

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Carolina Heights Historic District (Boundary Increase)

other names/site number \_\_\_\_\_

### 2. Location

street & number north side 1200 block Market Street and the west side 100 & 200 blocks N. 13th Street  N/A not for publication

city or town Wilmington  N/A vicinity

state North Carolina code NC county New Hanover code 129 zip code 28401

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Jeffrey Crow SHPO 10/15/99  
Signature of certifying official/Title Date

State of Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting official/Title Date

State or Federal agency and bureau \_\_\_\_\_

### 4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Classification

Ownership of Property  
(Check as many boxes as apply)

Category of Property  
(Check only one box)

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

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
13	3	buildings
		sites
		structures
		objects
13	3	Total

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

N/A

Number of contributing resources previously listed  
in the National Register

0

6. Function or Use

Historic Functions  
(Enter categories from instructions)

Current Functions  
(Enter categories from instructions)

Domestic: Single Dwelling

Domestic: Single Dwelling

Domestic: Secondary Structure

Domestic: Secondary Structure

Transportation: road related (vehicular)

Work in Progress

Funerary: mortuary

Funerary: mortuary

7. Description

Architectural Classification  
(Enter categories from instructions)

Materials  
(Enter categories from instructions)

Queen Anne

foundation brick

Colonial Revival

walls weatherboard

Bungalow/Craftsman

brick

Mission/Spanish Colonial Revival

roof asphalt

other vinyl

shingle

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

3. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

Community Planning/Development  
Architecture

Period of Significance

ca. 1914-1939

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property 1.5 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 18 2291850 3792320  
Zone Easting Northing  
2

3  
Zone Easting Northing  
4

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Beth Keane

organization Retrospective date April 1999

street & number 321 N. Front St. telephone 910-341-3000

city or town Wilmington state NC zip code 28401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

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(Boundary Increase)  
New Hanover County, N.C.

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**NARRATIVE DESCRIPTION**

This boundary increase to the Carolina Heights Historic District contains twelve houses and two outbuildings located in the 100 and 200 blocks on the west side of North Thirteenth Street between Grace Street and Princess Street and two commercial buildings located in the north side of the 1200 block of Market Street. The amended area is located on the western boundary of the original district nomination. The Carolina Heights Historic District, listed in early 1999, contains approximately 410 historic houses, several churches, and several commercial buildings. The district is made up of two distinct developments, Carolina Heights and Winoca Terrace, whose similar architectural character results from the overlapping period of their development. These neighborhoods were considered fashionable residential areas as Wilmington began to expand into the suburbs in the early twentieth century. This nomination of the west side of North Thirteenth Street includes houses which were part of the original Winoca Terrace development, and which were inadvertently excluded from the Carolina Heights Historic District nomination. The two commercial buildings in the 1200 block of Market Street, a service station and a funeral home, while not part of the original development, were an integral part of the neighborhood from the 1930s until the 1980s. These two properties mark the western limits of intact property historically considered as an integral part of the neighborhood.

The houses along North Thirteenth Street were among the first to be built in the Winoca Terrace neighborhood. They tend to be somewhat grander than the remainder of the development, which consists mainly of bungalows. The houses vary in style from a late Queen Anne influenced (H. Houston Merritt House, #1) to Colonial Revival dwellings (Samuel Berger House, #8) to more modest bungalows (Mrs. Carrie VanBuren House, #3). The houses, all with nicely landscaped front yards, are set back from the road an equal distance creating a uniform streetscape. Several houses include small garages along their back alleys.

The c. 1936 Sinclair Service Station (#13) is a typical one-story service station with Mission Revival details, including a tiled pent roof and porte-cochere with peaked parapet. The c. 1936 Yopp Funeral Home (#14) was built in the Colonial Revival style. The two-story, hipped-roof building features a centered cross gable and a five-bay façade with a typical Colonial Revival door surround with sidelights and a transom.

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**INVENTORY LIST**

The inventory list includes all the houses in the 100 and 200 blocks of the west side of North Thirteenth Street moving from south to north. It also includes 1201 and 1207 Market Street. Deeds and city directories were utilized to determine the original date and owners of the buildings.

