

**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: Blackwell Historic District

Other names/site number: Manchester Residential and Historic District Expansion 2018, 127-5817; 127-0859

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: Hull Street; Cowardin Avenue, Jefferson Davis Highway; Semmes Avenue, Dinwiddie Street

City or town: Richmond State: Virginia County: Ind. City

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

I hereby certify that this ___ 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 at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

Category of Property

(Check only **one** box.)

Building(s)

District

Site

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Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>419</u>	<u>171</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u>5</u>	structures
<u> </u>	<u> </u>	objects
<u>419</u>	<u>176</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: Single Dwelling, Multiple Dwelling
Commerce: Business, Specialty Store, Restaurant, Warehouse
Government: Correctional Facility
Education: School
Religion: Religious Facility
Industry: Manufacturing Facility
Transportation: Road Related

Current Functions

(Enter categories from instructions.)

Domestic: Single Dwelling, Multiple Dwelling
Commerce: Business, Specialty Store, Restaurant, Warehouse
Education: School
Religion: Religious Facility
Industry: Manufacturing Facility
Transportation: Road Related
Funerary: Funeral Home

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late-Victorian: Italianate, Queen Anne, Romanesque, Carpenter Gothic

Late-19th and 20th Century Revivals: Colonial Revival, Tudor, Neoclassical Revival

Late-19th and 20th Century American Movement: Craftsman, Commercial Style

Modern Movement: Art Deco, Moderne, International Style, Contemporary

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Wood: weatherboard, shingle, plywood

Brick

Concrete

Metal

Synthetics

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 Manchester Residential and Commercial Historic District (127-0859) was originally listed in the National Register of Historic Places (NRHP) in 2002 and contained 215 contributing buildings and 33 noncontributing buildings in the heart of the Manchester neighborhood in Richmond, Virginia. The district was generally bound by McDonough St, E. 9th St, Decatur St, and Cowardin Ave and was composed of commercial properties fronting Hull Street between Commerce Avenue and Cowardin Avenue and residential properties to the north that were primarily built in the late 19th to mid-20th century. The defined period of significance was 1797-1950, the end date of which represented the default 50 year cut off for typical National Register consideration at the time survey for the district was conducted. The vast majority of buildings within the district boundaries were built prior to 1950 with only a handful (13 properties) built later. The additional 20 noncontributing buildings were built during the period of significance but considered too heavily altered or otherwise compromised to contribute to the district.

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The Blackwell Historic District (Manchester Residential and Commercial Historic District Expansion 2018; referred to as the Blackwell expansion area) incorporates additional contemporary residential and commercial development in three separate sections (1, 2, and 3 to the north, south, and west of the existing district respectively) that was part of the original City of Manchester/Manchester Ward annexed by the City of Richmond in 1910 and 1914, and is inextricably connected to the development and history of Manchester (n.a. 1911).

Section 1 is the largest expansion area and is located immediately to the south of the original district. The portion of Section 1 north of Maury Street was platted with Manchester in the mid-nineteenth century, although most of the extant buildings were developed in the early twentieth century with sporadic earlier and later buildings spread throughout as well. The portion of Section 1 south of Maury Street was platted by the Richmond & Manchester Land Company chartered in 1896 (n.a. 1896), however most development occurred following the annexation of Manchester by the City of Richmond, and continued through the mid-twentieth century. Both Section 2 to the west of the original district and Section 3 to the north were platted with Manchester in the mid-nineteenth century.

Together, the three expansion areas encompasses a significant concentration of late nineteenth to mid-twentieth century development. The vast majority of properties within the expansion area sections are residential, with a smaller number of commercial properties in all three, mostly along Hull Street, Jefferson Davis Highway/Cowardin Avenue, and the parallel Atlantic Coast Line (A.C.L.) Railroad corridor roughly two blocks to the west. There are also a number of churches, a school, and a community pool within the residential portions of Section 1 of the expansion area.

Narrative Description

The three expansion areas incorporate a total of roughly 155 acres of development spread out across portions of approximately 60 city blocks generally bordering the north, south, and west edges of the original historic district. Section 1 of the expansion area is the largest and extends the historic district boundary as far south as Dinwiddie Avenue, and as far west as the former A.C.L. Railroad corridor and Cowardin Avenue (also known as Jefferson Davis Highway and U.S.-1). The eastern boundary of Section 1 generally follows historic subdivision boundaries while excluding large pockets of nonhistoric development and infill, and thus “stairsteps” along 13th Street, 16th Street, and 17th Street. Section 2 of the expansion area includes blocks between Perry and Wall Street and extends as far west as the former A.C.L. Railroad corridor. Section 3 includes portions of two blocks between W. 14th and 15th Street and extends the district boundaries as far north as Semmes Avenue.

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Development within all three sections of the expansion area occurs on blocks set in a mostly gridded pattern created by a continuation of the streets situated within the original historic district. Following the precedent set by early development along Hull Street, the properties within the expansion area are primarily oriented towards the east-west streets with the exception of those fronting Jefferson Davis Highway in Section 1 and Cowardin Avenue in Section 2. The north-south streets in all sections of the expansion area are numbered while the east-west streets follow two separate naming conventions. Those between Hull and Maury Streets were named for military heroes during an early plat of Manchester in the mid-nineteenth century and include Decatur, Stockton, Everett, and Maury. The streets south of Maury Street are named for various American places ascending alphabetically to the south and include Albany, Boston, Chicago, and Dinwiddie (although originally named Delaware). The blocks east of Cowardin are subdivided into smaller suburban-sized residential lots while the blocks west of Cowardin are larger and more irregularly sized and shaped, conforming to their commercial and industrial use.

Much of the overall expansion area, including portions of Section 1, and all of Sections 2 and 3 are comprised of urban blocks platted as the Town of Manchester in 1856 and is very similar in layout and composition as the original historic district. These areas adhere to a gridded block layout established at that time and was focused along the Hull Street Corridor, which at that time was known as the Turnpike Road, and lead from Richmond to the coal mines of Midlothian. In this area the parallel streets were numbered beginning at the river, and the cross streets were named after American naval heroes. The blocks west of Jefferson Davis Highway and Cowardin Avenue (U.S.-1) which was developed in the nineteenth century as the Petersburg Turnpike, are more irregular in shape due to abutting later development areas including Spring Hill and Swansboro. The grid pattern is also interrupted by the Richmond and Petersburg Railroad corridor platted in 1836. The portion of the Section 1 expansion area beyond Maury Street and not included in the original plat of Manchester is composed generally of one primary subdivision – the Richmond-Manchester Land Company Plat of 1896. Development in this area adheres to the earlier street and grid pattern established in the older areas of Manchester, continuing the numbered streets, but begins a new parallel street naming convention of utilizing alphabetically-oriented place names. Layout and composition in this area compliments the older areas through the basic grid pattern, but is distinctly differentiated through various attributes such as street width, lot size and orientation, and development size, scale, and setback.

Streets in the original Manchester plat vary in width and design and generally have curbs, including historic granite in select locations. All of the streets are paved with asphalt, but only Hull, Cowardin, Decatur, and Maury Streets have painted center lines and shoulders. The portion of Hull Street west of Cowardin in Section 1 of the expansion area remains in the same configuration as the length in the original historic district. It is roughly 40 feet wide with two lanes of travel in each direction. The other streets west of Jefferson Davis Highway in this section are more irregular as a result of mixed-use and development, although the streets and cross streets are generally two-way travel and between 15 feet and 40 feet wide. East of Jefferson Davis Highway in Section 1, Decatur and Stockton Streets which are closest to Hull Street and

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were likely the earliest developed in the expansion area are both approximately 40 feet wide, although limited to one lane of travel in each direction plus a designated parking lane on each side. Meanwhile Everett and Maury Street are slightly narrower at 30 feet. The numbered cross streets in this area are narrower yet, at roughly 20 feet, necessitating some to be limited to one-way of vehicular. Street widths are consistent in the Richmond-Manchester Land Company Plat between Maury and Dinwiddie with primary named streets at 30 feet wide and numbered cross streets at 20 feet. Street parking is allowed throughout the expansion area, with parking permitted on both sides of the primary streets and one side only on the cross streets. The streets in Section 2 are slightly narrower than their counterparts across Cowardin Avenue in the original district, and also extend it a slight angle to the established grid, resulting from their location between Cowardin and the railroad corridor. Section 3 adheres to the street configuration of the original historic district.

The widest street through the expansion area is Cowardin Avenue in Section 2 and its continuation - Jefferson Davis Highway in Section 1, which also serves as U.S. 1 and was historically the Richmond-Petersburg Turnpike. This route was widened and reconfigured substantially in 1934 when the Robert E. Lee Memorial Bridge was built over the James River. The road is currently configured with three lanes of travel in each direction, divided by a narrow grassy median.

Pedestrian infrastructure varies throughout the three sections of the expansion area, although most areas have some form of sidewalks. In Section 1 east of Jefferson Davis Highway, all blocks and streets have sidewalks flanking both sides of the road. On the primary named streets the sidewalks are set back with a narrow grassy berm between them and the road, while on the numbered cross streets the sidewalks immediately abut the roadway. West of Jefferson Davis Highway, sidewalks are limited to those sections of blocks and streets that remain residential, while sidewalks have been removed or were not historically present in the more industrial areas. Section 2 and Section 3 both have sidewalks immediately abutting the road.

Lot sizes throughout the expansion areas vary depending on location and associated development area or subdivision. Most are typical urban properties and are less than 1/10 acre. Because the properties in the older areas of Section 1, closer to Hull Street were developed individually and not part of a platted subdivision, their lot dimensions vary considerably. Average sized residential lots in these areas have between 30 and 35 feet of frontage, with some as narrow as 20 feet in denser areas. Average property depth in this area is 120 feet, although 70 feet is common for those facing Decatur and Stockton Streets. Individual blocks also vary in development orientation. On some blocks, all properties face the numbered cross streets, on others they all face the named streets, and on others yet there are a mix of properties facing the named and numbered streets. Many of these lots, but not all, back up to alleys extending centrally through the blocks. Between Jefferson Davis Highway and the railroad corridor lot size is further varied as a result of commercial and industrial development where parcels have been merged to create large, irregularly shaped properties.

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Meanwhile, lot size in the Richmond-Manchester Land Company Plat portion of Section 1 south of Maury Street is far more consistent. Lots in this area have either 40 or 50 feet of frontage, and are all 120 feet deep. All lots are oriented towards the named streets with central alleys that parallel them and are accessed off the numbered streets. The exception is one row of parcels flanking and oriented towards Jefferson Davis Highway. In Section 2 and Section 3, the lots are industrial use and are large, occupying nearly the entire block.

Despite the presence of alleyways throughout many blocks of Section 1 of expansion area, there are few garages situated along them. More common in the residential areas are small sheds and workshops at the back of the properties that are accessible from the alley. Driveways are also extremely rare throughout the expansion area. Only a handful of properties, mostly limited to modern infill, possess them. Commercial and industrial properties along Cowardin Avenue and to the west in Sections 1 and 2, meanwhile often have private driveways as well as parking lots or other open spaces for vehicle and equipment storage.

Building size, scale, setback, and density also vary somewhat throughout the expansion areas due to differing development timelines, the socio-economic situation of the original owner, and location within the organically developed Manchester area or the planned Richmond-Manchester Land Company Plat. In general, residential development within Section 1 is similar to that in the original historic district. Nearly all of the houses are modest, one- and two-story homes, with occasional larger homes set in proximity to Hull Street. Detached homes are most prevalent, although there are some attached townhouses and duplexes, as well as multi-family apartment homes particularly in the older areas. Churches and commercial buildings typically adhere to the size and scale of residential development in the area with the exception of larger, and mostly later, development along Jefferson Davis Highway. Building setback is keyed to location within the older Manchester plat or the Richmond-Manchester Land Company Plat. Setback is minimal to none in the Manchester plat with many homes and commercial buildings set immediately adjacent to the sidewalk or with only a narrow strip of yard, often set behind a bermed knee wall, between the front porch and the sidewalk. The limited setback, coupled with the often narrower lots in this section of the expansion area results in a higher density of development. In contrast, homes and other buildings within the Richmond-Manchester Land Company Plat south of Maury are typically of the same size and scale as those in the older portions, but are generally setback further on their properties, almost always with a small grassy front yard. The buildings also have more setback from the sides of the properties, including on corner lots, which coupled with the wider lots in general, lends a slightly less dense development pattern. Buildings in Section 2 and 3 are commercial and industrial in nature, and typically larger, occupying much of their respective lots and blocks with minimal setback.

Despite slight variations in street widths, lot sizes, and building configurations throughout the expansion areas, the development within all three sections still generally blends harmoniously together, as well as with development in the original historic district boundaries. A consistent

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pattern of gridded block layout, comparable development scale, and architectural styles unify the historic district and lend a cohesive feel to its various sections. A more detailed analysis of the architectural styles and extant building stock within the expansion areas is narrated in the following description.

ARCHITECTURAL ANALYSIS

As a whole, the expansion to the Manchester Residential and Commercial Historic District retains a diverse collection of residential and commercial architecture similar to that in the original district boundaries, and represents a wide-range of typical and popular styles from the late nineteenth through the mid-twentieth century, reflecting the growth and development Manchester during that period. The majority of historic properties in the expansion areas are single-family homes, although several multi-family residential units, as well as a school, a number of churches, commercial buildings, and industrial facilities are also within the expansion sections. Distinct patterns in architectural idiom are present in the various streets and blocks that compose the expansion areas which help to narrate the evolution of the historic district from its earliest development through the present day. The ratio of historic properties to modern infill remains high, as does the historical integrity of the individual resources.

Section 1

In Section 1, a handful of resources built in the last decades of the nineteenth century through the first decade of the twentieth century remain, however the vast majority of extant buildings date to the 1920s and 1930s, following annexation of Manchester by Richmond and the ensuing real estate boom and bust. Development continues steadily through the post-World War II era, but trailed off by the 1950s, as a result of most buildable lots having been developed. New construction was rare through the remainder of the twentieth century, and only resumed in the 2010s driven by civic sponsored redevelopment.

The earliest development in the Section 1 is contemporary to the bulk of development in the original historic district boundaries and dates to the last decades of the nineteenth century after Manchester was incorporated in 1874. This was a period of relative wealth and expansion for Manchester as reflected by the many larger and high-style residences built at that time. While many of the wealthier residents generally lived on the north side of Hull Street within the original historic district, Section 1 contains a handful of such properties, mostly along Decatur Street. Excellent examples of popular-styled homes from this period within the expansion area include Queen Anne-styled residences at 1219 and 1321 Decatur Street and Italianate residences at 1214 and 1301 Decatur Street. 1219 Decatur reflects a typical urban interpretation of the style with a boxy brick form and ornamentation focused on the front façade with a fish-scale shingled pent roof and an engaged two-story half-hexagonal bay topped by a shingled turret. 1301 Decatur is a frame home, and also has a two-story half-hexagonal bay, but is topped by a cross-gabled roof. Because the home is set on a corner lot, its complex, cross-gabled roofline continues

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along the side elevation. 1214 Decatur is a good interpretation of an Italianate townhouse with a rubbed brick front façade topped by a heavy bracketed cornice. The front windows are topped by flat stone lintels while the side windows are arched. A projecting bay window further adorns the side of the home. The Italianate residence at 1301 Decatur is slightly more elaborate with arched second floor windows on the front façade ornamented by compound brickwork over the arch, as well as a mouse-toothed string course. 1731 Bainbridge is good example of frame Italianate from the early twentieth century. The home features a boxy form topped by a shallow-pitch roof which is accentuated by a heavy compound and bracketed cornice. The building is further adorned by a wrap-around porch with a denticulated cornice supported by ionic columns with an ornate turned balustrade.

One of the most ornate examples of Victorian-influenced architecture in Section 1 is an Eastlake-style residence at 601 Jefferson Davis Highway. City records date the building to 1919, however it likely actually dates several decades earlier to the turn-of-the-century. This two-and-a-half story frame home features a tall front gable embellished with fish-scale shingles and a bent wood arch with an integral window opening. The front is further ornamented with an angled projecting corner bay set on a 45° angle. A similar engaged bay projects up the side of the building. Both feature fish-scale gables and beadboard panels below the window openings on each level.

