer who opened his Hospital of Enlightening in 1928 in Virginia Beach. The younger Cayce graduated from Oceana High School as valedictorian in 1935 and was the captain of the football team. He married his high school sweetheart Kathryn Bane and served in the Army Signal Corps during World War II. On his father's advice, he attended Duke University on scholarship and became an electrical engineer for Virginia Power, working for the energy company for 40 years. The Cayces lived in the hip-roofed Minimal Traditional house at 1565 Michigan Avenue.[25] Another notable Oceana resident was Dr. Ralph Stata, who lived at the Colonial Revival-style dwelling at 1523 Virginia Beach Boulevard, was among those in the Princess Anne County Medical Society who were instrumental in the movement to establish a local hospital in Virginia Beach. Dr. Stata had an office at his home, as well as a delivery room. Later generations of many of these families continue to live in the neighborhood today.[26]

Although outside of the historic district, the Naval Air Station (NAS) Oceana has had a tremendous impact on the area in terms of population growth, commercial development, and transportation improvements. In 1940, the U.S. Government acquired 328 acres of land lying south of Oceana Gardens from John and Dean Potter for development as a U.S. Navy air field. The rural area between Oceana and the Princess Anne Courthouse to the south was ideal for an airfield because of its low population density, remoteness, and level terrain. The station, known as NAS Oceana, took its name from the adjacent community. Expansion of the airfield in the early 1950s included lengthening four runways to 8,000 feet, making the facility a master jet base. The base, officially designated as Naval Air Station Oceana in June 1957, presently encompasses about 6,000 acres.[27]

In July 2005, the Oceana Gardens Coalition Civic League held its first meeting in Scott Memorial Methodist Church. The group, which includes residents from Oceana, Seatack, Bartow Heights, and West Oceana Gardens, formed in an effort to address development threats to the area and to have a voice in municipal planning efforts that effect the area. The Civic League has worked in tandem with the Virginia Beach Historic Preservation Commission and the City of Virginia Beach's Department of Planning and Community Development to complete this National Register nomination.

ENDNOTES
SECTION 8
10. City of Virginia Beach Map Book 3, Page 51, "Plat of Oceana Gardens," 1906.
11. Stephen S. Mansfield, *Princess Anne County and Virginia Beach: A Pictorial History* (Norfolk/Virginia Beach, VA: The Donning Company Publishers, 1989), 79.
12. Frazier Associates, 19.
13. Richard E. Prince, *Norfolk Southern Railroad Old Dominion Line and Connections* (Millard, NE: R.E. Prince, 1972), 10. In 1900, the Norfolk, Virginia Beach & Southern Railroad was

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acquired by Norfolk and Southern Railroad, which then merged into the Southern Railway system in 1974. In 1982, Southern Railway and Norfolk and Western Railway merged to create the new Norfolk Southern Railway and in 2010, the Virginia Beach City Council voted to purchase a 10.6-mile section of the Norfolk Southern right-of-way (and infrastructure) from Newtown Road to Birdneck Road, which included the stretch through Oceana. A Hampton Roads Transit study is considering the line's potential for extending existing light rail transportation from Norfolk to the beachfront area. Aaron Applegate, "Beach Oks Purchase of Potential Light-Rail Property," *The Virginian-Pilot*, 15 September 2010, accessed online at http://hamptonroads.com/2010/09/beach-oks-purchase-potential-lightrail-property#; Gabriella Souza, "Light Rail Passes Easily in Virginia Beach," *The Virginian-Pilot,* 12 November 2012, accessed online at http://hamptonroads.com/2012/11/light-rail-passes-easily-virginia-beach. In a November 2016 non-binding referendum vote, Virginia Beach residents overwhelmingly voted against extending light rail from Norfolk to Towne Center in Virginia Beach, effectively ending the pursuit of light rail from Norfolk to Towne Center in Virginia Beach. Jordan Pascale, "Virginia Beach Light Rail Referendum Vote Fails in a Landslide," *The Virginian-Pilot*, 8 November 2016, accessed online at http://pilotonline.com/news/government/politics/local/virginia-beach-light-rail-referendum-vote-fails-in-a-landslide/article_a36b8dd8-6f6e-5f1e-a101-5b354db544c8.html.

14. Raymond L. Harper, *Chesapeake, Virginia* (Charleston, SC: Arcadia Publishing, 2002), 77-78.

15. Theopholis Tunis, president of the company, also served as a Maryland state senator from 1886 to 1888.

16. Princess Anne County Supervisors Record, 1918-1927:153-154. Copy located in Virginia Beach City Clerk's Office, Virginia Beach. Oher communities located along the rail line, such as Lynnhaven, also acquired early electrical service in this way. Appreciation to Mark A. Reed, Historic Preservation Planner, City of Virginia, for this citation.

17. Ferebee and Wilson, 30; Rogers Dey Whichard, *The History of Lower Tidewater* Virginia, Volume I (New York: Lewis Historical Publishing Company, Inc., 1959), 276.

18. Mansfield, 79.

19. Warren Hiteshew, Personal Communication.

20. Emma Bell, Oceana resident, as quoted in Glass.

21. "The High School as an Incentive: New Institution at Oceana Brings Remarkable Growth in Attendance," *Richmond Times-Dispatch*, January 31, 1909, page B9.

22. John E. Wells and Robert E. Dalton, *The Virginia Architects, 1835-1955: A Biographical Dictionary* (Richmond, VA: New South Architectural Press, 1997).

23. Sam Reid, Personal Communication, 18 March 2015; Warren Hiteshew, Personal Communication; Oceana Gardens Coalition Civic League, "Oceana Gardens 1906-2007." Prepared by Betty Mills, Secretary, 2007; *The 1954 Cavalier*, Oceana High School Yearbook. Compiled and edited by the Senior Class of Oceana High School, Oceana, Virginia.

24. U.S. Census, Princess Anne County, Virginia, 1940; Oceana Gardens Coalition Civic League, "Walking Tour of Oceana Gardens," 2007.

25. Edgar Evans Cayce died in 2013 at the age of 103. "Edgar Cayce" Obituary at Holloman-Brown website, http://www.hollomon-brown.com/obituary/Edgar-Evans-Cayce/Virginia-Beach-VA/1180490; Kevin J. Todeschi, "Edgar Evans Cayce (1918-2013)," at Edgar Cayce's

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Association for Research and Enlightenment website, https://www.edgarcayce.org/about-us/blog/blog-posts/edgar-evans-cayce-(-). Edgar Cayce is often referred to as "The Sleeping Prophet" because his readings or visions came to him while in a trance-like state in a lying down position.

26. Sam Reid, Personal Communication; Oceana Gardens Coalition Civic League, "Walking Tour of Oceana Gardens."

27. Amy Waters Yarsinske, *Mud Flats to Master Jet Base: Fifty Years at NAS* Oceana (Gloucester Point, VA: Hallmark Publishing Company, Inc., 2001); The Virginia Beach Public Library, 100-101.