C = Contributing resource  
N = Noncontributing resource  
B = Building  
OB = Outbuilding

<u>List</u>	<u>C/N</u>	<u>Street</u>	<u>Date</u>	<u>Height</u>	<u>Description/original owner-occupant</u>
<u>West side of North Thirteenth Street (100 block)</u>					
1	C/B	101	c. 1914	2	<b>H. Houston Merritt House;</b> Queen Anne style with weatherboard siding; hipped (pyramidal) slate roof; four bays wide; two-story, three-sided front bay topped by front pedimented gable with a semi-circular vent; single-light transom over front door; 1/1 sash windows; wrap-around front porch with front gable supported by square posts; interior chimney; chain link fence surrounds property.
2	N/B	103	c. 1916	1	<b>Eugene P. Brock House;</b> bungalow with hipped (pyramidal) roof with exposed rafters; gable-front dormer; combination of shingles and weatherboard siding; asymmetrical facade; full-width front porch has been partially enclosed; porch supported by chamfered posts

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resting on shingled piers;  
south side addition; brick  
wall runs along front of  
property.

- |    |       |     |         |   |  |
|----|-------|-----|---------|---|--|
| 3  | C/B   | 105 | c. 1916 | 1 | <b>Mrs. Carrie VanBuren House;</b><br>bungalow with weatherboard<br>siding; gable-end with<br>overhanging eaves and<br>supporting brackets; three<br>bays wide with central front<br>door flanked by 12/1 sash<br>windows; gable-front porch<br>supported by square posts and<br>enclosed by picket balustrade;<br>interior chimney.   |
| 4  | C/B   | 107 | c. 1921 | 2 | <b>Burton K. Myers House;</b><br>Craftsman style with Colonial<br>Revival features; weatherboard<br>siding; gable end with<br>overhanging eaves and<br>supporting brackets; double-<br>tier, partial-width wrap-<br>around porch supported by<br>columns on the first level and<br>square posts on the second<br>level; second-level porch<br>enclosed with solid balustrade<br>and screens; interior chimney. |
| 4A | NC/OB | 107 | c. 1940 | 2 | Garage/apartment; gable-end<br>frame building with asbestos<br>shingle siding; two-car garage<br>on first level; apartment on<br>second level; 6/6 sash windows<br>in apartment.   |
| 5  | C/B   | 109 | c. 1916 | 2 | <b>Edwin T. Burton House;</b><br>foursquare with weatherboard<br>siding; hipped (pyramidal)<br>roof with overhanging eaves;  |

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hipped-roof dormer with two front windows; two bays wide with 2/2 sash windows; transom over front door; full-width front porch supported by columns; porch enclosed on south side.

6 C/B 119 c. 1925 2

**Robert W. Farmer House;** foursquare with Colonial Revival features; weatherboard siding; hipped (pyramidal) roof; two bays wide with 6/1 sash windows; paired window south of door; wrap-around porch supported by columns and enclosed by picket balustrade; two-story bay addition on south side; interior chimney.

West side of North Thirteenth Street (200 block)

7 C/B 201 c. 1914 2

**Loudolf C. Muegge House;** Dutch Colonial Revival with vinyl siding; three-bay dormer with a paired 6/1 sash window flanked by single 6/1 sash windows; three bays wide; central front door with sidelights and transom; 8/1 sash windows on first level; entry porch with flat roof supported by fluted columns; south-side piazza supported by fluted columns; two interior chimneys.

8 C/B 203 c. 1930 2

**Samuel Berger House;** brick Colonial Revival; gable-end slate roof; two gabled dormers with decorative sash windows; modillion cornice; three bays

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wide with 1/1 sash windows;  
side-hall entrance with semi-  
elliptical transom; gable-  
front portico with curved roof  
supported by slender  
Corinthian columns; interior  
chimney; south-side piazza  
supported by slender  
Corinthian columns.

- |    |     |     |         |       |   |
|----|-----|-----|---------|-------|---|
| 9  | C/B | 205 | c. 1916 | 1 1/2 | <b>James B. Huntington House;</b> bungalow with overhanging eaves; gable-end with oversized gable-front dormer with triple-hung 4/1-6/1-4/1 sash window; wrap-around front porch has been partially enclosed on both the south and north ends; central front door with multi-light transom flanked by 6/1 sash windows; porch supported by pair posts; two interior chimneys.                                     |
| 10 | C/B | 207 | c. 1925 | 1 1/2 | <b>John C. Evans House;</b> brick bungalow with Colonial Revival features; gable end with twin shingled gable-front, pedimented dormers, each with a 4/1 sash bungaloid window; three bays wide; central front door flanked by paired 4/1 sash bungaloid windows; gable-front portico supported by columns; wrought-iron balustrade; exterior chimney on south gable end; south-side piazza supported by columns. |
| 11 | C/B | 209 | c. 1916 | 2     | <b>Dennis H. Lee House;</b> Queen Anne influenced; aluminum siding; hipped roof with  |

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multiple gables; two bays wide; side-hall entrance; triple window with honey-comb upper panes south of door; 2/2 sash windows in remainder of house; wrap-around porch supported by brick piers; picket balustrade, exterior chimney on south side of house.