Contemporary to these higher style residences of the wealthy are many homes of the middle- and working class from the turn-of-the-century. Manchester's development during that time period was built on the city's industrial presence, and therefore was home to a large number of employees from these ventures. Many such homes that reflect a more modest interpretation of the popular styles from this time period remain, including Folk Victorian and more subtle Italianate influences. These homes are typically two-story frame buildings, although a handful of one-story buildings remain as well. A review of Sanborn maps from 1895 and 1910 show this is consistent with historical development in the area that was primarily two-story with only occasional one-story dwellings interspersed. Good examples of turn-of-the century Folk Victorian homes in Section 1 include several dwellings along Bainbridge Street at 1725, 1727, and 1903, as well as others at 2009 and 2010 Boston Avenue. These homes are exhibit similar designs consisting of a three-bay front with a tall front gable. Ornamentation, is focused on the gable through such features as gable returns, and full-width front porches. Good examples of the gable and wing form of the Folk Victorian style can be found at 1715 and 1915 Albany Avenue, as well as 2017 Boston Avenue. These homes likewise feature a three-bay front gable forward mass with a cross-gable side wing and are typically ornamented with gable returns, friezes, and full-width or wraparound porches.

A one-story version of a Folk Victorian may be found at 1716 Stockton Street, which features a front gable with a recessed side wing. The front gable is adorned by spindlework, which is carried through the full-width porch with denticulated cornice.

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More subtle representations of the Italianate style can be found throughout the neighborhood, with many good examples along Decatur Street, including at 1303, 1307, and 1315, which are all frame, three-bay homes with low-pitch roofs, wide overhangs, and full-width porches with Neoclassical details. A duplex brick example is located at 1417-1419 Decatur and is characterized by a simplified bracketed cornice and concrete window lintels. The home at 1709 Stockton reflects a one-story vernacular interpretation of the Italianate style, with a rear-sloping shed roof adorned by a simple bracketed cornice on the front.

In addition to stylistically-influenced homes are a number of vernacular homes reflecting hall-and-parlor, I-house, and bungalow/shotgun forms. A one-story hall and parlor house may be found at 106 E 16th Street. This frame house is topped by a hipped roof with an end chimney, and reflects its form through a slightly offset, centered entry. A group of three similar homes in a row that reflect an urban two-thirds I-house form may be found at 1407, 1409, and 1411 Decatur Street. These homes feature an offset three-bay form, full-width porch, and topped by a hipped roof. 1815 and 1817 Maury Street reflect a one-story bungalow form, almost characteristic of a shotgun form with a narrow, front gable facade.

By far the heaviest period of development in Section 1 was during the decade of the 1920s. Over 35% of the extant resources in the area were constructed during that period and reflect a wealth of popular forms and styles. The most common style utilized was the Italianate in varying degrees of embellishment, followed by assorted Craftsman styles. Italianate buildings from this period reflect two primary interpretations defined by their roofline. Nearly all are two-story frame buildings with offset three-bay forms. The most prevalent version features a rear-sloping shed roof set behind a compound bracketed front cornice. Dozens of these homes may be seen throughout Section 1, such as the row on Everett Street between 17th and 18th Street, the row one E. 14th Street south of Stockton Street, and individually scattered on nearly every block. Less frequent are examples that replace the top cornice with a short pent roof, often clad with shingles in a decorative configuration, such as the homes at 109 E. 16th Street, 1605 Stockton Street, and 1714 and 1716 Albany Avenue.

Craftsman styles and building forms from this period are typical of the era, and consist of assorted one- and two-story bungalows and American Foursquares. Frame construction, front porches with battered columns, shallow-pitch roofs, exposed rafter tails, and paired windows are typical features of these buildings.

Good examples of American Foursquare may be found at 1416 and 1418 Decatur Street, 1806 and 1808 Stockton Street, and 2006 Boston Avenue. These homes all feature characteristic hipped roofs with a central hipped dormer. Examples of the Bungalow style can be found at 224 E 17th Street, 2004 Boston Avenue; and 1902, 1906, and 1908 Albany Avenue. The majority of Bungalows are simply one-story buildings topped by either a front gable or hipped roof, although there are a handful of more complex and elaborate examples, such as at 123 Lipscomb with a cross-gable roof and wraparound porch embellished by Ionic columns set atop masonry piers.

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Commercial Development during this period was also largely built in the Italianate style. A number of commercial buildings along the length of Hull Street in the expansion area reflect this style in moderate to high-style interpretations. One of the best examples is the row of storefronts at 814-820 Hull Street. While the majority of commercial properties are situated along Hull Street or Cowardin, there are also a handful of commercial properties mixed into the residential blocks from this time period. An example of a mixed-use building with commercial storefront on the first floor and residential flat above is located at 1916 Albany Avenue. This frame building is topped by a lot-pitch hipped roof and features a nearly full-width first floor storefront with plate glass windows and recessed entry bay. Another commercial building is located at 1700 Stockton, and consists of a small one-story commercial block appended to the side of a typical bungalow residence.

Churches from this period reflect a variety of eclectic and revival styles and are present in both frame and masonry construction. The Broomfield Christian Methodist Episcopal Church at 609 Jefferson Davis Highway is an imposing Romanesque Revival structure of brick construction fronted by a crenalated belfry tower. The Zion Baptist Church at 2006 Decatur Street reflects a Neoclassical Revival style with a pedimented front cornice set over a compound denticulated cornice supported by pilasters with an integral entry arcade. The Christian Tabernacle Baptist Church at 1900 Everett Street is an excellent example of the Carpenter Gothic style as applied to a church, and features a compound roofline, multiple towers and belfrys, shingled walls, and a compound arched, stained-glass window.

There is also one municipal building constructed during the 1920s extant in Section 1. The building is a precinct police station and jail, located at 1320 Stockton Street. The two-story masonry building reflects a Neoclassical Revival style with a flat roof, compound cornice, three-part Palladian façade, and an ornamental entry architrave.

Throughout the 1930s and 40s, construction remained in full swing, filling in the majority of remaining empty lots, particularly those south of Maury Street. Buildings constructed during this time represent the typical and popular styles of the era and reflect the modest, middle-class property owners that built most of them. By far the most prevalent style employed during this period were various forms of the Minimal Traditional. Other homes exhibit various revival styles including the traditional Colonial Revivals, Cape Cods, Craftsman, and a few more eclectic revivals. These homes are one- and two-story, and are a mix of frame and masonry construction. Again, these buildings are typically vernacular interpretations of the styles and exhibit very little in the way of embellishment. Any ornamentation is typically focused on porches and entrances.

Commercial and industrial development also increased during this period, primarily driven by the increase in automobile traffic along U.S.-1 and rail traffic along the A.C.L. Railroad corridor. These buildings range in style from minimalistic commercial vernacular to more ornate popular forms such as Art Deco and Moderne. 1901 Hull Street reflects a common vernacular

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commercial building through its plain brick façade accentuated only through a raised central parapet topped by terra cotta coping, and punctuated by industrial casement windows. A similar building but on a smaller scale is set at 1910 Hull Street. A slightly more elaborate version may be found at 7 E. 16th Street which features a flat parapet with a full-width boxed brick panel over a three-part, plate-glass window storefront. Several buildings reflect this form and style throughout the expansion area, as well as long Hull Street within the original historic district boundaries. The more ornate Deco and Moderne commercial buildings are primarily focused along the Jefferson Davis Highway/U.S.-1 corridor. These buildings range from minimal interpretations of the style featuring only simple horizontal banding to more high-style version complete with clipped corners, fluted aluminum canopies, and large fins.

Good examples of Moderne influence are at 218 and 300 Jefferson Davis Highway, both of which feature clean lines, cantilevered eye-brow ledges, and tall signage fins. A good example of Art Deco influence as applied to a warehouse building is located at 14 E. 15th Street. This two-story brick building features a wrap-around veneer of rubbed brick in a stacked bond, delineated by continuous concrete banding above and below. The pedestrian front is accentuated by a central bay flanked by crenelated brick pilasters with a cantilevered concrete canopy over the entry. An excellent example of high-style Art Deco architecture as applied to a commercial building is located at 129 Jefferson Davis Highway. The three-part front façade is clad with a limestone panel veneer adorned by a watertable, as well as a geometric pattern along the cornice of the flat parapet. The central block projects forward slightly as well as above the side blocks and is flanked by fluted pilasters and features a fluted aluminum entry hood over a four-part anodized aluminum storefront with transoms.

By the 1950s, residential development in the neighborhood slowed as remaining vacant lots were infilled and represented by only 17 single dwellings and six multiple dwellings or apartment buildings. The Minimal Traditional continued to represent the bulk of housing construction through this period, although they were joined by even more simplistic one-story ranches and mid-century forms. Commercial development also decreased during this period with only a handful of typically simple, vernacular buildings present. The exception is the former Siegel's Grocery Store at 2005 Hull Street, which remains as one of the best examples of mid-century modern architecture in the City of Richmond. The building features a bent-wood barrel roof form. Each massive California Cedar arch has a 90-foot clear span. Meanwhile, the front of the building features a wall of plate glass panels. The building was designed by architect J. Henry Walker and built by the Thorington Construction Company. At the time of its construction in 1957, it was Richmond's largest independent grocery market with 20,000 square feet of store space and parking lot to accommodate over 200 automobiles.

Very few buildings in Section 1 were built between the 1960s and the end of the twentieth century. This was a period of economic downtown and blight for much of Manchester, and the only extant construction represents occasional commercial infill, civic investment through a new school and neighborhood recreational facility, and larger-scale investment in low-income and

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subsidized housing. Civic investment is reflected through the Blackwell School annex, an excellent example of mid-century Contemporary architecture built in 1967. This one-story building features a large circular footprint clad with alternating sections of brick and plateglass and panel curtain wall, topped by a shallow conical roof with wide overhangs, reminiscent of a “flying saucer”. An adjacent poolhouse built at the same time but completely different in design reflects the Colonial Revival style with an arcaded Palladian façade. The only other extant buildings in the expansion area from this period are a group of four multi-unit townhouse buildings along Chicago Avenue built in 1963 as an early introduction of subsidized housing for the neighborhood. These buildings have little architectural merit, and reflect the stripped-down construction that characterize further residential investment in the neighborhood in the following years.

The largest construction event in Manchester during this period was the construction of the Blackwell Housing project in 1970. This urban-renewal project resulted in demolition of many older homes and buildings to build a series of multi-family units on the blocks between Hull Street, Maury Street, Commerce Street, and E. 13th Street. These buildings were subsequently razed in the early 2000s to make way for newer subsidized housing projects. This area is not included in the boundaries of the expansion area or original historic district due to the modern nature of the extant building stock.

From the early 2000s through the present-day, continued construction of low-income, subsidized, and assorted investment housing has been ongoing. Eighty-eight single family dwellings built in the past two decades are present within the expansion area. In general, these homes blend seamlessly into the blocks and streetscapes of the neighborhood through the use of compatible styles, size, scale, materials, and setback. Many of these buildings have captured the character and appearance of the neighborhood’s historic homes and may even appear to be historic if not for subtle differentiating details such as poured concrete foundations, prefabricated composite material details, and lack of chimneys. Overall, this new construction does not substantially detract from the character of the neighborhood, particularly when built on already vacant lots. Demolition of older homes to make way for this construction is a concern however, and should be kept to a minimum.

In addition to the primary dwellings, commercial buildings, and other institutional facilities, many properties throughout Section 1 have assorted outbuildings and secondary resources. This includes a number of extant original and historic outbuildings such as garages, storage buildings, workshops, and other domestic outbuildings, however these are relatively rare compared to in many other contemporary neighborhoods. There is a larger number of nonhistoric and later outbuildings such as prefabricated sheds, storage buildings, and other un-affixed structures that are common on many properties throughout Section 1.

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Section 2

Section 2 of the expansion area includes four buildings set on portions of three city blocks. These properties are commercial and industrial in character and primarily date from the mid-twentieth century. The two properties that front Cowardin Avenue (U.S. 1) both reflect the Art Moderne style and are good examples of the style as applied to commercial buildings. The building at 206 Cowardin is a simplified Moderne service station with smooth stuccoed walls, rounded corners, and a plateglass storefront. The larger building at 214 Cowardin Avenue features clean lines, rounded corners, a cantilevered eye-brow ledge, and tall signage fin. Meanwhile, the properties in this section not fronting Cowardin are more simplified mid-century one-story industrial buildings.

Section 3

Section 3 contains two properties, including a mid-twentieth century commercial complex that historically functioned as an automobile shop; and a small scale mid-century office building. The complex exhibits a minimal Art Deco influence with a brick façade, flat roof and parapet, and cantilevered aluminum eyebrow ledge over the main storefront building. Meanwhile, the second property in Section 3 at 1420 McDonough Street is an excellent example of a small-scale office building reflecting the mid-twentieth century Contemporary style, and now functions as a daycare facility. The one-story brick building features heavy and wide overhanging roof eaves with an integral entry canopy supported by flared metal pole supports set on a brick knee wall with integral planters. The rear of the building features a sloped shed roof block with an even wider overhang sheltering a continuous band of awning windows and doorways that lead out to a courtyard playground.

INTEGRITY

All three sections of the overall historic district expansion area, and the properties within them retain a high level of historical integrity both individually and collectively. Each section retains its historic development patterns, density, and infrastructure.

In Section 1, more than 80% of the resources were constructed during the period of significance, with minimal nonhistoric infill. The infill that is present is generally compatible and blends with the historic fabric in the original historic district with complementing styles and similar size, scale, and massing. Overall, the density of the neighborhood and suburban streetscapes remain intact as developed. The street and block patterns that were platted and developed from the mid-nineteenth century through the mid-twentieth century are also retained. In general, roads have not been widened or rerouted nor has modern infrastructure interrupted these patterns. The exception is Jefferson Davis Highway, which has been widened, but generally retains its historic boulevard configuration.

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So too do the individual buildings and properties that compose Section 1 retain their historic design and character. While most homes exhibit typical and expected maintenance and updating, modifications are typically nonintrusive and do not significantly detract from historical integrity. Replacement doors and windows are the most common alterations, followed by the addition of vinyl and aluminum siding. Small additions to the rear and sides of homes are present; however additions to the front of homes and enclosed porches are not common, nor are large additions that drastically alter the scale and massing of homes. Few original outbuildings remain, although historic maps reveal that contemporary outbuildings such as garages were relatively uncommon in this area. A number of newer outbuildings have been constructed behind many homes, although the vast majority are small, prefabricated storage sheds which are not intrusive and typically do not detract from the property.

In Section 2, the primary building on all four properties was built during the period of significance. Just one property, an industrial complex adjacent to the railroad corridor, has a modern building added to the complex. The individual buildings within Section 2 also retain a high level of historical integrity from the period of significance. The Art Modern service station continues to function as such, with the only exterior alterations being replaced roll-up garage doors and new plateglass storefront windows, but all set within their original openings. On the large Moderne commercial building next door, the full-height wrap-around plate-glass windows have been covered or replaced with corrugated plywood; however the fenestration pattern is still discernable and all other characteristic features, including the large signage fin, remain intact. The industrial buildings to the rear of the section have only been minimally nonhistorically altered with some windows infilled with concrete block.

Section 3 retains a high level of developmental integrity with no modern infill or construction. The automobile shop complex has undergone minimal alteration with nearly all historic materials, finishes, and other features intact. Several of the plate-glass storefront windows on one building have been covered with plywood, although a missing section reveals the historic windows remain in place underneath. The Contemporary-styled office building also retains a high degree of integrity with no apparent substantial exterior modifications.

Inventory

The following inventory identifies all resources located within the proposed expansion, organized by the three separate sections. The contributing status of each resource was determined based on the association to the recognized areas of significance, and construction date/retention of historical integrity based upon the updated period of significance 1797-1967. This effort inventoried a total of 595 resources within the three expansion area sections, of which 419 are considered contributing and 176 are considered noncontributing. Of these, 408 contributing resources and 174 noncontributing are located in Section 1, seven contributing and one noncontributing resource is located in Section 2, and four contributing and one noncontributing resource is located in Section 3.

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This inventory does not include those resources within the original district boundaries that are changing status as a result of the extended period of significance. Those resources are inventoried under a separate amendment, "Manchester Residential and Commercial Historic District Update 2018".