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Name of Property   County and State

9. Major Bibliographical References

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

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Ferebee, E.E. and J. Pendleton Wilson, Jr. *University of Virginia Record Extension Series: An Economic and Social Survey of Princess Anne County*. Charlottesville, VA: University of Virginia, 1924.

Frazier Associates, "Reconnaissance Architectural Survey Report, City of Virginia Beach." Prepared for the City of Virginia Beach and the Virginia Department of Historic Resources. July 1992.

Glass, Jon W., "I [heart] jet noise ... but not as much as my house" *Virginian-Pilot*, 16 Nov 2005:A1.

Harper, Raymond L., *Chesapeake, Virginia*. Charleston, SC: Arcadia Publishing, 2002.

Hiteshew, Warren. Former Oceana Neighborhood resident. Personal Communication. Telephone conversation, 20 January 2017.

Malvasi, Meg Greene. "The Kit House in Southeastern Virginia: Architectural Documentation of Kit Houses Manufactured by Sears, Roebuck and Company Located within the Cities of Chesapeake, Norfolk, Portsmouth, Suffolk, and Virginia Beach, Virginia." Prepared for Virginia Department of Historic Resources and the Cities of Chesapeake, Norfolk, Portsmouth, Suffolk, and Virginia Beach. Prepared by William and Mary Center for Archaeological Research. 2006.

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---. "Oceana Gardens 1906-2007." Prepared by Betty Mills, Secretary. October 2007.

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Reid, Sam. Oceana Resident, President Oceana Gardens Coalition Civic League. Personal Communication, 15 March 2015, 22 September 2016.

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Wells, John E. and Robert E. Dalton. *The Virginia Architects, 1835-1955: A Biographical Dictionary*. Richmond, VA: New South Architectural Press, 1997.

Whichard, Rogers Dey. *The History of Lower Tidewater* Virginia. Volume I. New York: Lewis Historical Publishing Company, Inc., 1959.

_____

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:

_X_ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
          Name of repository: Virginia Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): VDHR File No. 134-0968

_____

10. Geographical Data

Acreage of Property   approx. 70 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)
1. Latitude: 36.842510   Longitude: -76.021080
2. Latitude: 36.842860   Longitude: -76.014110
3. Latitude: 36.842320   Longitude: -76.013210
4. Latitude: 36.840210   Longitude: -76.012170
5. Latitude: 36.838550   Longitude: -76.013970
6. Latitude: 36.838570   Longitude: -76.018410

Or

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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 boundaries of the Oceana Neighborhood Historic District are delineated on the attached map prepared by the City of Virginia Beach GIS department and titled "Oceana Neighborhood Historic District" and scaled to 1"=200'.

Boundary Justification (Explain why the boundaries were selected.)
The boundaries for the Oceana Historic District encompass an area of resources with the highest concentration of historic buildings retaining a high level of overall integrity. The boundaries, as depicted on the enclosed map, are First Colonial Road on the west, Southern Boulevard and the train tracks on the south, North Oceana Boulevard on the east, and Virginia Beach Boulevard on the north. These boundaries are also justified by the initial development of the neighborhood. As noted above, the 1906 Youngblood plat established developable lots in 11 blocks and set aside two blocks for a public school. The 1924 Hillcrest subdivision established developable lots in two additional blocks and in portions of two other blocks. The 1926 Oceana Terrace project further established developable lots in the two blocks partially divided in 1924.

11. Form Prepared By
name/title: Debra A. McClane
organization: Debra A. McClane, Architectural Historian
street & number: 4711 Devonshire Road
city or town: Richmond   state: VA   zip code: 23225-3135
e-mail: dmcclane1@verizon.net
telephone: 804/233-3890
date: February 24, 2017

Additional Documentation

Submit the following items with the completed form:

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- **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: Oceana Neighborhood Historic District
City or Vicinity: Virginia Beach
County: N/A   State: VA
Photographer: Debra A. McClane
Date Photographed: 03/2015, 09/2016, 10/2016

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

1 of 20   VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0001
View   Vernacular/Queen Anne-style Dwelling, 200 Louisa Avenue (ca. 1900),
              Looking NE
2 of 20   VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0002
View   Vernacular Dwelling, 232 Louisa Avenue (ca. 1912), Looking E
3 of 20   VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0003
View   Colonial Revival Dwelling, 1533 Virginia Beach Boulevard (ca. 1930),
              Looking SE
4 of 20   VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0004
View   Colonial Revival Dwelling, 1541 Virginia Beach Boulevard (ca. 1940),
               Looking SW

5 of 20   VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0005
View   American Foursquare Dwelling (ca. 1910), Possible Kit House, and Secondary
              Dwelling (ca. 1950), 1605-1607, Virginia Beach Boulevard, Looking SSE
6 of 20   VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0006

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View	Bungalow (ca. 1910) and Secondary Dwelling (ca. 1970), 1613 Virginia Beach Boulevard, Looking SSE	
7 of 20	VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0007	
View	Tudor Revival Cottage, 200 N. Oceana Boulevard (ca. 1928), Looking ENE	
8 of 20	VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0008	
View	Brick Bungalow, 1566 Indiana Avenue (ca. 1923), Looking NE	
9 of 20	VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0009	
View	Bungalow, Possible Kit House, 129 Louisa Avenue (ca. 1930), Looking W	
10 of 20	VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0010	
View	Minimal Traditional Dwelling, Cayce House, 1565 Michigan Avenue (ca. 1947), Looking SE	
11 of 20	VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0011	
View	Minimal Traditional Dwelling, 1534 Michigan Avenue (ca. 1950), Looking N	
12 of 20	VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0012	
View	Minimal Traditional Dwelling, 1569 Ohio Avenue (ca.1952), Looking S	
13 of 20	VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0013	
View	Ranch-style Duplex, 1644 A/B Michigan Avenue (ca. 1956), Looking NW	
14 of 20	VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0014	
View	Entrance Gates and Piers (1941/1942) at Former Site of Oceana School, Looking W	
15 of 20	VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0015	
View	Looking SSW Down West Lane Showing Mature Street Trees and Wall around School Property	
16 of 20	VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0016	
View	Looking N Up West Lane at Intersection with Indiana Avenue	
17 of 20	VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0017	
View	Looking W Along 1500-Block of Michigan Avenue	
18 of 20	VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0018	
View	Looking W at Remains of Former Railroad Tracks along S Edge of Historic District	
19 of 20	VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0019	
View	Looking N along N. Oceana Boulevard towards Oceana Gardens Park	
20 of 20	VA_VirginiaBeachCity_OceanaNeighborhoodHistoricDistrict_0020	
View	Looking SE at 1500-Block of Virginia Beach Boulevard	

Latitude/Longitude Coordinates

1. Latitude: 36.842510   Longitude: -76.021080
2. Latitude: 36.842860   Longitude: -76.014110
3. Latitude: 36.842320   Longitude: -76.013210
4. Latitude: 36.840210   Longitude: -76.012170
5. Latitude: 36.838550   Longitude: -76.013970
6. Latitude: 36.838570   Longitude: -76.018410

LOCATION MAP
Oceana Neighborhood Historic District
City of Virginia Beach VA, 134-0968

Sources: VDHR 2017, ESRI 2017
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.