11A NC/OB 209 c. 1945 1 Garage; single-car gable-front cinder block garage.

12 C/B 211 c. 1921 1 **Edison L. Watkins House;** bungalow with clapboard siding; gable end with overhanging eaves; exposed rafters and supporting brackets; front porch has been entirely enclosed and principal entrance changed to face Grace Street; exterior chimney on north side; 4/4 sash windows.

North side of Market Street (1200 block)

13 C/B 1207 c. 1936 1 **(former) Sinclair Service Station;** one-story stuccoed brick service station with Mission Revival details including a tiled pent roof over two service bays and a large front porte-cochere with a peaked parapet supported by massive brick columns; building is currently undergoing renovation.

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14	C/B	1209	c. 1936	2	<b>(former) Yopp Funeral Home;</b> Colonial Revival style with a hipped roof with centered cross gable; five bays wide with central door flanked by double 6/1 and single 6/1 sash windows; Colonial Revival door surround includes sidelights and transom.
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**STATEMENT OF SIGNIFICANCE**

**SUMMARY**

The Carolina Heights District Boundary Increase is a small residential area containing twelve houses and two outbuildings located on the west side of the 100 and 200 blocks of North Thirteenth Street and two commercial buildings on the north side of the 1200 block of Market Street. The boundary increase completes the boundaries of the Carolina Heights Historic District (NR 1999) by adding the stylish houses on North Thirteenth Street which formed the western boundary of the Winoca Terrace subdivision. The boundary increase reinforces the significance of the district in the areas of community planning and development and architecture in that the two-block area contains a collection of styles popular in the early twentieth century, including the late Queen Anne, the Colonial Revival, as well as the popular Craftsman bungalow. As with the remainder of Winoca Terrace, the houses were built for Wilmington's white collar workers desiring a residential location which was removed from the dirt, noise, and crowded conditions of the city, yet within an easy commute by street car. All but one of the twelve houses retain architectural integrity and contribute to the overall significance of the original Winoca Terrace neighborhood which was made up of middle-class early-twentieth-century houses and their many outbuildings situated on nicely landscaped lots. The service station and funeral home, located on Market Street, were an integral part of the neighborhood from the 1930s to the 1980s and mark the western limits of intact property historically considered as part of the neighborhood.

**Historical Background and Community Planning/Development Context:**

The Carolina Heights Historic District (NR 1999) encompasses two of Wilmington's early residential neighborhoods which developed adjacent to each other at approximately the same time: Carolina Heights, whose earliest houses date to 1908, and Winoca Terrace which began construction in 1911. The extension of the city's trolley lines to the neighborhood ensured its success by giving residents easy access to the workplace, the commercial downtown, entertainment, schools, and churches. The Carolina Heights Historic District is significant in the area of community planning and development as a local reflection of the growth of suburban neighborhoods in the early twentieth century. The District also holds significance in the area of architecture for the intact collection of early twentieth century domestic styles.

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The Carolina Heights District Boundary Increase includes twelve houses and two outbuildings which are located along the western boundary of the original Winoca Terrace neighborhood. The original deeds included the same restrictions as those outlined on deeds for the remainder of the neighborhood. These deeds prohibited the sale of liquors or ardent spirits upon the properties for twenty-one years; established \$2,000 as the minimum cost of any house erected on any of the lots; required that the lay-out of the lots shown on the plan of Winoca Terrace be adhered to; and restricted the orientation of dwellings and required that houses not be built less than twenty feet from the street line (Winoca Terrace deeds).

Development of Winoca Terrace did not begin in earnest until 1911 when the real estate and development firm of J. G. Wright and Son began grading the land and laying sidewalks. By June of 1913, the *Morning Star* reported that Winoca Terrace contained paved streets, sewerage, water, gas, electricity, police and fire protection, and was accessible to churches and schools. By 1915, Winoca Terrace was becoming a popular and fashionable Wilmington address (the *Evening Dispatch*, October 26, 1912, p. 3).