Expansion Area Section 1

14th Street, East

East 114 14th Street 127-5817-0473 *Other DHR Id#:*
Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925

Contributing Total: 1

East 109 14th Street 127-5817-0466 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Other, 2012

Non-contributing Total: 1

East 110 14th Street 127-5817-0475 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 1925

Contributing Total: 1

East 111 14th Street 127-5817-0467 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Other, 2007

Non-contributing Total: 1

East 112 14th Street 127-5817-0474 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Other, 2006

Non-contributing Total: 1

East 115 14th Street 127-5817-0468 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Other, 2007

Non-contributing Total: 1

East 116 14th Street 127-5817-0472 *Other DHR Id#:*

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Primary Resource: Single Dwelling (Building), Stories 1, Style: Other, 2004

Non-contributing *Total:* 1

East 119 14th Street 127-5817-0469

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 2007

Non-contributing *Total:* 1

East 121 14th Street 127-5817-0470

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Other, 1922

Contributing *Total:* 1

East 220 14th Street 127-5817-0499

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925

Contributing *Total:* 1

East 222 14 Street 127-5795

Other DHR Id#: 127-5817-0500

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1870

Contributing *Total:* 1

East 224 14th Street 127-5817-0501

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925

Contributing *Total:* 1

East 226 14th Street 127-5817-0502

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925

Contributing *Total:* 1

East 228 14th Street 127-6043

Other DHR Id#: 127-5817-0503

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1928

Contributing *Total:* 1

East 230 14th Street 127-5817-0504

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, 1922

Contributing *Total:* 1

East 232 14th Street 127-5817-0505

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, 1926

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Contributing Total: 1

East 234 14th Street 127-5817-0506

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, 1928

Contributing Total: 1

East 236 14th Street 127-5817-0507

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, 1928

Contributing Total: 1

14th Street, West

West 400 14th Street 127-5817-0422

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1924

Contributing Total: 1

15th Street, East

East 14 15th Street 127-6156
0497

Other DHR Id#: 127-5817-

Primary Resource: Factory (Building), Stories 2, Style: Moderne, 1948

Contributing Total: 1

East 105 15th Street 127-5817-0428

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1925

Contributing Total: 1

East 106 15th Street 127-5817-0446

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Other, 1918

Contributing Total: 1

East 107-109 15th Street 127-5817-0427

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: Italianate, Ca 1918

Contributing Total: 1

East 108 15th Street 127-5817-0445

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Other, 2001

Non-contributing Total: 1

East 111 E. 15th Street 127-5817-0426

Other DHR Id#:

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Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 2003

Non-contributing *Total:* 1

East 112 15th Street 127-5817-0444

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1918

Contributing *Total:* 1

East 114 15th Street 127-6047
0443

Other DHR Id#: 127-5817-

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1916

Contributing *Total:* 1

East 115 15th Street 127-5817-0425

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1916

Contributing *Total:* 1

East 116 15th Street 127-5817-0442

Other DHR Id#:

Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Vernacular, Ca 1918

Contributing *Total:* 1

East 118 15th Street 127-5817-0441

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1920

Contributing *Total:* 1

East 119 15th Street 127-5817-0424

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1918

Contributing *Total:* 1

Secondary Resource: Shed (Building) *Total:* 1

East 121 15th Street 127-5817-0423

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Italianate, Ca 1918

Contributing *Total:* 1

East 122 15th Street 127-5817-0440

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1928

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Contributing *Total*: 1

East 125 15th Street 127-5817-0019

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 2003

Non-contributing *Total*: 1

East 201 15th Street 127-5817-0346

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, Ca 2003

Non-contributing *Total*: 1

East 207 15th Street 127-5817-0347

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1918

Contributing *Total*: 1

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

East 209 15th Street 127-5817-0348

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1918

Contributing *Total*: 1

East 217 15th Street 127-5817-0349

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1918

Contributing *Total*: 1

East 219 15th Street 127-5817-0350

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1918

Contributing *Total*: 1

East 221 15th Street 127-5817-0351

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1918

Contributing *Total*: 1

East 223 15th Street 127-5817-0352

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1918

Contributing *Total*: 1

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East 225 15th Street 127-5817-0353

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1918

Contributing Total: 1

16th Street, East

East 7 16th Street 127-5817-0334

Other DHR Id#:

Primary Resource: Store (Building), Stories 1, Style: Commercial Style, Ca 1920

Contributing Total: 1

East 105 16th Street 127-5817-0329

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, Ca 1916

Contributing Total: 1

East 106 16th Street 127-5817-0434

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1925

Contributing Total: 1

East 107 16th Street 127-5817-0330

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, Ca 2006

Non-contributing Total: 1

East 108 16th Street 127-5817-0435

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Italianate, Ca 1922

Contributing Total: 1

East 109 16th Street 127-5817-0331

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1916

Contributing Total: 1

Secondary Resource: Garage (Building) *Non-contributing Total:* 1

East 113 16th Street 127-5817-0332

Other DHR Id#: Primary

Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1925

Contributing Total: 1

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East 115 16th Street 127-5817-0333

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 2004

Non-contributing *Total:* 1

East 203 16th Street 127-5817-0292

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1922

Contributing *Total:* 1

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

East 205 16th Street 127-5817-0293

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920

Contributing *Total:* 1

East 207 16th Street 127-5817-0294

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1922

Contributing *Total:* 1

East 210 16th Street 127-5817-0345

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1922

Contributing *Total:* 1

East 212 16th Street 127-5817-0344

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 2003

Non-contributing *Total:* 1

East 213 16th Street 127-5817-0013

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, Ca 1890

Contributing *Total:* 1

East 214 16th Street 127-5817-0014

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: No discernible style, Ca 1927

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Contributing *Total*: 1

East 301 16th Street 127-5817-0253

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 2006

Non-contributing *Total*: 1

East 305 16th Street 127-5817-0252

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Folk Victorian, 2009

Non-contributing *Total*: 1

East 309 16th Street 127-5817-0251

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2009

Non-contributing *Total*: 1

East 313 16th Street 127-5817-0250

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2009

Non-contributing *Total*: 1

East 317 16th Street 127-5817-0249

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 2012

Non-contributing *Total*: 1

East 321 16th Street 127-5817-0248

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Folk Victorian, 2009

Non-contributing *Total*: 1

17th Street, East

East 105 17th Street 127-5817-0313

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1925

Contributing *Total*: 1

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

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Name of Property

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East 106 17th Street 127-5817-0321

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1930

Contributing Total: 1

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

East 108 17th Street 127-5817-0320

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Folk Victorian, Ca 1928

Contributing Total: 1

East 110 17th Street 127-5817-0319

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1968

Non-contributingTotal: 1

East 111 17th Street 127-5817-0314

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 2003

Non-contributingTotal: 1

East 113 17th Street 127-5817-0317

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 2003

Non-contributingTotal: 1

East 115 17th Street 127-5817-0318

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, Ca 2006

Non-contributingTotal: 1

East 205 17th Street 127-5817-0289

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 2007

Non-contributingTotal: 1

East 207 17th Street 127-5817-0290

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 2007

Non-contributingTotal: 1

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East 224 17th Street 127-5817-0291

Other DHR Id#: 127-5817-0016

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1921

Contributing Total: 1

East 300 17th Street 127-5817-0243

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2006

Non-contributing Total: 1

East 304 17th Street 127-5817-0244

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 2009

Non-contributing Total: 1

East 308 17th Street 127-5817-0245

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2011

Non-contributing Total: 1

East 312 17th Street 127-5817-0246

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Folk Victorian, 2010

Non-contributing Total: 1

East 316 17th Street 127-5817-0247

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 2010

Non-Contributing Total: 1

18th Street, East

East 100 18th Street 127-5817-0308

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Georgian, 1910

Contributing Total: 1

East 108 18th Street 127-5817-0307

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2004

Non-contributing Total: 1

East 110 18th Street 127-5817-0306

Other DHR Id#:

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Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, 2004

Non-contributing *Total:* 1

East 113 18th Street 127-5868

Other DHR Id#: 127-5817-0316

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1915

Contributing *Total:* 1

East 114 18th Street 127-5817-0305

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Queen Anne, 1910

Contributing *Total:* 1

East 118 18th Street 127-5817-0304

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1900

Contributing *Total:* 1

East 122 18th Street 127-5817-0303

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920

Contributing *Total:* 1

East 128 18th Street 127-5817-0300

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925

Contributing *Total:* 1

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

East 205 18th Street 127-5817-0280

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, 2017

Non-contributing *Total:* 1

East 208 18th Street 127-5817-0282

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 1920

Contributing *Total:* 1

East 210 18th Street 127-5817-0281

Other DHR Id#:

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Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920
Contributing Total: 1

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

East 211 18th Street 127-5817-0023

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1911
Contributing Total: 1

19th Street, East

East 5 19th Street 127-5817-0375

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1900
Contributing Total: 1

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

East 6 19th Street 127-5825

Other DHR Id#: 127-5817-0412

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920
Non-contributing Total: 1

East 8 19th Street 127-5824

Other DHR Id#: 127-5817-0413

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920
Contributing Total: 1

East 9 19th Street 127-5817-0374

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920
Contributing Total: 1

East 11 19th Street 127-5817-0373

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920
Contributing Total: 1

East 202 19th Street 127-5872

Other DHR Id#: 127-5817-0271

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional,

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1949

Contributing *Total*: 1

East 204 19th Street 127-5802

Other DHR Id#: 127-5817-0270

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920

Contributing *Total*: 1

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

East 309 19th Street 127-5817-0240

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional,
1920

Contributing *Total*: 1

East 310 19th Street 127-5817-0235

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, 1945

Contributing *Total*: 1

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

East 311 19th Street 127-5817-0239

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, 1945

Contributing *Total*: 1

East 312 19th Street 127-5817-0236

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, 2005

Non-contributing *Total*: 1

East 314 19th Street 127-5817-0237

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, 2005

Non-contributing *Total*: 1

East 316 19th Street 127-5817-0238

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, 1925

Contributing *Total*: 1

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20th Street, East

East 12 20th Street 127-5817-0376

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920

Contributing Total: 1

East 15 20th Street 127-5817-0377

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 1920

Contributing Total: 1

East 104 20th Street 127-5817-0366

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, 1945

Contributing Total: 1

East 125 20th Street 127-5817-0361

Other DHR Id#:

Primary Resource: Secondary Dwelling (Building), Stories 1, Style: Vernacular, Ca 1910

Contributing Total: 1

Albany Avenue

1601 Albany Avenue 127-5817-0187

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1945

Contributing Total: 1

1603 Albany Avenue 127-5817-0186

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1945

Contributing Total: 1

1604 Albany Avenue 127-5817-0145

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1952

Contributing Total: 1

1605 Albany Avenue 127-5817-0185

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1945

Contributing Total: 1

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1606 Albany Avenue 127-5729 *Other DHR Id#: 127-5817-0170*

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1950

Contributing Total: 1

1607 Albany Avenue 127-5817-0184

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1945

Contributing Total: 1

1608 Albany Avenue 127-5817-0146

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1950

Contributing Total: 1

1616 Albany Ave 127-5817-0147

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1941

Contributing Total: 1

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

1701 Albany Avenue 127-5817-0183

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1946

Contributing Total: 1

1702 Albany Avenue 127-5817-0148

Other DHR Id#: Primary

Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1928

Contributing Total: 1

1703 Albany Avenue 127-5817-0182

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1950

Contributing Total: 1

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

1704 Albany Avenue 127-5817-0149

Other DHR Id#:

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Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1937

Contributing *Total:* 1

1706 Albany Avenue 127-5730

Other DHR Id#: 127-5817-0171

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1937

Contributing *Total:* 1

1707 Albany Avenue 127-5817-0181

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 2007

Non-contributing *Total:* 1

1710 Albany Avenue 127-5817-0150

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1921

Contributing *Total:* 1

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

1711 Albany Avenue 127-5817-0180

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1938

Contributing *Total:* 1

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

1714 Albany Avenue 127-5817-0151

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920

Contributing
Total: 1

1715 Albany Avenue 127-5817-0179

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1949

Contributing *Total:* 1

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

1716 Albany Avenue 127-5817-0152

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920

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Contributing Total: 1

Secondary Resource: Carport (Structure) Non-contributing Total: 1

1801 Albany Avenue 127-5817-0178

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional,
1952

Contributing Total: 1

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

1804 Albany Avenue 127-5817-0153

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Ranch, 1961

Contributing Total: 1

1806 Albany Avenue 127-5817-0154

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 1920

Contributing Total: 1

1902 Albany Avenue 127-5817-0155

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional,
1941

Contributing Total: 1

Secondary Resource: Outbuilding, Domestic (Building) Non-contributing Total: 1
Secondary Resource: Shed (Building) Non-contributing Total: 1

1903 Albany Avenue 127-5817-0177

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1910

Contributing Total: 1

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

1905 Albany Avenue 127-5817-0176

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1923

Contributing Total: 1

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

1906 Albany Avenue 127-5817-0156

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional,
1936

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Contributing *Total: 1*

1908 Albany Avenue 127-5817-0157

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1936

Contributing *Total: 1*

Secondary Resource: Carport (Structure) Non-contributing *Total: 1*

1910 Albany Avenue 127-5817-0158

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1919

Contributing *Total: 1*

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

1911 Albany Avenue 127-5817-0175

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2008

Non-contributing *Total: 1*

1915 Albany Avenue 127-5817-0169

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1923

Contributing *Total: 1*

1916 Albany Avenue 127-5817-0159

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 2, Style: Vernacular, 1900

Contributing *Total: 1*

2000 Albany Avenue 127-5817-0160

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1925

Contributing *Total: 1*

2001 Albany Avenue 127-5817-0168

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 1952

Contributing *Total: 1*

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

2002 Albany Avenue 127-5817-0161

Other DHR Id#:

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Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional,
1926

Contributing Total: 1

2007 Albany Avenue 127-5817-0167

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, 1922

Contributing Total: 1

2008 Albany Avenue 127-5817-0162

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2003

Non-contributing Total: 1

2010 Albany Avenue 127-5817-0163

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 1921

Contributing Total: 1

2012 Albany Avenue 127-5817-0164

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1921

Contributing Total: 1

2014 Albany Avenue 127-5799

Other DHR Id#: 127-5817-0172

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional,
1925

Contributing Total: 1

2016 Albany Avenue 127-5817-0165

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1922

Contributing Total: 1

Secondary Resource: Garage (Building) *Non-contributing Total:* 1

2020 Albany Avenue 127-5873

Other DHR Id#: 127-5817-0174

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1920

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Contributing *Total*: 1

Bainbridge Street

1500 Bainbridge Street 127-5817-0519

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, 1930

Contributing *Total*: 1

Secondary Resource: Warehouse

Contributing *Total*: 1

1512 Bainbridge Street 127-5817-0518

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1920

Contributing *Total*: 1

1514 Bainbridge Street 127-5817-0517

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1918

Contributing *Total*: 1

1600 Bainbridge Street 127-5817-0516

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1918

Contributing *Total*: 1

1602 Bainbridge Street 127-5817-0515

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Craftsman, 1916

Contributing *Total*: 1

1604 Bainbridge Street 127-5817-0514

Other DHR Id#:

Primary Resource: Warehouse (Building), Stories 1, Style: No discernable style, 1949

Contributing *Total*: 1

1606 Bainbridge Street 127-5817-0513

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Craftsman, 1925

Contributing *Total*: 1

1608 Bainbridge Street 127-5817-0512

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Craftsman, 1925

Contributing *Total*: 1

1717 Bainbridge Street 127-5817-0400

Other DHR Id#:

Primary Resource: Parsonage/Glebe (Building), Stories 2, Style: Vernacular, 1920

Contributing *Total*: 1

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1719 Bainbridge Street 127-5817-0399

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920

Contributing Total: 1

1721 Bainbridge Street 127-5817-0398

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1938

Contributing Total: 1

1723 Bainbridge Street 127-5817-0397

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 2017

Non-contributing Total: 1

1725 Bainbridge Street 127-5740

Other DHR Id#: 127-5817-0414

Primary Resource: Single Dwelling (Building), Stories 2, Style: No Discernable Style, 1903

Contributing Total: 1

1727 Bainbridge Street 127-5817-0396

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 1920

Contributing Total: 1

1731 Bainbridge Street 127-5817-0395

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: Italianate, 1920

Contributing Total: 1

1733 Bainbridge Street 127-5817-0394

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Craftsman, 1920

Contributing Total: 1

1800 Bainbridge Street 127-5817-0403

Other DHR Id#:

Primary Resource: Workshop (Building), Stories 1, Style: No discernible style, 1977

Non-contributing Total: 1

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1802 Bainbridge Street 127-5817-0402

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1920

Contributing Total: 1

1810 Bainbridge Street 127-5817-0401

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, 1920

Contributing Total: 1

1901 Bainbridge Street 127-5817-0393

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 1, Style: Commercial Style,
1956

Contributing Total: 1

1902 Bainbridge Street 127-5817-0390

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: No discernible style, 1910