1 in = 500 feet

DHR
Department of Historic Resources

Created by: D. Bascone April 24, 2017
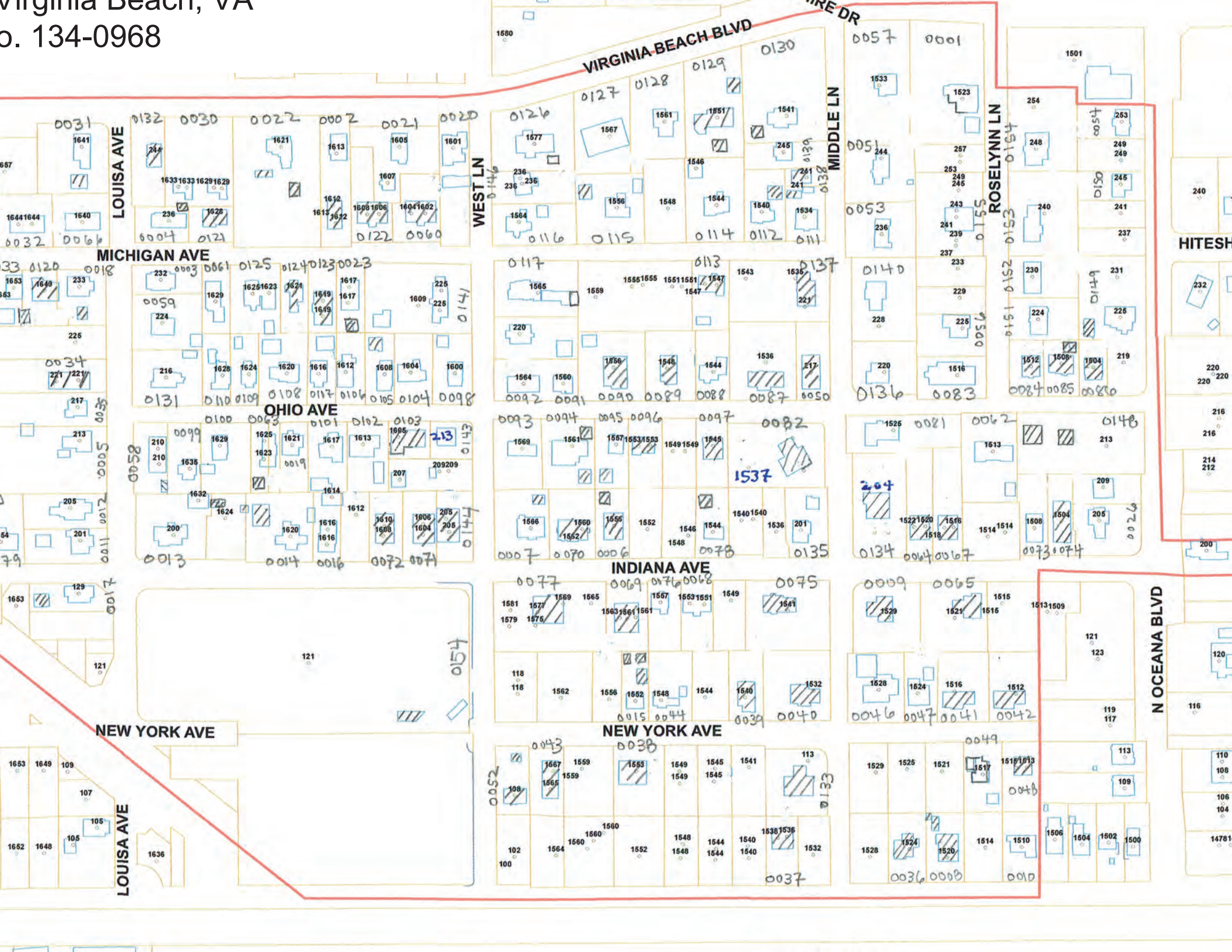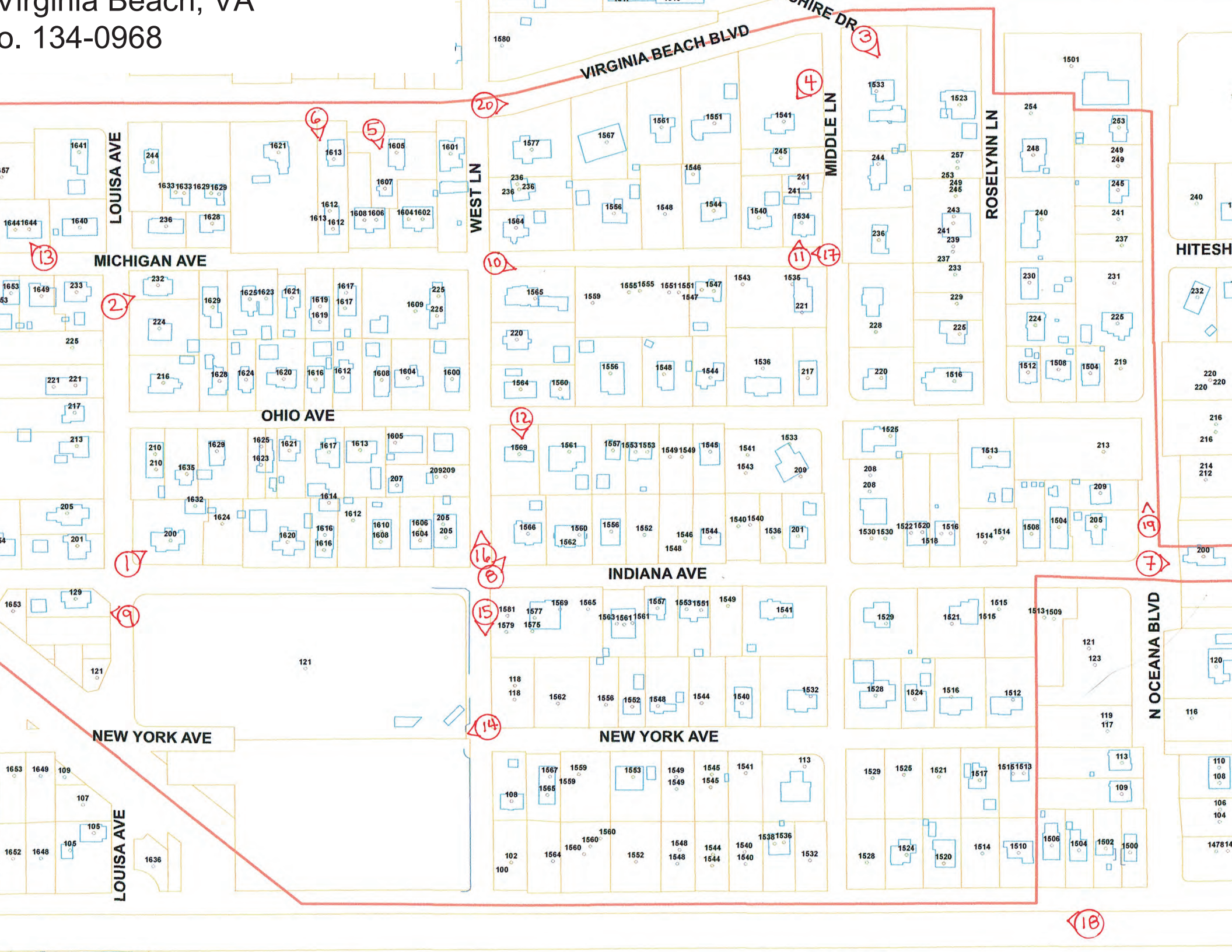
VIRGINIA BEACH BLVD