**Historic Architecture Context:**

Initial development of Winoca Terrace was concentrated along North Thirteenth Street. The twelve houses along the west side of North Thirteenth are similar to other houses within the Carolina Heights district. The two-block area contains dwellings designed in nationally popular styles including the Colonial Revival, foursquare, bungalow, as well as the late-Queen Anne-influenced.

Probably the earliest house in the Winoca Terrace neighborhood, the c. 1914 H. Houston Merritt House (1), located on the corner of Princess and North Thirteenth Street, is a two-story frame Queen Anne-influenced house. The multi-gabled house retains a steep slate roof, multiple bays and a wide wrap-around porch. Like many other residents of Winoca Terrace, Merritt was employed by the Atlantic Coast Line Railroad (ACLRR). Another early house, the c. 1914 Loudolf C. Muegge House (7), located on the corner of Chestnut and North Thirteenth Streets, is a Dutch Colonial Revival. Muegge was also employed by the ACLRR. James B. Lynch, a well-known Wilmington architect active in the construction of Winoca Terrace and Carolina Heights houses, also resided for several years at this address (Wilmington City Directories, 1914-1917).

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The c. 1916 Dennis H. Lee House (11) is another Queen Anne-influenced house. Along with a steeply-pitched hipped roof and multiple gables, the house retains a triple window with honey-comb panes and a wide wrap-around porch with a picket balustrade. Lee was the chief clerk auditor for receipts with the ACLRR (Wilmington City Directory, 1916).

Foursquares on the street include the c. 1916 Edwin T. Burton House (5) and the c. 1925 Robert W. Farmer House (6). They both exhibit steeply pitched hipped roofs with overhanging eaves, are two bays wide, and include full-width porches and south side sunroofs. Burton was an attorney and county solicitor for New Hanover County; Farmer was employed as a train master with the ACLRR (Wilmington City Directory, 1916, 1925).

The c. 1930 Samuel Berger House (8), located at 203 North Thirteenth Street, is a classic brick Colonial Revival dwelling with a gable-end slate roof and a modillion cornice. The gable-front portico is supported by slender Corinthian columns, as is the south-side piazza.

Bungalows are well represented in the two blocks contained in Carolina Heights Historic District boundary amendment. The c. 1916 Mrs. Carrie VanBuren House (3), at 105 North Thirteenth is a good example of a typical bungalow. Characterized by broad overhangs with exposed rafter tails at the eaves and wide front porches, bungalows make up a significant portion of the Winoca Terrace neighborhood.

The c. 1936 Sinclair Service Station (#13) is typical of many early-twentieth-century service stations. It includes a two-bay service area surmounted by a pent tile roof, while a peaked parapeted porte-cochere protects the entrance to the office section. Adjacent to the service station is a c. 1936 Colonial Revival-style funeral home (#14). Built by the Yopp family, the funeral home remained in business until 1982.

This group of stylish early-twentieth-century houses contribute to the significance to the Carolina Heights Historic District and were included in the original Winoca Terrace development. The two-block area continues the rhythm of architectural style, layout, and setback established in the Carolina Heights Historic District. The addition of the two commercial buildings on Market Street, adjacent to the New Hanover County High School, completes the 1200/1300 block of Market Street.

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

*Evening Dispatch* (Wilmington, NC); October 26, 1912.

Gunter, S. Carol Carolina Heights, The Preservation of an Urban  
Neighborhood in Wilmington, North Carolina. Wilmington: Planning  
Department of the City of Wilmington, 1982.

New Hanover County Register of Deeds Office. Deed and Block Books.

Sanborn Insurance Company Maps. Wilmington Series 1923.

Wilmington City Directories, North Carolina History Room, New Hanover  
County Library.