Contributing Total: 1

1903 Bainbridge Street 127-5817-0392

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 1910

Contributing Total: 1

1904 Bainbridge Street 127-5817-0389

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 1920

Contributing Total: 1

1905 Bainbridge Street 127-5817-0391

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Mixed (more than 3 styles
from different periods, 0), 1920

Contributing Total: 1

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

1910-1914 Bainbridge Street 127-5817-0388

Other DHR Id#:

Primary Resource: Multiple Dwelling (Building), Stories 2, Style: No discernible style, 1940

Contributing Total: 1

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1922 Bainbridge Street

127-5817-0387

County and State

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 1, Style: No discernible style,
1940

Contributing Total: 1

Boston Avenue

1601 Boston Avenue

127-5817-0144

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional,
1945

Contributing Total: 1

1603 Boston Avenue

127-5817-0143

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional,
1945

Contributing Total: 1

1605 Boston Avenue

127-5817-0142

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional,
1945

Contributing Total: 1

1607 Boston Avenue

127-5817-0141

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional,
1945

Contributing Total: 1

1613 Boston Avenue

127-5817-0140

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional,
1940

Contributing Total: 1

1615 Boston Avenue

127-5817-0139

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional,
1945

Contributing Total: 1

1706 Boston Avenue

127-5817-0121

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional,

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Contributing *Total*: 1

1712 Boston Avenue 127-5817-0120 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 1930

Contributing *Total*: 1

1714 Boston Avenue 127-5817-0119 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1950

Contributing *Total*: 1

1800 Boston Avenue 127-5817-0118 *Other DHR Id#:*

Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, 1924

Contributing *Total*: 1

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

1803 Boston Avenue 127-5817-0138 *Other DHR Id#:*

Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, 1919

Contributing *Total*: 1

1804 Boston Avenue 127-5817-0117 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2007

Non-contributing *Total*: 1

1805 Boston Avenue 127-5817-0137 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 1952

Contributing *Total*: 1

1807 Boston Avenue 127-5817-0136 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1952

Contributing *Total*: 1

1808 Boston Avenue 127-5817-0116 *Other DHR Id#:*

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Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2013

Non-contributing *Total:* 1

1812 Boston Avenue

127-5817-0115

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, 1945

Contributing *Total:* 1

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

1813 Boston Avenue

127-5817-0135

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 1941

Contributing *Total:* 1

1905 Boston Avenue

127-5817-0134

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1928

Contributing *Total:* 1

1906 Boston Avenue

127-5817-0114

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1948

Contributing *Total:* 1

1911 Boston Avenue

127-5817-0133

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1938

Contributing *Total:* 1

1912 Boston Avenue

127-5817-0113

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2009

Non-contributing *Total:* 1

1914 Boston Avenue

127-5817-0112

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1919

Contributing *Total:* 1

1917 Boston Avenue

127-5817-0132

Other DHR Id#:

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Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional,
1928

Contributing Total: 1

2000 Boston Avenue

127-5817-0111

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 1.5, Style: Vernacular, 1921

Contributing Total: 1

2001 Boston Avenue

127-5817-0131

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, 1921

Contributing Total: 1

2004 Boston Avenue

127-5817-0110

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 1921

Contributing Total: 1

2005 Boston Avenue

127-5817-0130

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional,
1928

Contributing Total: 1

2006 Boston Avenue

127-5817-0109

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1919

Contributing Total: 1

2007 Boston Avenue

127-5817-0129

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 2003

Non-contributing Total: 1

2008 Boston Avenue

127-5817-0108

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1919

Contributing Total: 1

2011 Boston Avenue

127-5817-0128

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, 1921

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Contributing *Total*: 1

2012 Boston Avenue 127-5817-0107

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1971

Non-contributing *Total*: 1

2013 Boston Avenue 127-5817-0127

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Ranch, 1962

Contributing *Total*: 1

2016 Boston Avenue 127-5817-0106

Other DHR Id#:

Primary Resource: Mobile Home/Trailer (Building), Stories 1, Style: Vernacular, 2008

Non-contributing *Total*: 1

2017 Boston Avenue 127-5804

Other DHR Id#: 127-5817-0173

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920

Contributing *Total*: 1

2018 Boston Avenue 127-5817-0105

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 1930

Contributing *Total*: 1

Secondary Resource: Shed - Vehicle (Building) Contributing *Total*: 1

2022 Boston Avenue 127-5817-0104

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, 1920

Contributing *Total*: 1

2023 Boston Avenue 127-5817-0126

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925

Contributing *Total*: 1

2027 Boston Avenue 127-5817-0125

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925

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Contributing Total: 1

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

Secondary Resource: Carport (Structure) Non-contributing Total: 1

2100 Boston Avenue

127-5817-0103

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, 1922

Contributing Total: 1

2102 Boston Avenue

127-5817-0102

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 1922

Contributing Total: 1

2104 Boston Avenue

127-5817-0101

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 2008

Non-contributing Total: 1

2106 Boston Avenue

127-5817-0100

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 1920

Contributing Total: 1

Chicago Avenue

1700 Chicago Avenue

127-5817-0081

Other DHR Id#:

Primary Resource: Apartment Building (Building), Stories 2, Style: Minimal Traditional,
1963

Contributing Total: 1

1701 Chicago Avenue

127-5817-0082

Other DHR Id#:

Primary Resource: Church/Chapel (Building), Stories 1, Style: Vernacular, 1900

Contributing Total: 1

1703 Chicago Avenue

127-5817-0083

Other DHR Id#:

Primary Resource: Apartment Building (Building), Stories 2, Style: Minimal Traditional,
1963

Contributing Total: 1

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1800 Chicago Avenue

127-5817-0080

Other DHR Id#:

Primary Resource: Apartment Building (Building), Stories 2, Style: Minimal Traditional, 1963

Contributing Total: 1

1801 Chicago Avenue

127-5817-0084

Other DHR Id#:

Primary Resource: Apartment Building (Building), Stories 2, Style: Minimal Traditional, 1963

Contributing Total: 1

1900 Chicago Avenue

127-5817-0079

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1949

Contributing Total: 1

1901 Chicago Avenue

127-5817-0085

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1948

Contributing Total: 1

Secondary Resource: Garage (Building) Non-contributing *Total:* 1

1903 Chicago Avenue

127-5817-0086

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1948

Contributing Total: 1

1905 Chicago Avenue

127-5817-0087

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1948

Contributing Total: 1

1907 Chicago Avenue

127-5817-0088

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1948

Contributing Total: 1

1908 Chicago Avenue

127-5817-0078

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1940

Contributing Total: 1

1910 Chicago Avenue

127-5817-0077

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1940

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Contributing *Total*: 1

1912 Chicago Avenue 127-5817-0076

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, 1923

Contributing *Total*: 1

1914 Chicago Avenue 127-5817-0075

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Vernacular, 1916

Contributing *Total*: 1

1917 Chicago Avenue 127-5817-0089

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, 1925

Contributing *Total*: 1

2001 Chicago Avenue 127-5817-0090

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Craftsman, 1922

Contributing *Total*: 1

2004 Chicago Avenue 127-5817-0074

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Vernacular, 1920

Contributing *Total*: 1

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

2007 Chicago Avenue 127-5817-0091

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: Folk Victorian, 1921

Contributing *Total*: 1

Secondary Resource: Barbecue Pit (Object) Non-contributing *Total*: 1

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

2008 Chicago Avenue 127-5817-0073

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1920

Contributing *Total*: 1

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

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2009 Chicago Avenue 127-5817-0092 *Other DHR Id#:*

Primary Resource: Double/Duplex (Building), Stories 2, Style: Folk Victorian, 1918
Contributing Total: 1

2010 Chicago Avenue 127-5817-0072 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 1922
Contributing Total: 1

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

2011 Chicago Avenue 127-5817-0093 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional,
1920

Contributing Total: 1

2012 Chicago Avenue 127-5817-0071 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2001
Non-contributing Total: 1

2014 Chicago Avenue 127-5817-0070 *Other DHR Id#:*

Primary Resource: Double/Duplex (Building), Stories 2, Style: Neo-Eclectic, 1968
Non-contributing Total: 1

2015 Chicago Avenue 127-5817-0094 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1922
Non-contributing Total: 1

2017-2019 Chicago Avenue 127-5817-0095 *Other DHR Id#:*

Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, 1920
Contributing Total: 1

2018 Chicago Avenue 127-5817-0069 *Other DHR Id#:*

Primary Resource: Double/Duplex (Building), Stories 2, Style: Neo-Eclectic, 1968
Non-contributing Total: 1

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- 2021 Chicago Avenue 127-5817-0096 *Other DHR Id#:*
Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Vernacular, 1920
Contributing *Total:* 1
Secondary Resource: Shed (Building) Non-contributing *Total:* 1
- 2104 Chicago Avenue 127-5817-0066 *Other DHR Id#:*
Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 2002
Non-contributing *Total:* 1
Secondary Resource: Shed (Building) Non-contributing *Total:* 1
- 2110 Chicago Avenue 127-5817-0065 *Other DHR Id#:*
Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2002
Non-contributing *Total:* 1
- 2100 Chicago Avenue 127-5817-0068 *Other DHR Id#:*
Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, 1928
Contributing *Total:* 1
Secondary Resource: Shed (Building) Non-contributing *Total:* 1
- 2102 Chicago Avenue 127-5817-0067 *Other DHR Id#:*
Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 2002
Non-contributing *Total:* 1
- 2101-2103 Chicago Avenue 127-5817-0097 *Other DHR Id#:*
Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, 1921
Contributing *Total:* 1
Secondary Resource: Shed (Building) Non-contributing *Total:* 1
- 2105 Chicago Avenue 127-5817-0098 *Other DHR Id#:*
Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2004
Non-contributing *Total:* 1

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2109-2111 Chicago Avenue 127-5817-0099

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, 1921

Contributing *Total:* 1

2112-2114 Chicago Avenue 127-5817-0059

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, 1920

Contributing *Total:* 1

2116 Chicago Avenue 127-5817-0058

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2002

Non-contributing *Total:* 1

2118 Chicago Avenue 127-5817-0057

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2003

Non-contributing *Total:* 1

Cowardin Avenue

0 Cowardin Avenue 127-5817-0405

Other DHR Id#:

Primary Resource: Warehouse (Building), Stories 1, Style: No discernible style, 1948

Contributing *Total:* 1

6 Cowardin Avenue 127-5817-0406

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 1, Style: Commercial Style, 1995

Non-contributing *Total:* 1

7 Cowardin Avenue 127-5817-0511

Other DHR Id#:

Primary Resource: Service Station (Building), Stories 1, Style: No discernable Style, 1975

Non-contributing *Total:* 1

10 Cowardin Avenue 127-5817-0404

Other DHR Id#:

Primary Resource: Service Station (Building), Stories 1, Style: Art Deco, Ca 1940

Contributing *Total:* 1

101 Cowardin Avenue 127-5817-0510

Other DHR Id#:

Primary Resource: Office Building (Building), Stories 3, Style: No discernable Style, 2005

Non-contributing *Total:* 1

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Decatur Street

1214 Decatur Street 127-5817-0481

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, 1910

Contributing Total: 1

1218 Decatur Street 127-5796

Other DHR Id#: 127-5817-0480

Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Queen Anne, Ca 1910

Contributing Total: 1

1219 Decatur Street 127-5817-0482

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Queen Anne, Ca 1900

Contributing Total: 1

1221 Decatur Street 127-5797

Other DHR Id#: 127-5817-0483

Primary Resource: Multiple Dwelling (Building), Stories 3, Style: Other, 1921

Contributing Total: 1

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

1301 Decatur Street 127-5817-0484

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, Ca 1900

Contributing Total: 1

1303 Decatur Street 127-5817-0485

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: Spanish/Mission Revival,
1925

Contributing Total: 1

1307 Decatur Street 127-5817-0486

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: No discernible style, 1925

Contributing Total: 1

1309 Decatur Street 127-5817-0487

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1925

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Contributing *Total*: 1

1310 Decatur Street 127-5817-0479

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1915

Contributing *Total*: 1

1314 Decatur Street 127-5817-0478

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: Italianate, 1925

Contributing *Total*: 1

1315 Decatur Street 127-5817-0488

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925

Contributing *Total*: 1

1316 Decatur Street 127-5817-0477

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2003

Non-contributing *Total*: 1

1317 Decatur Street 127-5817-0489

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, 1925

Contributing *Total*: 1

1320 Decatur Street 127-5817-0476

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Queen Anne, Ca 1900

Contributing *Total*: 1

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

1321 Decatur Street 127-5798

Other DHR Id#: 127-5817-0490

Primary Resource: Single Dwelling (Building), Stories 2, Style: No discernible style, 2003

Non-contributing *Total*: 1

1400 Decatur Street 127-5817-0465

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1940

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Contributing *Total*: 1

1402 Decatur Street 127-5817-0464

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Other, 1929

Contributing *Total*: 1

1406 Decatur Street 127-5817-0463

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, 1929

Contributing *Total*: 1

1407 Decatur Street 127-5817-0491

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Other, 2006

Non-contributing *Total*: 1

1408 Decatur Street 127-5817-0462

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1918

Contributing *Total*: 1

1409 Decatur Street 127-5800

Other DHR Id#: 127-5817-0492

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1918

Contributing *Total*: 1

1411 Decatur Street 127-5817-0493

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1918

Contributing *Total*: 1

1412 Decatur Street 127-5817-0461

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Tudor Revival, 1938

Contributing *Total*: 1

1413 Decatur Street 127-5817-0494

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1919

Contributing *Total*: 1

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1415 Decatur Street 127-5817-0495

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Other, 2004

Non-contributing *Total:* 1

1416 Decatur Street 127-5817-0451

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1918

Contributing *Total:* 1

1417 Decatur Street 127-5817-0496

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: Italianate, 1920

Contributing *Total:* 1

1418 Decatur Street 127-5817-0450

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1918

Contributing *Total:* 1

1420 Decatur Street 127-5817-0449

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, 1920

Contributing *Total:* 1

1424 Decatur Street 127-5817-0448

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1922

Contributing *Total:* 1

1432 Decatur Street 127-5817-0447

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Vernacular, 1919

Contributing *Total:* 1

1500 Decatur Street 127-5817-0429

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, Ca 2003

Non-contributing *Total:* 1

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1506 Decatur Street 127-5817-0430

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1919

Contributing Total: 1

1510 Decatur Street 127-5817-0431

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, Ca 2006

Non-contributing Total: 1

1514 Decatur Street 127-5817-0432

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1920

Contributing Total: 1

1518 Decatur Street 127-5817-0433

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, Ca 2003

Non-contributing Total: 1

1600 Decatur Street 127-5732

Other DHR Id#: 127-5817-0362

Primary Resource: Single Dwelling (Building), Stories 2, Style: Tudor Revival, Ca 1916

Contributing Total: 1

1602 Decatur Street 127-5817-0328

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1916

Contributing Total: 1

1604 Decatur Street 127-5817-0327

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, Ca 1921

Contributing Total: 1

1605 Decatur Street 127-5817-0335

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, Ca 1922

Contributing Total: 1

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1606 Decatur Street 127-5817-0326

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1920

Contributing Total: 1

1608 Decatur Street 127-5817-0325

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 2002

Non-contributing Total: 1

1609 Decatur Street 127-5817-0336

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, Ca 1922

Contributing Total: 1

1610 Decatur Street 127-5817-0324

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 2001

Non-contributing Total: 1

1613 Decatur Street 127-5817-0337

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1924

Contributing Total: 1

1617 Decatur Street 127-5817-0338

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1920

Contributing Total: 1

1618 Decatur Street 127-5817-0323

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, Ca 1928

Contributing Total: 1

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

1620 Decatur Street 127-5817-0322

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1915

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Contributing *Total*: 1

1701 Decatur Street 127-5817-0339

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, Ca 1925

Contributing *Total*: 1

1703 Decatur Street 127-5817-0340

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, Ca 1920

Contributing *Total*: 1

1704 Decatur Street 127-5817-0020

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2006

Non-contributing *Total*: 1

1705 Decatur Street 127-5817-0341

Other DHR Id#:

Primary Resource: Secondary Dwelling (Building), Stories 2, Style: Vernacular, Ca 1920

Contributing *Total*: 1

1706 Decatur Street 127-5817-0312

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 1920

Contributing *Total*: 1

1707 Decatur Street 127-5817-0342

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 2001

Non-contributing *Total*: 1

1708 Decatur Street 127-5817-0311

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 1910

Contributing *Total*: 1

1709 Decatur Street 127-5817-0343

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, Ca 2013

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Non-contributing *Total: 1*

1710 Decatur Street 127-5817-0310

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920

Contributing Total: 1

1714 Decatur Street 127-5817-0309

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2001

Non-contributing Total: 1

1800 Decatur Street 127-5817-0302

Other DHR Id#:

Primary Resource: Workshop (Building), Stories 1, Style: Vernacular, 1930

Contributing Total: 1

1900 Decatur Street 127-5827

Other DHR Id#: 127-5817-0411

Primary Resource: Mixed: Commerce/Domestic (Other), Stories, Style: Colonial Revival,
1920

Contributing Total: 1

1901 Decatur Street 127-5817-0372

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 1, Style: No discernible style,
1920

Contributing Total: 1

1903-1907 Decatur Street 127-5817-0371

Other DHR Id#:

Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Italianate, 1920

Contributing Total: 1

1908 Decatur Street 127-5817-0365

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920

Contributing Total: 1

1919 Decatur Street 127-5817-0370

Other DHR Id#:

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Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920

Contributing *Total:* 1

1921 Decatur Street

127-5817-0369

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920

Contributing *Total:* 1

1923 Decatur Street

127-5817-0368

Other DHR Id#:

Primary Resource: Parsonage/Glebe (Building), Stories 2, Style: Italianate, 1910

Contributing *Total:* 1

2006 Decatur Street

127-5817-0360

Other DHR Id#:

Primary Resource: Church/Chapel (Building), Stories 3, Style: Colonial Revival, Ca 1918

Contributing *Total:* 1

2007 Decatur Street

127-5817-0367

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: No discernible style, 1925

Contributing *Total:* 1

2028 Decatur Street

127-5817-0359

Other DHR Id#:

Primary Resource: Warehouse (Building), Stories 1, Style: No discernible style, Ca 1979

Non-contributing *Total:* 1

2100 Decatur Street

127-5817-0358

Other DHR Id#:

Primary Resource: Warehouse (Building), Stories 1, Style: No discernible style, Ca 1930

Contributing *Total:* 1

Dinwiddie Avenue

1701 Dinwiddie Avenue

127-5817-0024

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1947

Contributing *Total:* 1

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

1703 Dinwiddie Avenue

127-5817-0025

Other DHR Id#:

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Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1947

Contributing Total: 1

1705 Dinwiddie Avenue 127-5817-0026

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1947

Contributing Total: 1

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

1707 Dinwiddie Avenue 127-5817-0027

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1947

Contributing Total: 1

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

1709 Dinwiddie Avenue 127-5817-0028

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1947

Contributing Total: 1

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

1801 Dinwiddie Avenue 127-5817-0029

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, 1927

Contributing Total: 1

Secondary Resource: Carport (Structure) Non-contributing *Total:* 1

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

1803 Dinwiddie Avenue 127-5817-0030

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1930

Contributing Total: 1

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

1807 Dinwiddie Avenue 127-5817-0031

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1948

Contributing Total: 1

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

1809 Dinwiddie Avenue 127-5817-0032

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1948

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Contributing *Total*: 1

1901 Dinwiddie Avenue 127-5817-0033

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, 1927

Contributing *Total*: 1

Secondary Resource: Carport (Structure) Non-contributing *Total*: 1

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

Secondary Resource: Shed - Vehicle (Building) Contributing *Total*: 1

1903 Dinwiddie Avenue 127-5817-0034

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1948

Contributing *Total*: 1

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

1909 Dinwiddie Avenue 127-5817-0035

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1922

Contributing *Total*: 1

1913 Dinwiddie Avenue 127-5817-0036

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1922

Contributing *Total*: 1

1915 Dinwiddie Avenue 127-5817-0037

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1935

Contributing *Total*: 1

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

2003 Dinwiddie Avenue 127-5817-0038

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 1924

Contributing *Total*: 1

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

2007 Dinwiddie Avenue 127-5817-0039

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1928

Contributing *Total*: 1

2011 Dinwiddie Avenue 127-5817-0040

Other DHR Id#:

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Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1922

Contributing *Total:* 1

2013 Dinwiddie Avenue 127-5817-0041

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1925

Contributing *Total:* 1

2015 Dinwiddie Avenue 127-5817-0042

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: No discernible style, 1921

Contributing *Total:* 1

2021 Dinwiddie Avenue 127-5817-0043

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1915

Contributing *Total:* 1

2023 Dinwiddie Avenue 127-5817-0044

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1924

Contributing *Total:* 1

2101 Dinwiddie Avenue 127-5817-0045

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1925

Contributing *Total:* 1

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

2103 Dinwiddie Avenue 127-5817-0046

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1922

Contributing *Total:* 1

2105 Dinwiddie Avenue 127-5817-0047

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1936

Contributing *Total:* 1

2107 Dinwiddie Avenue 127-5817-0048

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1930

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Contributing *Total: 1*

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

2109 Dinwiddie Avenue 127-5817-0049

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1930

Contributing *Total: 1*

2115 Dinwiddie Avenue 127-5817-0050

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1928

Contributing *Total: 1*

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

2117 Dinwiddie Avenue 127-5817-0051

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional,
1928

Contributing *Total: 1*

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

2119 Dinwiddie Avenue 127-5817-0052

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1925

Contributing *Total: 1*

2201 Dinwiddie Avenue 127-5817-0053

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Folk Victorian, 1919

Contributing *Total: 1*

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

2203 Dinwiddie Avenue 127-5817-0054

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1957

Contributing *Total: 1*

Everett Street

1600 Everett Street
0508

127-0327

Other DHR Id#: 127-5817-

Primary Resource: School (Building), Stories 1, Style: International Style, 1967

Contributing *Total: 1*

Secondary Resource: Pool House (Building) Contributing *Total: 1*

Secondary Resource: School (Building) Non-contributing *Total: 1*

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Secondary Resource: School (Building) Non-contributing Total: 1

1601 Everett Street 127-5817-0254 *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1939
Contributing Total: 1*

Secondary Resource: Shed (Building) Contributing Total: 1

1603 Everett Street 127-5817-0255 *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: No discernible style, 1939
Contributing Total: 1*

Secondary Resource: Shed (Building) Contributing Total: 1

1700 Everett Street 127-5817-0225 *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, 1925
Contributing Total: 1*

1701 Everett Street 127-5817-0256 *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925
Contributing Total: 1*

1702 Everett Street 127-5817-0226 *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925
Contributing Total: 1*

1703 Everett Street 127-5817-0257 *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 1925
Contributing Total: 1*

1705 Everett Street 127-6177 *Other DHR Id#: 127-5817-0273*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925

Contributing Total: 1

1709 Everett Street 127-5817-0258 *Other DHR Id#:*

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Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, 1925
Contributing *Total:* 1
1711 Everett Street 127-5817-0259 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, 1925
Contributing *Total:* 1
1713 Everett Street 127-5817-0260 *Other DHR Id#:*

Primary Resource: Double/Duplex (Building), Stories 2, Style: Italianate, 1925
Contributing *Total:* 1
1715 Everett Street 127-5817-0261 *Other DHR Id#:*

Primary Resource: Double/Duplex (Building), Stories 2, Style: Italianate, 1925
Contributing *Total:* 1
1717 Everett Street 127-5817-0262 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, 2017
Non-contributing *Total:* 1
1718 Everett Street 127-5817-0227 *Other DHR Id#:*

Primary Resource: Other (Building), Stories 2, Style: No discernible style, 1954
Contributing *Total:* 1
1719 Everett Street 127-6152 *Other DHR Id#:* 127-5817-0272

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, 2017
Non-contributing *Total:* 1
1720 Everett Street 127-7156 *Other DHR Id#:* 127-5817-0022

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2015
Non-contributing *Total:* 1
1800 Everett Street 127-5817-0228 *Other DHR Id#:*

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Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925

Contributing Total: 1

1802 Everett Street

127-5817-0229

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1925

Contributing Total: 1

1806 Everett Street

127-5817-0230

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, 1938

Contributing Total: 1

Secondary Resource: Outbuilding, Domestic (Building) Non-contributing Total: 1

1808 Everett Street

127-5817-0231

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925

Contributing Total: 1

1810 Everett Street

127-5817-0232

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925

Contributing Total: 1

1812 Everett Street

127-5817-0233

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925

Contributing Total: 1

1813 Everett Street

127-5817-0263

Other DHR Id#:

Primary Resource: Church/Chapel (Building), Stories 1, Style: Contemporary, Ca 1950

Contributing Total: 1

1816 Everett Street

127-5817-0234

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1925

Contributing Total: 1

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1900 Everett Street

127-5817-0241

Other DHR Id#:

Primary Resource: Church/Chapel (Building), Stories 1, Style: Queen Anne, 1920

Contributing Total: 1

2101 Everett Street

127-5831

Other DHR Id#: 127-5817-0363

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1910

Contributing Total: 1

Hull Street

1800 Hull Street

127-5817-0383

Other DHR Id#:

Primary Resource: Service Station (Building), Stories 1, Style: No discernible style, 1985

Non-contributing Total: 1

1810-1818 Hull Street

127-5817-0382

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 2, Style: Italianate, 1920

Contributing Total: 1

1822 Hull Street

127-5817-0381

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 2, Style: Italianate, 1920

Contributing Total: 1

1823 Hull Street

127-5817-0407

Other DHR Id#:

Primary Resource: Funeral Home (Building), Stories 2, Style: Italianate, Ca 1910

Non-contributing Total: 1

1900 Hull Street

127-5817-0380

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 2, Style: Commercial Style,
1930

Contributing Total: 1

1901 Hull Street

127-5817-0408

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 1, Style: Commercial Style,
1928

Contributing Total: 1

1910 Hull Street

127-5817-0379

Other DHR Id#:

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Primary Resource: Commercial Building (Building), Stories 1, Style: Commercial Style,
1920

Contributing Total: 1

1917 Hull Street 127-5817-0409

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 1, Style: No discernible style,
1970

Non-contributing Total: 1

Secondary Resource: Garage (Building) *Non-contributing Total:* 1

1923 Hull Street 127-5817-0410

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 2, Style: Italianate, 1930

Contributing Total: 1

2000 Hull Street 127-5817-0378

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 1, Style: No discernible style,
1950

Contributing Total: 1

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

2005 Hull Street 127-5817-0386

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 1, Style: Contemporary, 1956

Contributing Total: 1

Secondary Resource: Commercial Building (Building) *Non-contributing Total:* 1

2105 Hull Street 127-5817-0385

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 3, Style: Italianate, 1915

Contributing Total: 1

Jefferson Davis Highway

28 Jefferson Davis Highway 127-5817-0384

Other DHR Id#:

Primary Resource: Service Station (Building), Stories 1, Style: Moderne, 1955

Contributing Total: 1

124 Jefferson Davis Highway 127-5828

Other DHR Id#: 127-5817-0364

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1930

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Contributing *Total*: 1

129 Jefferson Davis Highway 127-5817-0301

Other DHR Id#:

Primary Resource: Automobile Showroom (Building), Stories 1, Style: Art Deco, 1939

Contributing *Total*: 1

Secondary Resource: Service Station (Building) Contributing *Total*: 1

209 Jefferson Davis Highway 127-5817-0267

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 1, Style: No discernible style, 1940

Contributing *Total*: 1

214-224 Jefferson Davis Highway 127-6131

Other DHR Id#: 127-5817-0520

Primary Resource: Commercial Building (Building), Stories 2, Style: Commercial Style, Ca 1940

Contributing *Total*: 1

Secondary Resource: Garage (Building) Non-contributing *Total*: 1

221 Jefferson Davis Highway 127-5817-0266

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: No discernible style, 1920

Contributing *Total*: 1

231 Jefferson Davis Highway 127-5817-0265

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: No discernible style, Ca 1920

Non-contributing *Total*: 1

Secondary Resource: Garage (Building) Non-contributing *Total*: 1

233 Jefferson Davis Highway 127-5817-0264

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1920

Contributing *Total*: 1

300 Jefferson Davis Highway 127-5817-0356

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 1, Style: International Style, Ca 1957

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Contributing *Total*: 1

301 Jefferson Davis Highway 127-5817-0242

Other DHR Id#:

Primary Resource: Workshop (Building), Stories 1, Style: No discernible style, 1981
Non-contributing *Total*: 1

Secondary Resource: Workshop (Building) Non-contributing *Total*: 1

316 Jefferson Davis Highway 127-5817-0355

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 1, Style: International Style, Ca
1965

Contributing *Total*: 1

336 Jefferson Davis Highway 127-5817-0354

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 1, Style: International Style, Ca
1956

Contributing *Total*: 1

409 Jefferson Davis Highway 127-5817-0210

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 1, Style: No discernible style,
1957

Contributing *Total*: 1

Secondary Resource: Workshop (Building) Non-contributing *Total*: 1

501 Jefferson Davis Highway 127-5817-0166

Other DHR Id#:

Primary Resource: Office/Office Building (Building), Stories 2, Style: Vernacular, 1961

Contributing *Total*: 1

Secondary Resource: Warehouse (Building) Non-contributing *Total*: 2

611 Jefferson Davis Highway 127-5856

Other DHR Id#: 127-5817-0122

Primary Resource: Church/Chapel (Building), Stories 3, Style: Gothic Revival, 1900

Contributing *Total*: 1

601 Jefferson Davis Highway 127-5858

Other DHR Id#: 127-5817-0124

Primary Resource: Single Dwelling (Building), Stories 2, Style: Queen Anne, 1919

Contributing *Total*: 1

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

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- 603 Jefferson Davis Highway 127-5857 *Other DHR Id#: 127-5817-0123*
Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1918
Contributing Total: 1
- 701 Jefferson Davis Hwy 127-5817-0056 *Other DHR Id#:*
Primary Resource: Store/Market (Building), Stories 1, Style: Vernacular, 1940
Contributing Total: 1
- 705 Jefferson Davis Hwy 127-5817-0055 *Other DHR Id#:*
Primary Resource: Dwelling/Store (Building), Stories 2, Style: Vernacular, 1925
Contributing Total: 1
- 707 Jefferson Davis Highway 127-5854 *Other DHR Id#: 127-5817-0064*
Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, 1926
Contributing Total: 1
- 709 Jefferson Davis Highway 127-5853 *Other DHR Id#: 127-5817-0062*
Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, 1924
Contributing Total: 1
- 711 Jefferson Davis Highway 127-5852 *Other DHR Id#: 127-5817-0061*
Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, 1924
Contributing Total: 1
Secondary Resource: Shed - Vehicle (Building) *Contributing Total:* 1
- 713 Jefferson Davis Highway 127-5851 *Other DHR Id#: 127-5817-0060*
Primary Resource: Commercial Building (Building), Stories 1, Style: Spanish/Mission
Revival, 1963
Contributing Total: 1

Lipscomb Street

- 107 Lipscomb Street 127-5817-0452 *Other DHR Id#:*
Primary Resource: Single Dwelling (Building), Stories 2, Style: No discernible style, 1918
Contributing Total: 1
- 108 Lipscomb Street 127-5817-0460 *Other DHR Id#:*

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Primary Resource: Single Dwelling (Building), Stories 1, Style: Italianate, Ca 1900
Contributing Total: 1

109 Lipscomb Street 127-5817-0453 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Other, 2004
Non-contributing Total: 1

110 Lipscomb Street 127-5805 *Other DHR Id#:* 127-5817-0459

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1918
Contributing Total: 1

111 Lipscomb Street 127-5817-0454 *Other DHR Id#:*

Primary Resource: Multiple Dwelling (Building), Stories 2, Style: No discernible style, 1960
Contributing Total: 1

112 Lipscomb Street 127-5817-0458 *Other DHR Id#:*

Primary Resource: Church/Chapel (Building), Stories 1, Style: Vernacular, 1900
Contributing Total: 1

120 Lipscomb Street 127-5817-0457 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1, Style: No discernible style, 1970
Non-contributing Total: 1

123 Lipscomb Street 127-5817-0455 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, 1930
Contributing Total: 1

124 Lipscomb Street 127-5817-0456 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: No discernible style, 2000
Non-Contributing Total: 1

Maury Street

1600 Maury Street 127-5817-0188 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1948
Contributing Total: 1

1604-06 Maury Street 127-5817-0189 *Other DHR Id#:*

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Primary Resource: Apartment Building (Building), Stories 2, Style: Vernacular, 1916

Contributing Total: 1

1608-10 Maury Street

127-5817-0190

Other DHR Id#:

Primary Resource: Apartment Building (Building), Stories 2, Style: Vernacular, 1916

Contributing Total: 1

1614 Maury Street

127-5817-0191

Other DHR Id#:

Primary Resource: Apartment Building (Building), Stories 2, Style: Vernacular, 1916