LOUISA AVE

WEST LN

MIDDLE LN

ROSELYNN LN

MICHIGAN AVE

OHIO AVE

INDIANA AVE

NEW YORK AVE

NEW YORK AVE

LOUISA AVE

N OCEANA BLVD

HITESH

Oceana Neighborhood Historic District   City of Virginia Beach, VA
Name of Property   County and State

<u>ADDITIONAL DOCUMENTATION</u>

1. 1906 Subdivision of Oceana Gardens (City of Virginia Beach, Map Book 3, Page 51)
2. 1924 Subdivision of Hillcrest (City of Virginia Beach, Map Book 13, Page 8)
3. 1926 Subdivision of Oceana Terrace (City of Virginia Beach Map Book 7, Page 147)
4. Detail of 1907 USGS Norfolk Topographic Quadrangle Showing Oceana Neighborhood, Railroad, and Surrounding Area (Source: USGS)
5. Detail of 1919 USGS Cape Henry Topographic Quadrangle Showing Oceana Neighborhood, Railroad, and Surrounding Area (Source: USGS)
6. Detail of 1965 Princess Anne Topographic Quadrangle Showing Oceana Neighborhood and Development of Naval Air Station to South (Source: USGS)
7. Ladies Stand in front of the Oceana Depot along the Norfolk, Virginia Beach & Southern Railroad (n.d.) (Courtesy, Oceana Gardens Coalition Civic League)
8. Detail of 1928 Sanborn Map showing location of Depot
9. 1937 Aerial Showing Development of Oceana Neighborhood and Surrounding Agricultural Lands. (Source: Virginia Department of Transportation)
10. Detail of 1928 Sanborn Fire Insurance Map Showing Location of Oceana School within Neighborhood
11. Construction Photograph of the 1926 Oceana High School (Source: Library of Virginia, School Buildings Service of the Virginia Department of Education)
12. Oceana High School as Depicted in 1954 Yearbook "Cavalier" (Source: Library of Virginia)
13. Brick Pier at Entrance to Former Oceana School Property
14. Detail of 1962 Sanborn Fire Insurance Map Showing Location of Commercial Development at Western Edge of Neighborhood
15. Examples of Businesses Operating in Oceana duirng late 1950s. (Source: Chesapeake & Potomac Telephone Directory for Virginia Beach, 1958. Accessed online at https://archive.org/details/virginiabeachtel1958unse)

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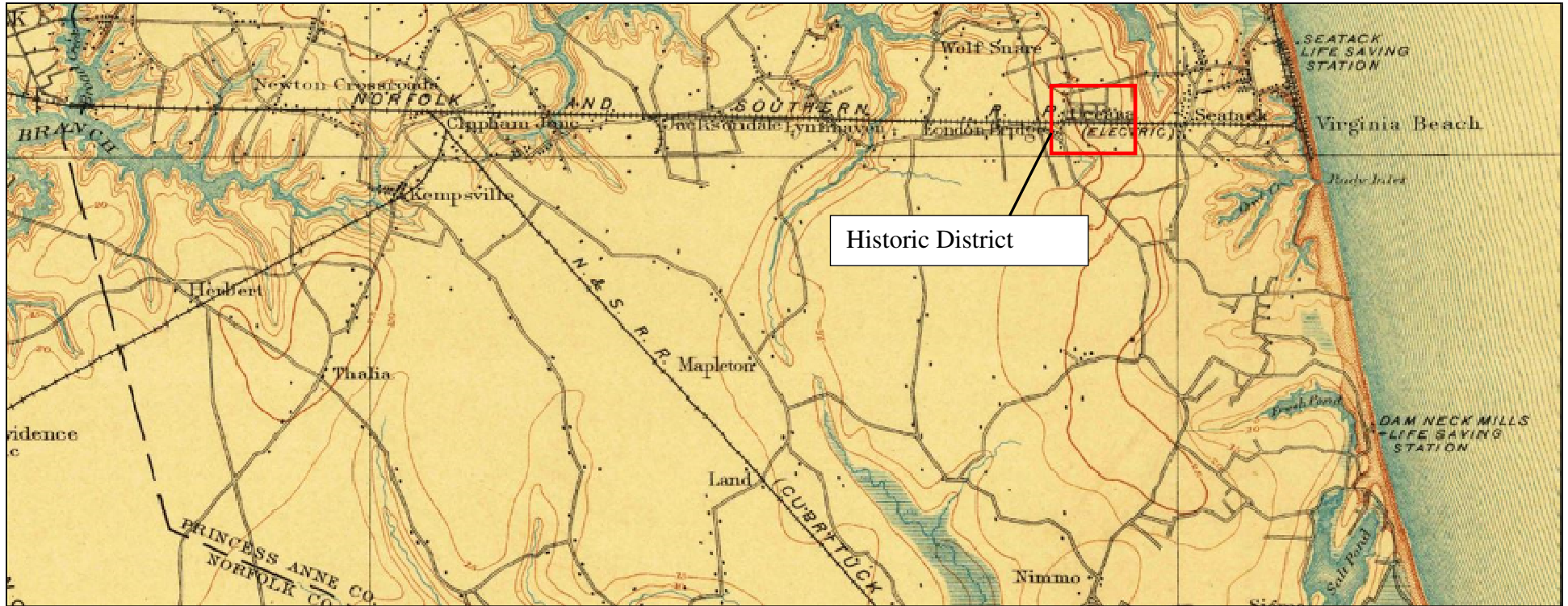# National Register of Historic Places
Continuation Sheet

Oceana Neighborhood Historic District
Name of Property
City of Virginia Beach
County and State
  N/A
Name of multiple listing (if applicable)