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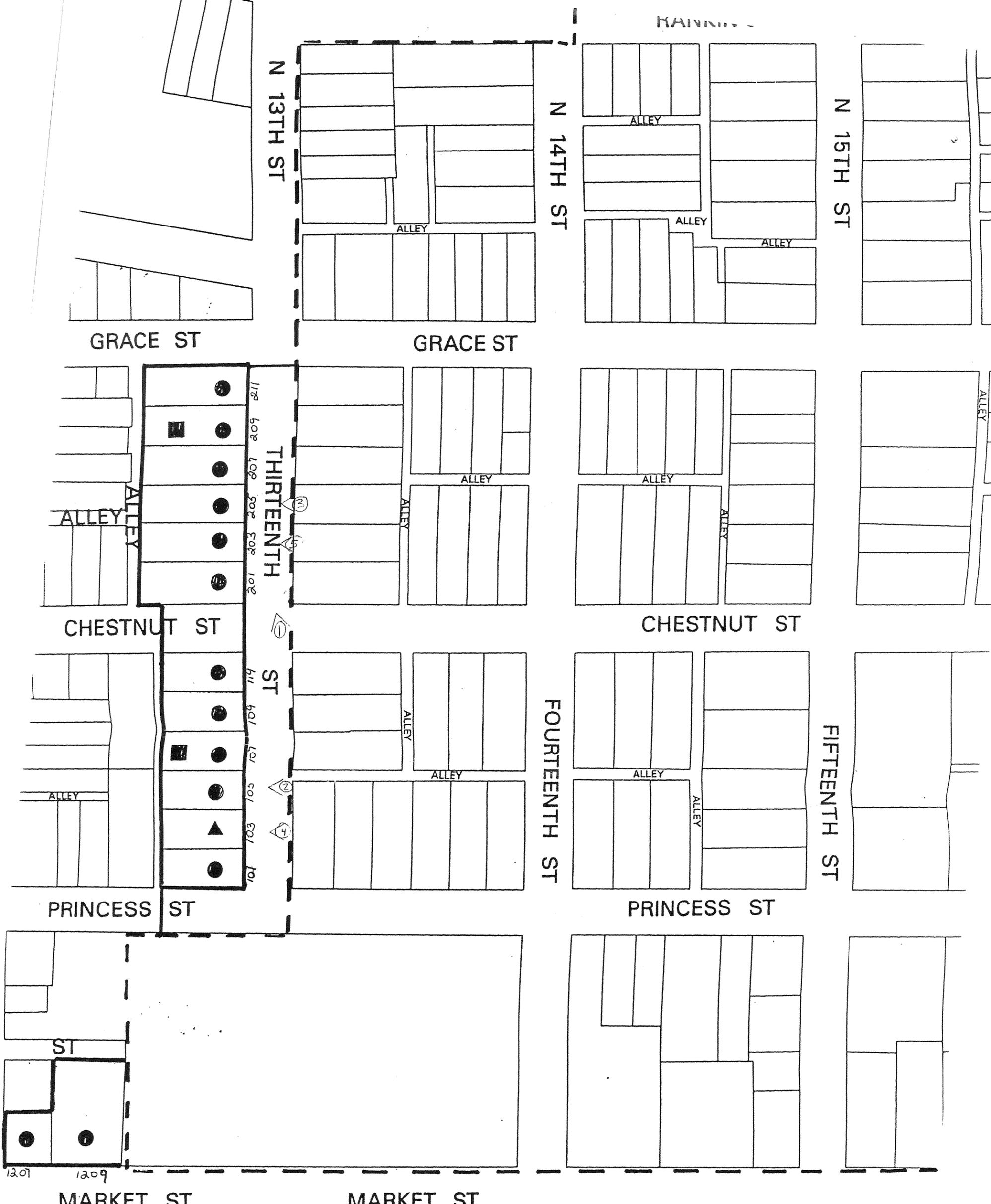
## 10. GEOGRAPHICAL DATA

### Verbal Boundary Description

The boundaries of the district addition are shown by a black line on the accompanying map. It includes the lots in the 100 and 200 blocks of the western side of North Thirteenth Street and the 1200 block of Market Street.

### Boundary Justification

The boundary is drawn to include the lots in the 100 and 200 blocks of the western side of North Thirteenth Street which were part of the original layout of the Winoca Terrace development which is included in the Carolina Heights Historic District, as well as two commercial buildings facing Market Street which were integral parts of the neighborhood.



**CAROLINA HEIGHTS HISTORIC DISTRICT  
(BOUNDARY INCREASE)**

New Hanover County, Wilmington

dashed line = current district boundary  
solid line = amended district boundary

- = contributing building
- ▲ = noncontributing building
- = non-contributing outbuilding



▲ = keyed to photos

1 in = 122 ft