Contributing Total: 1

1616 Maury Street

127-5817-0192

Other DHR Id#:

Primary Resource: Apartment Building (Building), Stories 2, Style: No discernible style,
1959

Contributing Total: 1

1618 Maury Street

127-5817-0193

Other DHR Id#:

Primary Resource: Apartment Building (Building), Stories 2, Style: No discernible style,
1959

Contributing Total: 1

1700 Maury Street

127-5817-0194

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, 2007

Non-contributing Total: 1

1702 Maury Street

127-5817-0195

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, 2007

Non-contributing Total: 1

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

1705 Maury Street

127-5817-0224

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 2007

Non-contributing Total: 1

1710 Maury Street

127-5817-0196

Other DHR Id#:

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Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1956

Contributing Total: 1

Secondary Resource: Shed (Building) Contributing Total: 1

1711 Maury Street

127-5817-0223

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1925

Contributing Total: 1

1712 Maury Street

127-5817-0197

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, 1947

Contributing Total: 1

Secondary Resource: Outbuilding, Domestic (Building) Contributing Total: 1

1713 Maury Street

127-5817-0222

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925

Contributing Total: 1

1717 Maury Street

127-5817-0221

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 1925

Contributing Total: 1

1801 Maury Street

127-5817-0220

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 2007

Non-contributing Total: 1

1802 Maury Street

127-5817-0198

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1919

Contributing Total: 1

1803 Maury Street

127-5817-0219

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 2007

Non-contributing Total: 1

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1811 Maury Street

127-5817-0218

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1911

Contributing Total: 1

1815 Maury Street

127-5817-0217

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 1920

Contributing Total: 1

1816 Maury Street

127-5817-0199

Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 1, Style: Ranch, 1990

Non-contributing Total: 1

1817 Maury Street

127-5817-0216

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: No discernible style, 1925

Contributing Total: 1

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

1820 Maury Street

127-5817-0200

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 2007

Non-contributing Total: 1

1821 Maury Street

127-5817-0215

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1910

Contributing Total: 1

1903 Maury Street

127-5817-0214

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 2007

Non-contributing Total: 1

1904 Maury Street

127-5817-0201

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2008

Non-contributing Total: 1

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1907 Maury Street

127-5817-0213

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, 1930

Contributing Total: 1

1908 Maury Street

127-5817-0202

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 2009

Non-contributing Total: 1

1909 Maury Street

127-5817-0212

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, 1920

Contributing Total: 1

1910 Maury Street

127-5817-0203

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 2008

Non-contributing Total: 1

1911 Maury Street

127-5817-0211

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1920

Contributing Total: 1

1912 Maury Street

127-5817-0204

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1946

Contributing Total: 1

2000 Maury Street

127-5817-0205

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920

Contributing Total: 1

2002 Maury Street

127-5817-0206

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Folk Victorian, 2008

Non-contributing Total: 1

2006 Maury Street

127-5817-0207

Other DHR Id#:

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Primary Resource: Single Dwelling (Building), Stories 1, Style: Folk Victorian, 2008

Non-contributing *Total:* 1

2010 Maury Street

127-5862

Other DHR Id#: 127-5817-0208

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, 1939

Contributing *Total:* 1

2012 Maury Street

127-5817-0209

Other DHR Id#:

Primary Resource: Market (Building), Stories 1, Style: C Style, 1985

Non-contributing *Total:* 1

Stockton Street

1315 Stockton Street

127-5817-0471

Other DHR Id#:

Primary Resource: Church/Chapel (Building), Stories 1, Style: Vernacular, 1920

Contributing *Total:* 1

1320 Stockton Street

127-5817-0498

Other DHR Id#:

Primary Resource: Police Station (Building), Stories 2, Style: Neo-Classical Revival, 1920

Contributing *Total:* 1

1509 Stockton Street

127-5817-0439

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1925

Contributing *Total:* 1

1511 Stockton Street

127-5817-0438

Other DHR Id#:

Primary Resource: Church/Chapel (Building), Stories 1, Style: No discernible style, Ca 1920

Contributing *Total:* 1

1513 Stockton Street

127-5817-0437

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 2003

Non-contributing *Total:* 1

1515 Stockton Street

127-5817-0436

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1910

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Contributing Total: 1

Secondary Resource: Outbuilding, Domestic (Building) Non-contributing Total: 1

1601 Stockton Street 127-5817-0021 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 2005
Non-contributing Total: 1

1605 Stockton Street 127-5817-0295 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2005
Non-contributing Total: 1

1607 Stockton Street 127-5817-0296 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 1949
Contributing Total: 1

1615 Stockton Street 127-5817-0002 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 1910
Non-contributing Total: 1

1617 Stockton Street 127-5817-0003 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1922
Contributing Total: 1

1619 Stockton Street 127-5817-0004 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 2003
Non-contributing Total: 1

1621 Stockton Street 127-5817-0297 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 1916
Contributing Total: 1

1701 Stockton Street 127-5817-0298 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 2004

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1702 Stockton Street

127-5817-0288

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 1925

Contributing Total: 1

1704 Stockton Street

127-5817-0287

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 1925

Contributing Total: 1

1706 Stockton Street

127-5817-0286

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925

Contributing Total: 1

1707 Stockton Street

127-5817-0299

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 1910

Contributing Total: 1

1709 Stockton Street

127-5803

Other DHR Id#: 127-5817-0315

Primary Resource: Single Dwelling (Building), Stories 1, Style: Italianate, 1910

Contributing Total: 1

1716 Stockton Street

127-5817-0285

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Folk Victorian, 1920

Contributing Total: 1

1718 Stockton Street

127-5817-0284

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2003

Non-contributing Total: 1

1722 Stockton Street

127-5817-0283

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2007

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Non-contributing *Total: 1*

1800 Stockton Street

127-5817-0279

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925

Contributing Total: 1

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

1802 Stockton Street

127-5817-0278

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, 1930

Contributing Total: 1

1804 Stockton Street

127-5817-0277

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, 1928

Contributing Total: 1

1806 Stockton Street

127-5817-0276

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1928

Contributing Total: 1

1808 Stockton Street

127-5817-0275

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1928

Contributing Total: 1

1812 Stockton Street

127-5817-0274

Other DHR Id#:

Primary Resource: Apartment Building (Building), Stories 2, Style: Vernacular, 1914

Contributing Total: 1

1814 Stockton Street

127-5817-0269

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: No discernible style, 1910

Contributing Total: 1

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

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1818 Stockton Street

127-5817-0268

Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920

Contributing Total: 1

2100 Stockton Street

127-5817-0357

Other DHR Id#:

Primary Resource: Warehouse (Building), Stories 1, Style: No discernible style, Ca 1963

Contributing Total: 1

Secondary Resource: Warehouse (Building)

Non-contributing Total: 1

Expansion Area Section 2

Cowardin Avenue

206 Cowardin Avenue

127-5817-0418

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 1, Style: No discernible style,
Ca 1940

Contributing Total: 1

214 Cowardin Avenue

127-6059

Other DHR Id#: 127-5817-0417

Primary Resource: Meeting/Fellowship Hall (Building), Stories 2, Style: Moderne, Ca 1950

Contributing Total: 1

Secondary Resource: Church School (Building) *Contributing Total:* 1

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

Wall Street

1731 Wall Street

127-5817-0416

Other DHR Id#:

Primary Resource: Office/Office Building (Building), Stories 1, Style: No discernible style,
Ca 1920

Contributing Total: 1

1901 Wall Street

127-5817-0415

Other DHR Id#:

Primary Resource: Gymnasium (Building), Stories 1, Style: No discernible style, Ca 1960

Contributing Total: 1

Secondary Resource: Church School (Building) *Non-contributing Total:* 1

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Secondary Resource: Warehouse (Building)

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Contributing Total: 1

Expansion Area Section 3

McDonough Street

1420 McDonough Street

127-5817-0509

Other DHR Id#:

Primary Resource: School (Building), Stories 1, Style: Contemporary, 1955

Contributing Total: 1

Semmes Avenue

1400 Semmes Avenue

127-5817-0421

Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 2, Style: No discernible style,
Ca 1953

Contributing Total: 1

Secondary Resource: Commercial Building (Building) *Contributing Total:* 2

Secondary Resource: Shed (Building)

Non-contributing Total: 1

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Commerce _____
Community Planning and Development _____
Education _____
Ethnic Heritage _____
Architecture _____

Period of Significance

1797-1967 _____

Significant Dates

1856 _____
1896 _____
1910 _____
1914 _____

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A _____

Architect/Builder

unknown _____

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

The collection of intact housing, commercial buildings, and streetscapes within the proposed expansion to the Manchester Residential and Commercial Historic District represents the significance of the development and evolution of Manchester over 170 years from the late eighteenth century through the third-quarter of the twentieth century. The existing Manchester Residential and Commercial Historic District was listed in the National Register of Historic Places in 2002 with a period of significance 1797-1950, to recognize the significant history and architecture of the boundaries defined at that time, however, the nomination focused on the commercial corridor of Hull Street and the historically higher end residential area to the north, but did not include the more modest residential neighborhood to the south, or the many commercial and light industrial properties lining Manchester's two principal north-south transportation corridors – Cowardin Avenue/U.S.-1/Jefferson Davis Highway and the former Richmond and Petersburg/A.C.L. Railroad Corridor to the west. These areas and the buildings within them reflect a similar and associated history and development pattern as the existing historic district and should be recognized as integral to the history of Manchester.

Many of the residential properties within Section 1 of the expansion were recommended as a potential "Blackwell" Historic District as early as the 1980s, but no formal action was ever taken. The potential district acknowledged the history of the neighborhood and the intact collection of historic homes within it, but failed to connect the area to the larger story of Manchester as a cohesive whole. This proposed amendment to the Manchester Residential and Commercial Historic District will expand the district boundaries to include these additional residential properties, as well as commercial and light industrial properties along Cowardin/U.S.1, the A.C.L. Railroad, and Semmes Avenue that represent the full breadth of development in Manchester and its evolution from an independent city in the nineteenth and early twentieth centuries, into a distinct section of Richmond from 1910 through the present-day, along with the successes and struggles it has experienced. As such, the expansion is considered eligible for the NRHP under the same Criteria and Areas of Significance as the existing historic district; Criteria A for Commerce, Community Planning and Development, Education, Ethnic Heritage, and Criteria C for Architecture.

The expansion areas were historically associated with the late nineteenth/early twentieth century development of Manchester proper, and later became identified as the Blackwell Neighborhood whose history is inextricably linked to the evolution and identity of Manchester in the second-half of the twentieth century. As such, this expansion also extends the end date of the period of significance for the Manchester Residential and Commercial Historic District to 1967 to include additional development and association with the urban flight and economic decline of the area during this period and early efforts at financial investment and neighborhood aid. Although not a proud part of the history of Manchester, this period and these connotations have become a

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defining aspect of the overall area's recent history and an important facet to remember as the neighborhood transitions into a once-again thriving community.

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

Historical Background

The proposed Blackwell Historic District shares much of the same history as that of the original Manchester Residential and Commercial Historic District and is intrinsically tied to the evolution of Manchester as a whole, from its founding through the present-day. Just as in the original historic district boundaries, homes and buildings from prior to the Antebellum period were replaced over time, and the extant building stock reflects development from the late nineteenth century onward. For the early history of Manchester, reference the 2002 nomination form. The following historical background expands on the narrative provided in that document with a focus on the specific history of the expansion areas up through 1950 which was the original end date for the period of significance. Historical background for the extended period of significance (1950-1967) is also provided herein, and provides context for the entire amended historic district.

Expansion Area – Through 1950

Antebellum Period

The majority of the Blackwell expansion area remained undeveloped through the Antebellum period (Michler 1864). By the time of the Civil War, the plat of Manchester extended only two blocks south of Hull Street to include Decatur and Stockton Streets. Census records indicate these streets were occupied by residents who worked in the area mills and other industries, and likely lived in small, impermanent housing that has since been replaced (U.S.C.B. various). Meanwhile, the area beyond remained a rural landscape associated with several large farms and plantations (Beers 1877). However, it was large-scale expansion of commerce and industry in the surrounding parts of Manchester during this time period that led to the growth and development of the expansion area in the years to come.

By the early nineteenth century, one of the largest industries in Chesterfield County was coal, and to accommodate the shipment of the raw material to the growing port in Manchester, a tramway was built through the expansion area in 1831 more or less following the alignment of present-day Everett Street. The tramway, among the first of its kind in the nation, was powered by gravity. Mules were loaded in the rear car to pull the empty cars back to the mines. The coal tram operated until 1856 (Weisiger III 1993).

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Full-scale railroads also came to Manchester beginning in 1836, with the charter of the Richmond-Petersburg Railroad which extended around the west and north of the town. Its corridor serves as the western boundary for a portion of the expansion area. That line, coupled with the Richmond and Danville Railroad built through Manchester in 1847 made Manchester one of the most important commercial and industrial centers in Virginia at that time (Laffoon 2000).

Some of the largest industries in Manchester at that time were flour, cotton and woolen mills, as well as a wealth of tobacco processing facilities. While most of these industries were focused in the portion of Manchester along the river, the elevated plateau uphill in the historic district and expansion area attracted the town's wealthier citizens and entrepreneurs who began to build homes and estates on the streets off of Hull Street (Weisiger III 1993).

With the opening of further commerce and industry in the years leading up to the Civil War, the need for additional housing for workers and laborers grew, and slowly additional development occurred beyond the streets and areas occupied by the wealthier sort, and development within the expansion area began in earnest (U.S.C.B 1860).

Reconstruction and Growth

After the initial lull of Reconstruction, Manchester experienced a period of un-paralleled growth and success. Economic growth and expansion led to Manchester being made the county seat of Chesterfield in 1871, and in 1874, it was incorporated as an Independent city (Valentine 2011). However, because of its unique relationship and interdependence, Manchester was also considered city ward of neighboring Richmond at that time (Weisiger III 1993, p.17-20). A contemporary map of Richmond and its wards from 1877 depicts the four wards of Manchester as bound generally by the river, Pilkington Street, and Maury Street. Wards No. 1 and 2 between the River and Commerce Street are represented by the location of the NRHP-listed Manchester Industrial Historic District (VDHR# 127-0457). The area that comprises the original Manchester Residential and Commercial Historic District was all part of Ward No. 4, bound by Semmes Avenue to the north, Commerce Street to the east, Hull Street to the south, and Pilkington to the west (the area between Pilkington Street and Cowardin was not included in the original historic district boundaries, but represents the western portion of the expansion area).

To the south of Hull Street was Ward No. 3, which by that time extended as far south as Maury Street, and coincides with the present-day Blackwell neighborhood and the northeastern quadrant of the expansion area. Meanwhile, the portion of the expansion area to the south of Maury Street remained outside of the platted Manchester Ward, and was still a part of the rural estate of Dr. F. Marx (Beers 1877).

Just as its economy was focused on commerce and industry in the years leading up to the Civil War, the post-Reconstruction growth and success of Manchester was driven by the City's

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numerous mills. Flour from Manchester's mills was widely exported and tobacco from across the state was brought to Manchester for processing. The large labor force required by these industries led to dense development within the historic district and expansion area, and solidified Manchester's identity as a "working class" community. Lore has it that this is how the community came to be known as "Dogtown" (Kollatz Jr. 2015). The Sanborn Maps of 1886 and 1895 illustrate the development of residential portions of the expansion area as the dense urban neighborhood it remains today. Meanwhile, the area between the Richmond-Petersburg Turnpike (present-day Jefferson Davis Highway/Cowardin) and the Richmond-Petersburg Railroad, was a mix of commercial and industrial facilities. The two most prevalent industries in the expansion area during this time period were tobacco processing facilities, and numerous lumber and wood yards.

It was also during this era that Manchester became home to a growing number of African American businesses and institutions. Following emancipation, nearly half the population of Manchester was African American. The black and white populations of the city generally lived and worked side-by-side during this period although period maps and census records reveal that white-oriented homes and businesses predominated in the northern and eastern portions of the city closer to the river, while homes and businesses of black residents were located further inland to the south and west, including within much of the expansion area (Valentine 2011).

Located within the expansion area on Maury Street during this time was Manchester's first public school for African Americans, co-founded by James H. Blackwell in 1882. Blackwell was a prominent African American in the community as an entrepreneur and a school teacher. In 1888, he was promoted to principal of the school, a position he would serve until 1910 (n.a. 1931). During that time, he helped develop the high school curriculum for Manchester's first African American school.