Section number Additional Documentation   Page   1
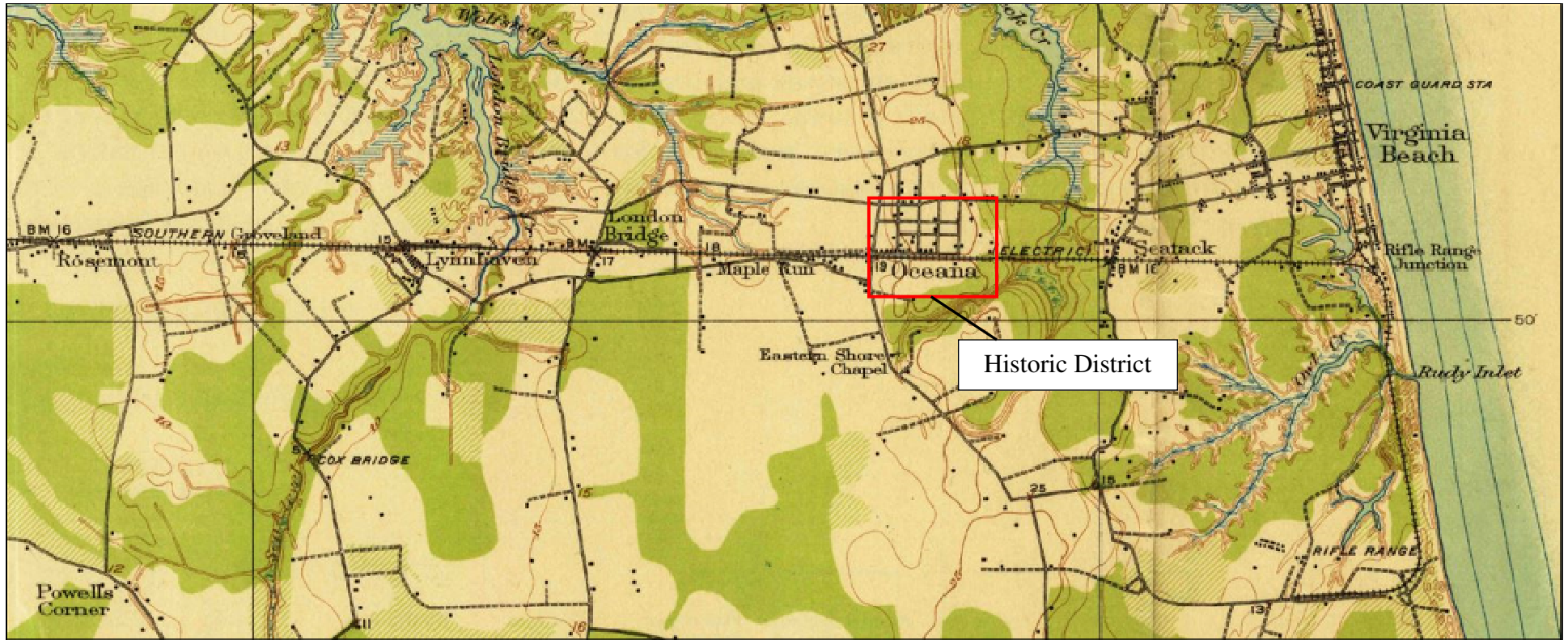

1. 1906 Subdivision of Oceana Gardens (City of Virginia Beach, Map Book 3, Page 51)

NPS Form 10-900-a (Rev. 8/2002)   OMB No. 1024-0018

United States Department of the Interior
National Park Service

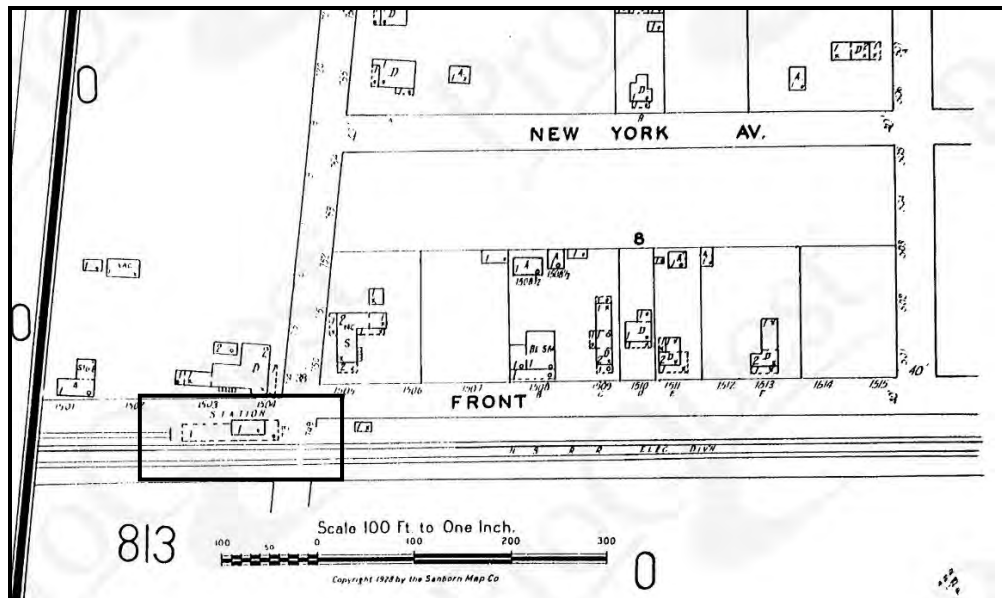**National Register of Historic Places**
Continuation Sheet

Oceana Neighborhood Historic District
Name of Property
City of Virginia Beach
County and State
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Name of multiple listing (if applicable)

Section number Additional Documentation   Page   2
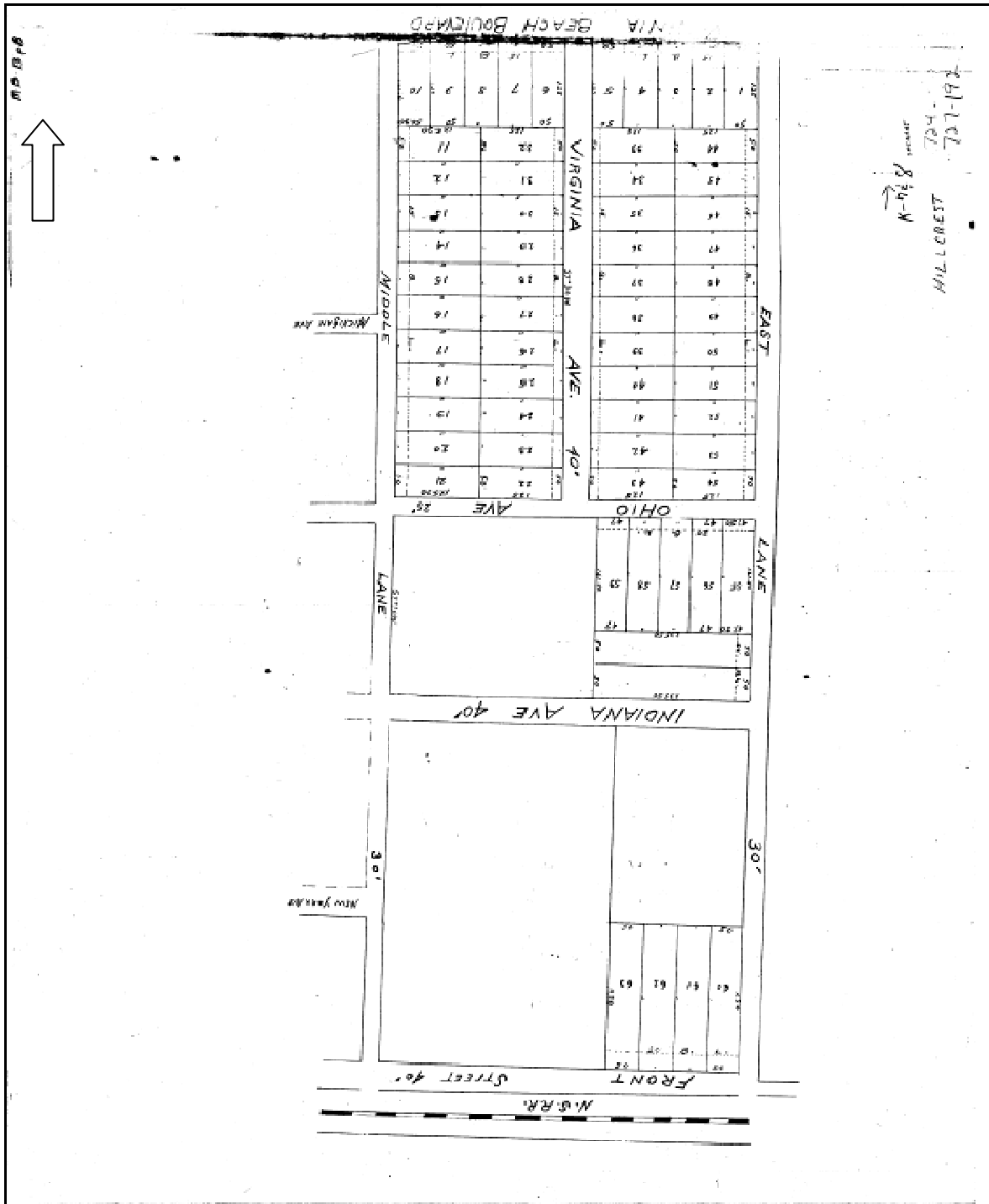
2. 1924 Subdivision of Hillcrest (City of Virginia Beach, Map Book 13, Page 8)
N.B. "East Lane" now N. Oceana Boulevard; "Virginia Avenue" now Roselynn Lane

United States Department of the Interior
National Park Service

National Register of Historic Places
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| Oceana Neighborhood Historic District |
| Name of Property |
| City of Virginia Beach |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Additional Documentation   Page   3
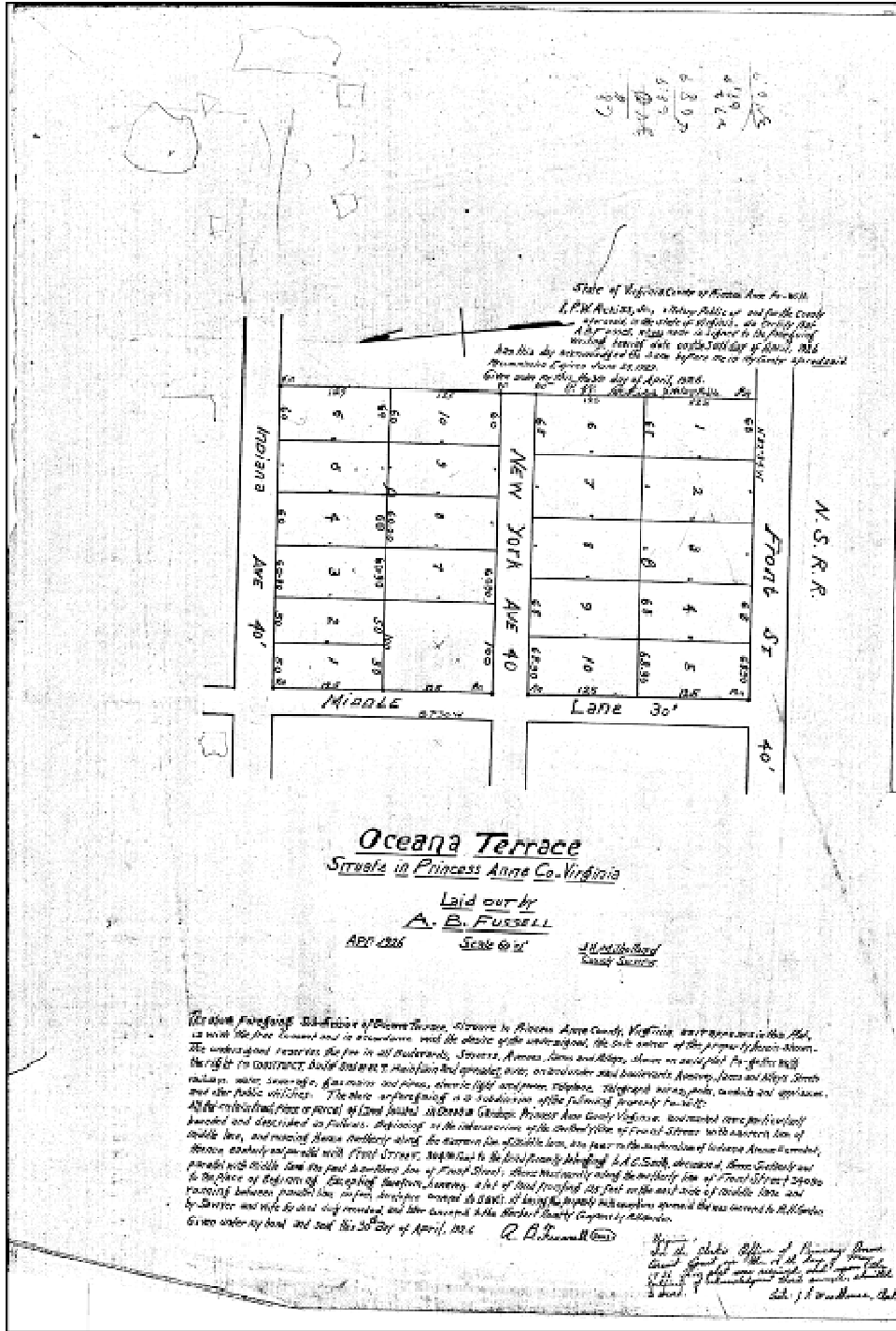
3. 1926 Subdivision of Oceana Terrace (City of Virginia Beach Map Book 7, Page 147)
N.B. "Front Street" now Southern Boulevard