Early Twentieth Century Expansion

By the turn-of-the-twentieth century, Manchester had grown through additional subdivision and plats with residential development extending to the south of Maury Street on the former Marx estate. The primary development was under the auspices of the Richmond and Manchester Land Company in 1896 and included roughly four blocks between Cowardin and 16th Street, with streets alphabetically named Albany, Boston, Chicago, and Delaware (renamed to present-day Dinwiddie) (n.a. 1896). This area includes much of the present-day Blackwell Neighborhood and a large part of the expansion area (n.a. 1911). A second plat soon thereafter was laid by the Mason Park Land Company further to the south and continued the alphabetical street names with Fairfax, Gordon, Halifax, and Ingram Streets. This area is now considered the Oak Grove Neighborhood and just beyond the expansion area.

Meanwhile, the portion of the expansion area west of the Richmond and Petersburg Turnpike, between it and the Richmond and Petersburg Railroad, continued to develop as an industrial area,

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fueled by the merger of the railroad with the larger A.C.L. Railroad 1900. In addition to earlier lumber yards, larger industrial facilities present by 1910 included several coal yards, a planning and milling plant, a tobacco prizery, and a glass factory (Sanborn 1910). As a result, the western portion of Hull Street between those two regional transportation corridors also experienced a surge in commercial construction which extended well beyond the expansion area.

Annexation

A movement to annex Manchester with Richmond had begun as early as the 1880s; although was debated at length by residents on both sides of the river. Although commerce and industry in Manchester remained strong, much of the economic result was increasingly shifted to Richmond as rail lines, shipping ports, and more financially vibrant industries favored the north side of the river. On a number of occasions, Manchester was forced to seek assistance from Richmond for financial and other assistance. Those in favor of annexation sought to benefit from each other's combined commercial and industrial resources; to streamline manufacturing; to better manage bridges and connections. Many in Manchester also saw it as an opportunity to increase the city's white population, which was stagnant and increasingly African American. Meanwhile, Manchester residents opposed to annexation argued their taxes would increase substantially, and Richmonders opposed to the merger foresaw increased expenses from administering another large district. Eventually, an agreement was reached in 1909 and Manchester was officially annexed by Richmond in 1910 (Valentine 2011).

The initial annexation included that portion of Manchester and the Blackwell expansion area north of Maury Street. Four years later in 1914, additional areas beyond the Manchester commercial core, including the portion of the Blackwell expansion area south of Maury Street were annexed. These annexations led to a renewed vigor of growth and development in the community then renamed "South Richmond."

As soon as annexation was formalized, the dominant American Tobacco Company who already had a significant presence of operations in Richmond, opened the first processing and storage plant on the south side of the river, beginning an industry that would become a major economic driver and employer in Manchester, and particularly the expansion area, for much of the twentieth century. This complex was built along Jefferson Davis Highway, adjacent to the Blackwell expansion area, just across from the Manchester and Richmond Land Company neighborhood, and quickly became one of the largest employers for many of the neighborhood's residents (USCB 1920).

By the end of the decade in 1919, nearly all of the Blackwell expansion area between Hull Street and Maury Street was developed with single family dwellings lining the streets and blocks in addition to a number of neighborhood churches and the Dunbar Public School for African Americans. The Dunbar School was previously the Maury School, led by Principal James H. Blackwell, however, upon annexation of the Manchester by Richmond, the name was changed

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and Blackwell removed as principal. The name was changed to Dunbar in honor of Paul Laurence Dunbar, an African American poet, novelist, and playwright of the late nineteenth and early twentieth century while the name Maury School was shifted to a new school for white pupils across Hull Street on Bainbridge Street. Blackwell was removed as principal at that time due to Richmond city code, which restricted African Americans from serving as principal of a public school. From that date through his retirement, Blackwell remained on the faculty at the Dunbar School as a teacher.

Throughout the suburban boom of the 1920s, all of the residential areas around Manchester continued to fill in. Many of the surrounding subdivisions and residential areas evolved into discrete neighborhoods, including Swansboro, Spring Hill, Woodland Heights, Forest Hill, and Bainbridge, but each shared a common reliance on the Hull Street commercial corridor and the central Manchester public amenities.

During this period and extending through the 1930s and 1940s, the Richmond and Manchester Land Company neighborhood within the expansion area and the Oak Grove neighborhood beyond Dinwiddle Street to the south evolved into distinct areas. The Manchester-Richmond Land Company neighborhood within the expansion area remained primarily African American working class while Oak Grove became a primarily white neighborhood. However, the two neighborhoods were similar in development style and economic class, as both were predominantly working class, with many residents from both employed at the area's numerous tobacco processing facilities, including the American Tobacco Company and the Model Tobacco complex (built 1938), both on Jefferson Davis Highway immediately across from the neighborhoods.

It was also during this time that Jefferson Davis Highway, serving as U.S. Highway 1, evolved into a substantial transportation and commercial corridor through the Blackwell expansion area with the construction of the Robert E. Lee Bridge over the James River which connected Belvidere Street on the north side with Cowardin Avenue on the south side, carrying Routes 1 and 301. While Hull Street remained the primary commercial strip for restaurants, shopping, and general services and wares, U.S.-1 hosted more transportation-oriented businesses that it drew from regional travelers. By World War II, the length of the corridor through the expansion area was lined with filling stations and mechanic garages, automobile show rooms, diners and other restaurants, and a variety of other businesses (Sanborn 1951).

The post-World War II suburban boom brought additional residential development to the area in the form of infill on remaining vacant lots and additional commercial and industrial development between Jefferson Davis Highway and the A.C.L. Rail corridor. By 1950, the Blackwell expansion area was nearly completely developed with single family and duplex residences lining the interior streets, commercial lining Jefferson Davis Highway and Hull Street, and commercial and light industrial bordering the A.C.L. Railroad corridor (Sanborn 1951).

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Whole Historic District – Extended Period of Significance 1950 through 1967

Economic Downturn in the Second Half of the 20th Century

The period 1950 through 1967 was one of great change for Manchester as a whole. A host of factors contributed to widespread economic and demographic transition and downturn in the area. Changing living patterns included movement to county neighborhoods, the rise of suburban shopping malls and increasing racial tension resulting from the desegregation of public facilities (Valentine 2011). The opening of the new Richmond-Petersburg Turnpike (predecessor of Interstate 95) drew many of the regional travelers away from routes such as U.S.-1 and therefore led to a decline for the many businesses that lined the highway. Urban flight led to many neighborhood residents leaving Manchester to move to newer neighborhoods further to the west in Richmond and Chesterfield County. New shopping centers and strip malls in those areas led to a demise of the Hull Street Commercial corridor. The continued racial divide and tension of the Civil Rights era further segregated the area.

Beginning in the 1950s, the City of Richmond embarked on a public housing project in many of the urban area's most blighted neighborhoods. Manchester was not included in the earliest housing efforts, although other civic projects were undertaken there. In 1951, a new building was constructed for the African American Dunbar School, and it was renamed Blackwell School in honor of former teacher, principal, and neighborhood advocate, James H. Blackwell. As a result, the surrounding neighborhood which comprises much of the expansion area also came to identify itself as "Blackwell," a name it retains to the present-day. In 1963, Chicago Manor, the first multi-family, apartment style housing for low-income residents was built in the Blackwell expansion area on several blocks between Chicago and Dinwiddie streets, followed by additional construction in the Stovall Bainbridge housing project in the existing district (Valentine 2011).

In 1964, a gymnasium complex was constructed across 16th Street between Everett and Maury, and 1967, a detached building to serve primary through 3rd grade students was constructed. This building remains as a unique design in school construction with its recognizable "flying saucer" form. Also in 1967, the city constructed a pool on the school property (Kappatos 2015). These were early attempts by the City of Richmond to invest and provide for the neighborhood; which by that time had come to be affiliated with crime and blight. In general, the only new residents moving to Manchester in the late 1960s were residents from Oregon Hill and Randolph, displaced by construction of the Downtown Expressway, or Fulton Bottom and other East End neighborhoods displaced by urban renewal projects there.

By the late 1960s, many of the commercial establishments on Hull Street were vacant or in disrepair, homes in the adjacent neighborhoods were abandoned and deteriorated, and businesses along Jefferson Davis Highway were shuttered (Kollatz Jr. 2015). Following the assassination of Dr. Martin Luther King, Jr. in 1968, riots erupted in reaction to the civil rights leader's death including along Hull Street, where properties sustained damage and police made arrests

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(Valentine 2011). The situation was made worse when much of the tobacco industry relocated to North Carolina and the processing facilities throughout Manchester and South Richmond were closed or downsized, leading to loss of employment for many of the area's residents. Soon after, the A.C.L. spur line through Manchester that bordered the expansion area was abandoned, resulting in a decline of other adjacent commerce and industry.

In 1970, the city embarked on its largest investment in the area until that time, through development of the Blackwell Housing Project, the last of the city's major urban housing projects built in poor and mostly minority parts of the city beginning in the 1950s (Murden 2009). The project housing consisted of some multi-family buildings in addition to single family dwellings interspersed throughout the neighborhood and expansion area. These efforts were part of a national, federally funded public housing initiative focused on rehabilitating the housing stock through strict code enforcement, demolition of dilapidated structures, and the construction of new public housing units. This approach, which was experimental at the time, ultimately undermined the neighborhood's stability and intensified its deterioration.

Total population in the census tract surrounding Blackwell decreased by 1,786 residents from 1970 to 2010 (3,864 residents in 1970 compared to 2,078 residents in 2010). The number of African American residents remained relatively consistent from 1970 to 1980, while the number of white residents decreased by half over that time period.

The physical stock of Manchester was further compromised beginning in 1970 through expansion of the local Overnite Transportation Company, founded in 1935. That year, the company built a nine-story corporate headquarters at 1000 Semmes Avenue, razing numerous smaller buildings in the process. Soon thereafter, the company proceeded to tear down almost everything within sight of the building and beyond, acquiring nearly 180 parcels in a 40-block area. The demolitions, understandably, "created uneasiness throughout the neighborhood," The Richmond Times-Dispatch had reported in February 1977. "It is an uneasiness that is heightened by the roar of a bulldozer grinding old houses into oblivion." As a result of these events, much of the portion of Manchester bordering Semmes Avenue and the surrounding blocks have little to no historic fabric left and have been excluded from the historic district boundaries.

The 1980s and 90s were a period of continued strife for Manchester as it struggled with poverty, crime, and further decline of infrastructure. In comparison to a population decline of 8 percent across the entire city of Richmond, the decline in Manchester was over 30 percent during that period (Valentine 2011). In 1996, the city targeted Blackwell, along with several other Manchester neighborhoods, for revitalization under the Neighborhoods in Bloom program (Kollatz Jr. 2015). This program provided a vehicle for federal Housing Opportunities for People Everywhere (HOPE VI) funding beginning in 1998 (Blevins 2010). From 1999 to late 2001, 440 public housing units, along with other blighted and condemned buildings were razed. In their place, HOPE VI helped fund the construction of 161 apartments, 188 single-family homes, a new school, and a park. The program also provided family-support services (Johnson-Hart 2007). The

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bulk of this development is located on the blocks between Hull Street, Commerce, Maury Street, and E. 13th Street, and has been excluded from the historic district boundaries.

At present, Manchester as a whole is undergoing transition as the intimate and historic character of the Hull Street corridor has been rediscovered, and many of the commercial buildings are being rehabilitated through the use of historic tax credits. Many of the residences to the north of Hull Street within the existing Manchester Residential and Commercial Historic District have been renovated and rehabilitated, while vacant lots have been developed with modern housing. Industrial buildings closer to the river within the Manchester Industrial Historic District have been adaptively converted into loft apartments, restaurants and breweries, and other modern uses. Meanwhile, much of the expansion area remains waiting for investment. As of 2016, 23.5 percent of the parcels in the Blackwell target area identified by Neighborhoods in Bloom, which coincides with much of the Blackwell expansion area, were vacant. The HOPE VI program removed most of the extremely deteriorated buildings and replaced them with attractive and compatible modern housing; yet a large and cohesive collection of historic period homes and commercial buildings remain intact and continue to reflect the historic growth and evolution of Manchester.

Area of Significance: Commerce

Just as the original historic district is significant for its collection of properties that convey the commercial significance of Manchester, so too is the Blackwell expansion area. The original district includes much of the Hull Street corridor that was the focus of commercial development in Manchester throughout most of the nineteenth and twentieth century. A shorter portion of Hull Street between Jefferson Davis Highway and the former A.C.L Railroad corridor is included in the expansion area, and contains a number of buildings reflecting similar architectural trends and functions as those in the original district.

The primary commercial significance of the Blackwell expansion area, however, is derived from the Jefferson Davis Highway/U.S.-1 corridor that extends through it. This transportation route evolved from the nineteenth century Richmond-Petersburg Turnpike which was lined by a mix of commercial and residential development through the early twentieth century. The impetus for substantial development and commercial presence occurred following construction of the WPA-sponsored Robert E. Lee Memorial Bridge over the James River in 1934. This bridge allowed for a more direct connection of Jefferson Davis Highway to the Richmond alignment of U.S.-1 on Belvidere Street via Cowardin Avenue. Through the 1940s, this corridor became lined with numerous filling stations, automobile showrooms, diners, and other businesses catering to regional travelers.

The highway and blocks between it and the A.C.L. Railroad also served as an important industrial area for Manchester. While industry in the Blackwell expansion area doesn't compare to dominant industry in the riverfront area or Manchester Industrial Historic District, the

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expansion area had a substantial presence of industrial facilities and processing plants from the late nineteenth through mid-twentieth century that drove much of the residential growth in the surrounding neighborhoods. This area contained a number of important businesses, including the Cameron Stove Company, portions of which remains between Decatur and Stockton Streets. Several large tobacco processing plants also remain, just outside of the expansion area boundaries, but listed in the NRHP individually (American Tobacco Company South Richmond Complex VDHR#127-5832 and the Phillip Morris Blended Leaf Complex VDHR#127-7045), both of which were significant in Richmond's role as the tobacco capital of the nation for much of the twentieth century.

Unfortunately, the Blackwell expansion area and Manchester as a whole fell on hard times in the 1960s and 1970s as a result of a number of economic and social factors, which lead to many of the businesses along Hull Street and Jefferson Davis Highway closing or moving elsewhere. Despite the downturn, the expansion area continues to represent this significant period of commerce through its buildings, thoroughfares, and remaining businesses.

Area of Significance: Community Planning and Development

The Blackwell expansion area is a cohesive historic residential and commercial neighborhood that reflects important trends in urban and suburban development and is a significant part of the developmental history of Manchester. As a whole, the Blackwell expansion area coupled with the original historic district comprises a contiguous group of historic homes and subdivisions that retain a high degree of integrity and character-defining features reflective of late nineteenth through mid-twentieth century development patterns. It reflects typical urban and suburban development in its layout and configuration, as well as its homes and other buildings. The expansion area is also reflective of national and regional trends in suburban development related to the rise of the automobile and regional travel through its association to U.S.-1.

As a cohesive urban neighborhood that reflects the characteristic development trends and patterns of the late nineteenth through mid-twentieth century, the district is composed of many elements and features representative of the time. A portion of the expansion area conveys the block and street grid established through the original plat of Manchester in 1856. Decatur and Stockton Streets were included in that original plat and adhered to the street naming convention honoring early Naval heroes. By the 1870s, additional blocks were developed between Everett and Maury Streets, continuing to follow the naming convention. The western boundary of the expansion area is defined by the former A.C.L. Railroad Corridor, which was first laid as the Richmond-Petersburg Railroad and served as an important regional transit route and aided in the economic growth and development of Manchester. Within this area, the Blackwell expansion area is characterized by a dense plat of residential and commercial properties fronting the streets and cross streets. Because of its early date, the blocks do not include integral alleyways, and most properties do not have garages, although pedestrian infrastructure and sidewalks connecting the area to the primary commercial strip on Hull Street are present.

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The southern portion of the Blackwell expansion area is more characteristically representative of early to mid-twentieth century development trends and patterns. The area was platted by the Richmond Manchester Land Company plat in 1896, although its heaviest period of development was the first two decades of the twentieth century. Typical of suburban development from that time period, the land that comprises the plat was originally part of large parcels of undeveloped agricultural land on the outskirts of the Manchester urban area, and were broken up and sold in smaller areas to assorted investors and speculators. These were in-turn platted with typical gridded streets and blocks and subdivided into residential lots and sold individually. Following national trends of naming conventions to evoke a sense of cohesiveness and familiarity, streets in the plat were named alphabetically after other place names in the country. The blocks themselves are divided into standard-sized suburban lots with central alleyways, many of which are still maintained.