Oceana Neighborhood Historic District
Name of Property
City of Virginia Beach
County and State
 N/A
Name of multiple listing (if applicable)
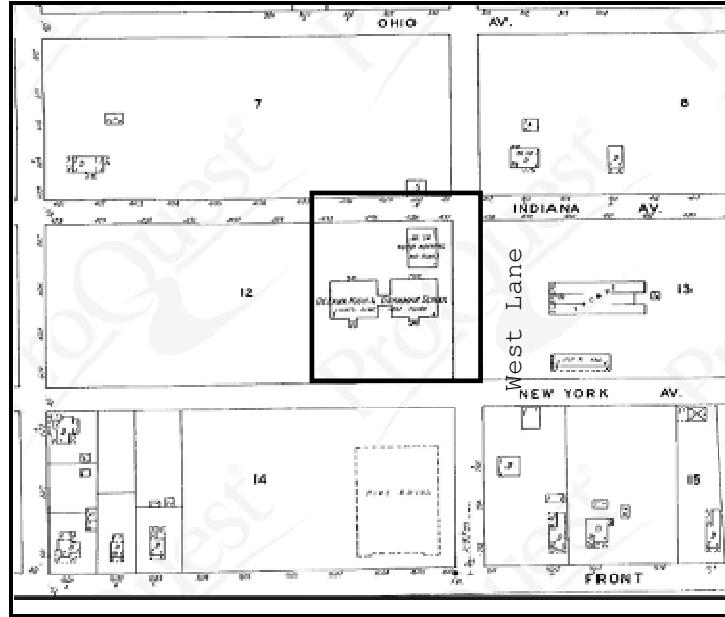
Section number Additional Documentation   Page   4

4. Detail of 1907 USGS Norfolk Topographic Quadrangle Showing Oceana Neighborhood, Railroad, and Surrounding Area (Source: USGS)

Oceana Neighborhood Historic District
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Name of multiple listing (if applicable)

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5. Detail of 1919 USGS Cape Henry Topographic Quadrangle Showing Oceana Neighborhood, Railroad, and Surrounding Area (Source: USGS)

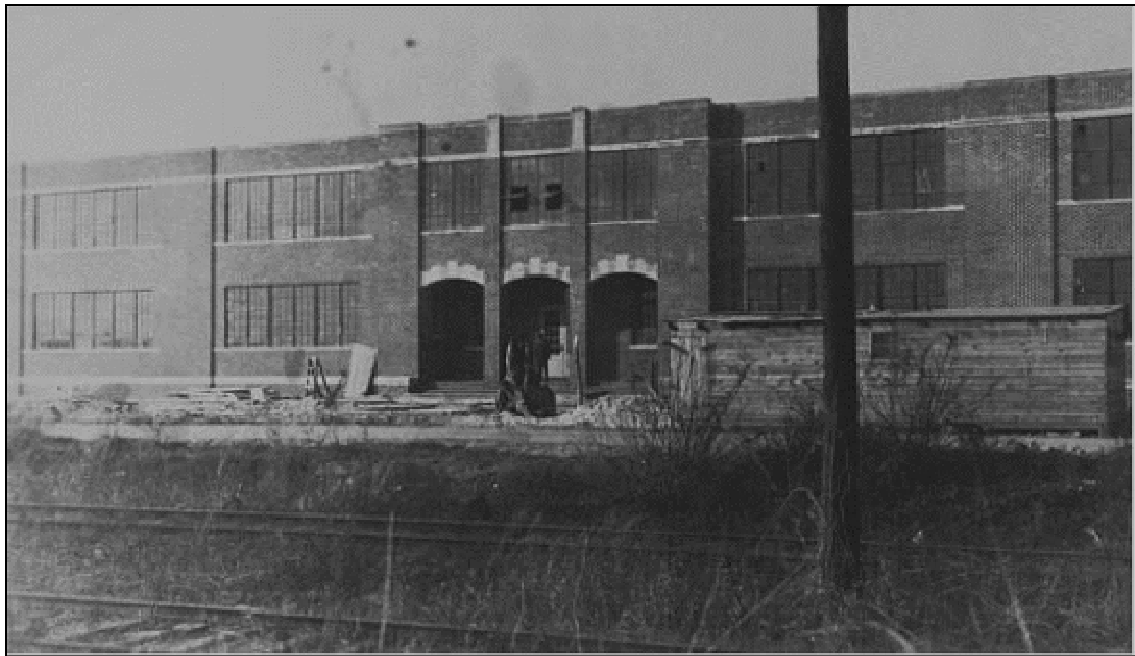**United States Department of the Interior**
National Park Service

National Register of Historic Places
Continuation Sheet

Oceana Neighborhood Historic District
Name of Property
City of Virginia Beach
County and State
  N/A
Name of multiple listing (if applicable)

Section number Additional Documentation   Page 6
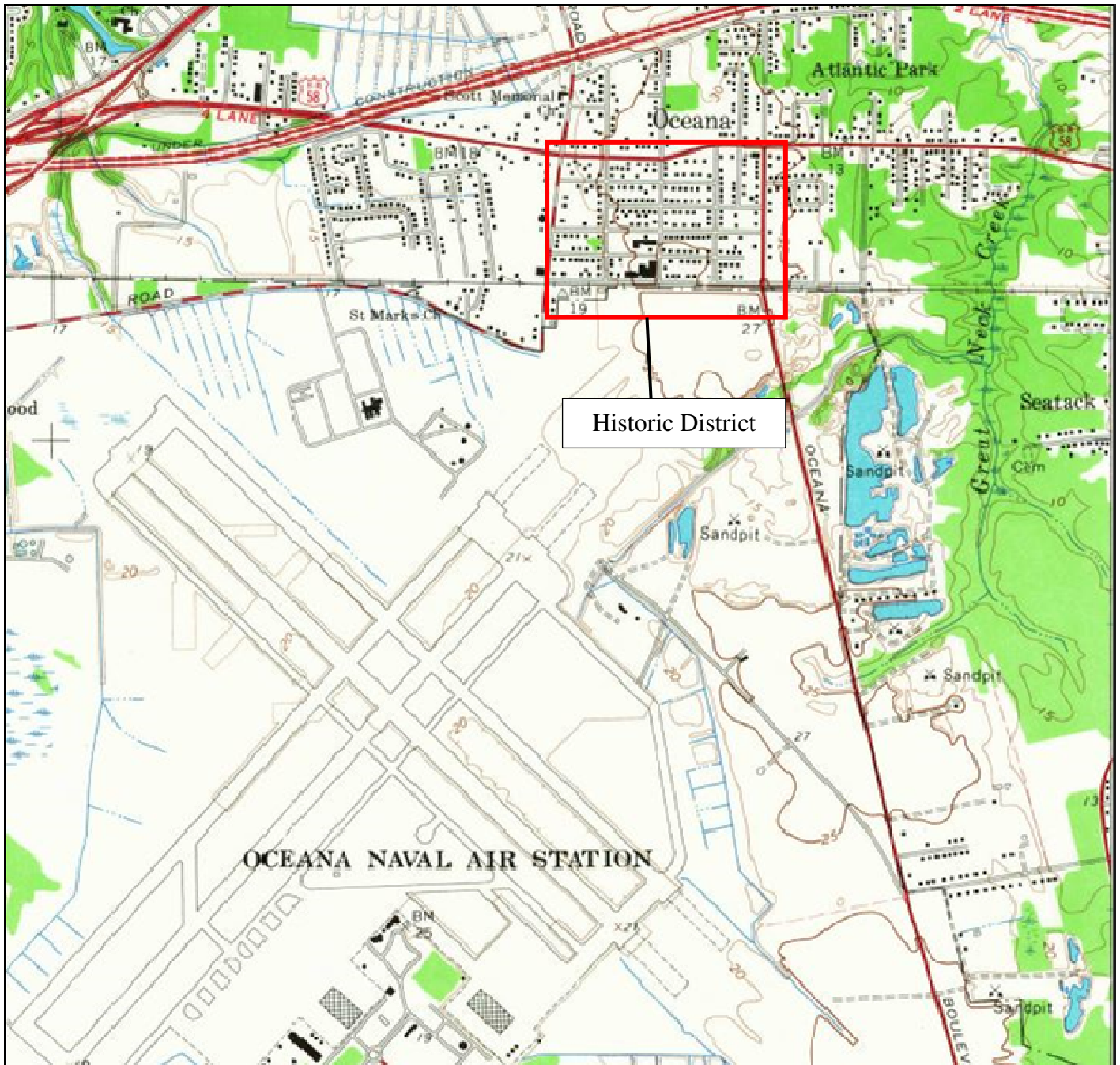
6. Detail of 1965 Princess Anne Topographic Quadrangle Showing Oceana Neighborhood and
Development of Naval Air Station to South (Source: USGS)

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Oceana Neighborhood Historic District
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7. Ladies Stand in front of the Oceana Depot along the Norfolk, Virginia
Beach & Southern Railroad (n.d.). Courtesy, Oceana Gardens Coalition Civic League

8. Detail of 1928 Sanborn Map showing location of Depot

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Oceana Neighborhood Historic District
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9. 1937 Aerial Showing Development of Oceana Neighborhood and Surrounding Agricultural Lands
(Source: Virginia Department of Transportation)

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Oceana Neighborhood Historic District
Name of Property
City of Virginia Beach
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10. Detail of 1928 Sanborn Fire Insurance Map Showing Location of
Oceana School within Neighborhood

11. Construction Photograph of the 1926 Oceana High School (Source: Library of Virginia, School
Buildings Service of the Virginia Department of Education)

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12. Oceana High School as Depicted in 1954 Yearbook "Cavalier" (Source: Library of Virginia)

13. Brick Pier at Entrance to Former Oceana School Property

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Oceana Neighborhood Historic District
Name of Property
City of Virginia Beach
County and State
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Section number Additional Documentation   Page   11
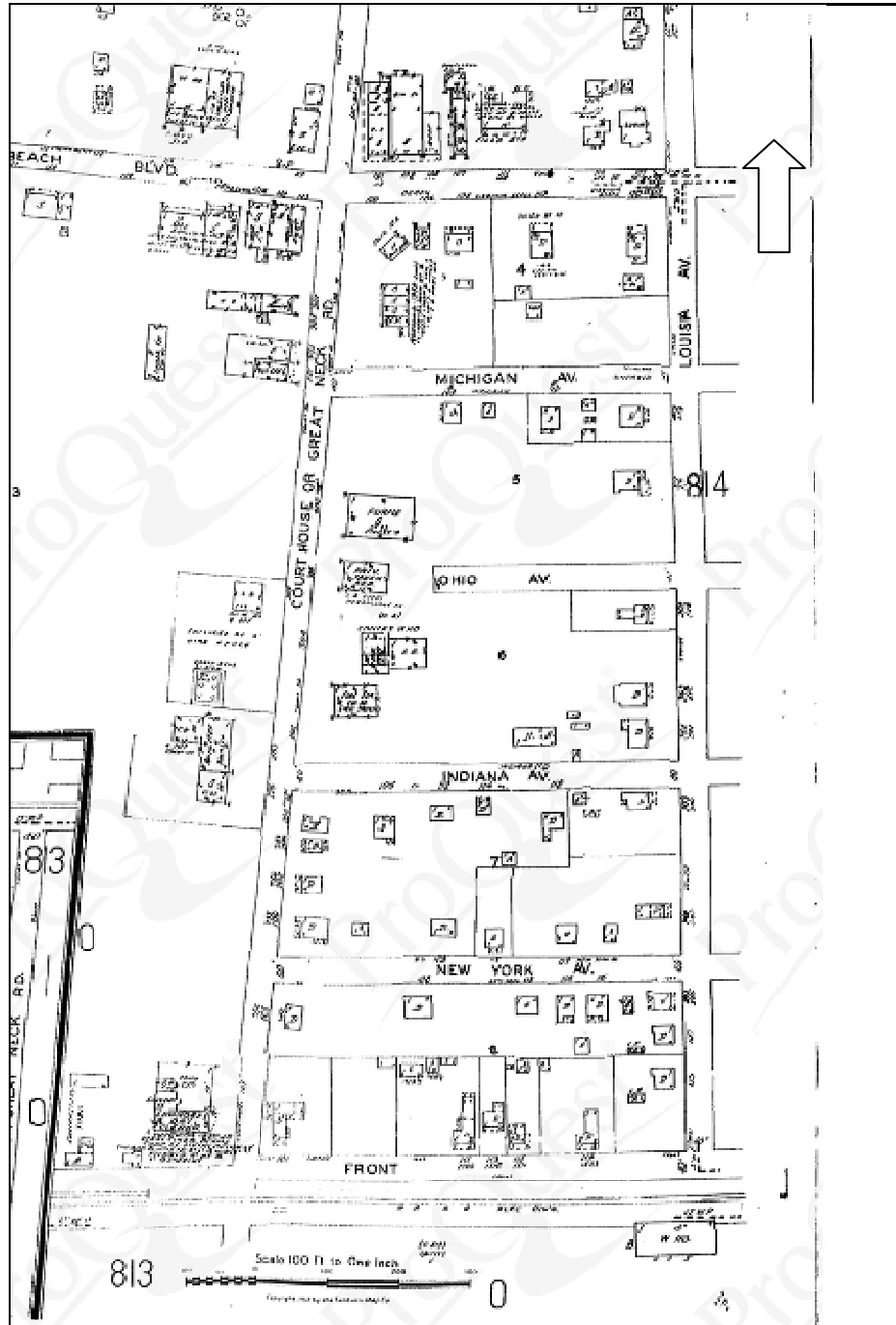
14. Detail of 1962 Sanborn Fire Insurance Map Showing Location of
Commercial Development at Western Edge of Neighborhood.
N.B. "Courthouse or Great Neck Road" now First Colonial Road

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Oceana Neighborhood Historic District

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County and State
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Name of multiple listing (if applicable)

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15. Examples of Businesses Operating in Oceana duirng late 1950s. (Source: Chesapeake & Potomac Telephone Directory for Virginia Beach, 1958. Accessed online at https://archive.org/details/virginiabeachtel1958unse)