Lot sizes in the original Manchester plat and the later subdivision plat vary slightly, although they all fall within the range of typical late nineteenth/early twentieth century suburban development and the houses built upon them follow similar setback, spacing, and massing patterns. These similarities in composition to that of the original historic district lend the overall area a unified and cohesive character.

Alleyways through the blocks are one way the expansion area reflects the importance of the rise of the automobile. The impact and significance of the automobile is further exemplified through the presence of U.S.-1 in the expansion area. Its alignment follows the original Richmond-Petersburg Turnpike that was routed in the mid-nineteenth century as an important transit route between the two cities, passing through Manchester on the way. As vehicular travel emerged in the early twentieth century, the route was improved, however, the most reflective aspect of its significance is the widening and reconfiguration that occurred in 1938. Prior to then, the highway entered Manchester via the narrow Mayo Bridge before proceeding along Hull Street and then taking a sharp turn onto Jefferson Davis Highway (former Richmond-Petersburg Turnpike). A WPA project in 1934 resulted in the construction of the larger and wider Robert E. Lee Memorial Bridge over the James River which allowed a straighter and more direct connection of U.S.-1 in Richmond to Jefferson Davis Highway in Manchester via Cowardin Avenue. Through the expansion area, the roadway was widened and reconfigured with three lanes of travel in each direction flanking a central grassy median. This improvement paved the way for the influx of businesses that would be built alongside the highway in the coming decades, and characterize much of the U.S.-1 corridor up and down the East Coast in the mid-twentieth century. This phenomenon continues to be reflected in the Blackwell expansion area through the numerous former service stations, automobile show rooms, diners, and other travel-related resources adjacent to the highway, and built in a range of popular mid-century styles.

Ironically, it was also the automobile that played a role in the downfall of Manchester and neighborhoods like it in the second-half of the twentieth century. The interstate system opened

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up newer, larger, and cheaper areas even further out of the city, and bypassed the commercial development that had flourished along the smaller highways. This is the case in Manchester with Interstate 95 built in 1958 that allowed residents of the city and regional travelers a faster and more direct north-south route around the area, and the Richmond Downtown Expressway and Powhite Parkway, conceived of in the late-1960s, that allowed travelers to get to southern and western Chesterfield County while bypassing Hull Street.

Area of Significance: Education

The Blackwell expansion area is also significant for its association with education in Manchester and Richmond. In 1888, the Maury School opened within the area at the corner of 17th Street and Maury Street. The school was one of the earliest educational facilities in Manchester, and was the first public school for African Americans. The school was co-founded by James H. Blackwell who was promoted to principal and was integral in the establishment of a high-school curriculum for the school. Blackwell was a prominent African American in the community as an entrepreneur and teacher (n.a. 1931).

Following annexation of Manchester by Richmond in 1910, the Maury School was renamed Dunbar School, in honor of Paul Laurence Dunbar, an African American poet, novelist, and playwright of the late 19th and early 20th century. Meanwhile, a new "Maury School" strictly for white pupils was built across Hull Street on Bainbridge Street. Blackwell was also removed from his position as principal at that time as Richmond city code did not permit African Americans from serving in that capacity. Further, the high-school students and curriculum were removed from the Dunbar School and transferred to the larger Armstrong High School. From that date through his retirement in 1921, Blackwell remained on the faculty at the Dunbar School as a teacher.

In 1916, the Dunbar School was expanded with a 12 room secondary building. Another addition was constructed in 1951 which contained 11 rooms and several special areas. At that time, the three buildings were connected by hallways and encompassed a complete city block. The larger facility opened as a combination elementary-junior high to serve the growing population. Upon completion of the new building, the School Board asked patrons of the community to submit names of the new junior high. Many names were submitted, however; the name of the deceased James H. Blackwell was chosen in memory of his dedicated service to the school and the South Richmond community. The school was renamed and dedicated in 1952 (n.d. RPS).

The renaming of the school also led to the surrounding neighborhood coming to be known as "Blackwell" at that time. Through the 1950s, the Blackwell School continued to operate as a segregated school for African American Manchester children. For junior high school level students, a gymnasium was built in 1964 on 16th Street between Everett and Maury Streets. A neighborhood pool was also built on the property around that time. In 1967, the complex was

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expanded with the Blackwell School Annex, located at 238 East 14th Street. In 1970, the school transitioned to a strictly Elementary School (n.d. Kneebone).

In the years since, facility plans have continuously been modified to meet the needs of the increasing student population. The original building complex was demolished in 1999 to make way for a large, multi-million dollar facility. This building continues to serve as the Blackwell Elementary School, while the 1967 annex functions as a pre-school facility (n.d. RPS).

Although the historic Maury/Dunbar School building where James H. Blackwell was principal and teacher no longer remains, the 1967 annex does, and the modern school building continues to retain his name, reflecting the significant role Blackwell played in the education of residents of Manchester. As such, this property and the expansion area as whole reflects a significant aspect of the educational history of Manchester and Richmond as whole.

Area of Significance: Ethnic Heritage

The significance of the Manchester Residential and Commercial Historic District, and particularly the Blackwell expansion area, for its role in the African American heritage of Manchester is intrinsic and well recognized. The area was home to a large population of African American residents throughout the nineteenth century as laborers at the town's numerous mills and factories. Emancipation following the Civil War spurred the business interests of many of the recently freed black citizens who chose to stay and represented nearly half the population of Manchester at that time. Throughout the late nineteenth and early twentieth century, the black and white populations of the city generally lived and worked side-by-side with only minimally defined neighborhood boundaries. This trend largely continued through the following decades, with a slow consolidation of black residents to the neighborhood south of Hull Street that comprises the expansion area. The focus was further solidified by the opening of the first school for African Americans in Manchester on Maury Street in 1888 and the opening of a new all white school across Hull Street on Bainbridge Street in 1910. While the neighborhoods on each side of Hull Street became increasingly segregated, Hull Street itself remained a diverse commercial corridor with businesses owned by blacks and whites side-by-side through the early twentieth century.

It was in the years following World War II and the looming Civil Rights-era, however, that the Blackwell expansion area, and Manchester as a whole, gained distinction as an African American community. In 1952, the city expanded the segregated Dunbar School and renamed it "Blackwell" in honor of James H. Blackwell who was instrumental in founding the school and served as both a teacher and principal at the institution, in addition to being a neighborhood advocate. At that same time, much of the neighborhood around the school comprising the expansion area came to be known as Blackwell, a name residents associated with the proud African American heritage of the area.

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Coinciding with the rise of the Blackwell association, many of Manchester's white residents left the area as a result of racial tensions, a stagnant economy, and opportunities allowed by suburban expansion further outside the city. The period of the 1950s and 60s was one of severe economic downturn and struggle for Manchester, fueled by white flight and coupled with the loss of many of the area's industries, including several tobacco processing facilities that had provided employment for many of the area's residents.

Racial tensions continued throughout the Civil Rights era, and in 1968, Manchester, and the Hull Street corridor were the site of some of the largest protests in Richmond, following the assassination of Dr. Martin Luther King, Jr., in Memphis, Tennessee. Throughout this period, Manchester's black community dispersed around the South Richmond area in such residential neighborhoods as Swansboro, Oak Grove, Spring Hill, and Woodland Heights; however, Blackwell remained as one of the most recognizable and defining locales, much because of its association with the conspicuous Blackwell Housing Project built nearby by the city in 1970.

Throughout the rest of the twentieth century, Manchester and area including in the historic district remained a primarily African American neighborhood with a proud, but troubled history. The twentieth century has begun to bring change to the district as Millennials and investors have rediscovered the allure of Hull Street and the historic homes in the adjacent neighborhoods. As the demographics of the district begin to transition again, the homes and commercial buildings that comprise the historic district should continue to represent and memorialize the African American heritage of the area from the deplorable times of slavery, to the rise of black-owned businesses and homes set side-by-side with those of the white population in the late nineteenth/early twentieth century, to the turbulent times of the segregation and Civil Rights era, through the impending renaissance of Manchester in the present-day.

Area of Significance: Architecture

The Blackwell expansion area is significant for its buildings and architecture that represent the various periods of development and in the district, as well as the types of houses, businesses, and institutions that have historically characterized it. It retains a good and diverse representative sampling of the form, type, and style of buildings that characterized the neighborhood as a distinct working class neighborhood from the late nineteenth through mid-twentieth century. Further, the expansion area's assorted architecture stems from its dotted history – a varied past of housing construction, demolition and neighborhood renewal.

While most of the extant buildings reflect simpler vernacular forms and styles prevalent during their period of construction, the expansion area also retains a select number of more architecturally distinct buildings. These include a handful of "high-style" residential and commercial buildings in addition to the neighborhood's churches, which remain as some of the most ornate and diverse architectural works in the expansion area. Several of the district's churches also remain as the earliest extant buildings within the district.

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Several larger and more ornate homes along Decatur and Stockton Street reflect the expansion area's association to the success experienced by entrepreneurs and businessmen in Manchester in the late nineteenth century. These homes, built by the wealthy reflect relatively embellished versions of the popular Queen Anne and Italianate styles. They are interspersed with more stripped down versions of Victorian architecture representing homes of their employees and laborers, which came to define the neighborhood in the following years.

By the 1920s, Manchester, and particularly the expansion area, had solidified itself as a working class neighborhood and hundreds of extant homes reflect simplified and vernacular interpretations of popular styles ranging from Italianate to Folk Victorian, Craftsman, Colonial Revival, and a few other more eclectic revivals. The vast majority of these homes are detached frame structures, although a handful of masonry buildings are present, as are attached or "row-" style homes. They are joined by commercial and industrial buildings from the period that supported the employment and needs of the area's residents. These buildings too reflect popular styles of the time, but typically in a stripped-down form.

The mid-twentieth century is represented in the expansion area with several excellent examples of the Art Deco, Art Moderne, and later International style influences as applied to commercial buildings, primarily along the U.S.-1 corridor, as well as one of the more interesting architectural resources found in Richmond at the bent-cedar framed former Siegel's Grocery Store off Hull Street. Residential development representing this time period primarily consists of small Minimal Traditional style single dwellings in both frame and masonry construction.

In recent years, the architectural makeup of the neighborhood has been supplemented by a host of new construction under the federal HOPE VI program and the local Neighborhoods in Bloom Program. Both of these programs have resulted in the construction of many new single dwellings throughout the expansion area and the surrounding blocks. In general, these homes do not detract from the historic architectural character of the area through sensitive design that is compatible with the older housing stock.

Through its diverse, yet cohesive building stock, the expansion area's architectural resources both supplement and blend with the resources already included in the original historic district. As a whole, the district and expansion area continue to evoke the commercial, industrial, residential, and institutional history of Manchester, and its growth and evolution from the late nineteenth century through the present day.

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9. Major Bibliographical References

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Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Virginia Department of Historic Resources

Historic Resources Survey Number (if assigned): 127-5817; 127-0859

10. Geographical Data

Acreeage of Property 155

Latitude/Longitude Coordinates

Expansion Section 1

- | | |
|-------------------------|-----------------------|
| 1. Latitude: +37.519725 | Longitude: -77.443721 |
| 2. Latitude: +37.517135 | Longitude: -77.441644 |
| 3. Latitude: +37.515382 | Longitude: -77.444205 |
| 4. Latitude: +37.512365 | Longitude: -77.442466 |
| 5. Latitude: +37.509221 | Longitude: -77.447413 |
| 6. Latitude: +37.512775 | Longitude: -77.448510 |
| 7. Latitude: +37.514293 | Longitude: -77.450285 |
| 8. Latitude: +37.518175 | Longitude: -77.451968 |
| 9. Latitude: +37.519282 | Longitude: -77.449998 |

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Expansion Section 2

- | | |
|-------------------------|-----------------------|
| 1. Latitude: +37.519989 | Longitude: -77.450410 |
| 2. Latitude: +37.519806 | Longitude: -77.452284 |
| 3. Latitude: +37.520596 | Longitude: -77.452425 |
| 4. Latitude: +37.521418 | Longitude: -77.450213 |

Expansion Section 3

- | | |
|-------------------------|-----------------------|
| 1. Latitude: +37.522162 | Longitude: -77.449847 |
| 2. Latitude: +37.231419 | Longitude: -77.451073 |
| 3. Latitude: +37.524056 | Longitude: -77.449918 |
| 4. Latitude: +37.523608 | Longitude: -77.449434 |

Verbal Boundary Description (Describe the boundaries of the property.)

The Blackwell expansion area incorporates roughly 155 acres of development spread out across portions of approximately 60 city blocks in Manchester, Virginia. The expansion includes three separate sections, generally bordering the original historic district boundaries to the south, west, and north.

Section 1

Section 1 is the largest expansion area and is situated primary to the south and southwest of the original historic district. The boundary begins at the southern border of the original district, in the alley between E. 12th and E. 13th Street. From there, it extends southeast to include two properties on each side of Decatur Street in from the intersection with E. 13th Street. It extends around one additional property on the north side of E. 13th Street before returning to Decatur Street to exclude three properties on the southwest corner of the intersection. The boundary then extends to the southeast through the alleyway between E. 13th and E. 14th Street before extending around the Blackwell School property. It then turns southwest along Maury Street until the intersection with E. 16th Street. It extends along E. 16th Street for two blocks before turning down Boston Avenue and then extending further southeast along E. 17th Street. The southern boundary of the expansion extends along Dinwiddie Avenue to Jefferson Davis Highway. The boundary extends north along Jefferson Davis Highway to Maury Street where it turns southwest and then begins to “stairstep” along blocks and properties between Jefferson Davis Highway and the former A.C.L. Railroad corridor. At Hull Street, the boundary extends west to the former railroad corridor which it follows to Bainbridge Street. At Bainbridge, the boundary turns east before turning north into the block between it and Porter Street to include three properties on the northwest corner with W. 19th Street, and then extending east in the alley until it intersects the original historic

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district boundary behind the property facing Cowardin Avenue. At then follows the original historic district boundary to the point of the beginning.

Section 2

Section 2 of the expansion contains portions of three city blocks to the west of the original historic district. It begins at a corner of the original historic district boundary at the back corner of the property on the northwest corner of Cowardin and Porter Street. It then extends north to Wall Street and turns west down Wall Street to the former railroad corridor. It follows the railroad corridor north to Perry Street which it follows east until it intersects with the original historic district boundary which it then follows to the point of the beginning.

Section 3

Section 3 of the expansion includes portions of two blocks to the north of the original historic district. It begins at the original district boundary on W. 15th Street between Perry and McDonough Street. It follows W. 15th Street northwest to Semmes Avenue where it turns east and continues to W. 14th Street. From here, it turns east until it intersects the original historic district boundary which it follows to the point of the beginning.

Boundary Justification (Explain why the boundaries were selected.)

The three expansion area sections incorporate additional contemporary residential and commercial development to the south, west, and north of the original historic district that was part of the original Manchester Plat in 1856, and part of the City of Manchester/Manchester Ward annexed by the City of Richmond in 1910 and 1914. The area is inextricably connected to the development and history of Manchester and the significance of the original historic district.

The detailed boundaries of east expansion area section are drawn to include the core of the residential and commercial development in the area that retain the highest concentration of intact resources and that remain visually cohesive. Areas of extensive demolition and nonhistoric infill have been excluded from the boundaries as have several industrial complexes along the western border that have previously been listed in the NRHP individually.

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11. Form Prepared By

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city or town: Midlothian state: Virginia zip code: 23113
e-mail rtaylor@dutton-associates.com
telephone: 804-897-1960
date: March 2018

Additional Documentation

Submit the following items with the completed form:

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

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Blackwell Historic District

City or Vicinity: Richmond

County: Ind. City

State: Virginia

Photographer: Kiernan Ziletti (unless otherwise noted)

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Photo 1 of 47: Hull Street
Street View, Facing East
Photo Taken February 28, 2018

Photo 2 of 47: Hull Street
Street View, Facing West
Photo Taken February 28, 2018

Photo 3 of 47: Jefferson Davis Highway
Street View, Facing South
Photo Taken February 28, 2018

Photo 4 of 47: Jefferson Davis Highway
Street View, Facing North
Photo Taken February 28, 2018

Photo 5 of 47: Historic Railroad corridor, E. 21st Street
Street View, Facing South
Photo Taken February 28, 2018

Photo 6 of 47: Houses along Stockton Street
Street View, Facing Northwest
Photo Taken February 28, 2018

Photo 7 of 47: Stockton Street
Street view from corner of Stockton and E. 16th Street, Facing East
Photo Taken February 28, 2018

Photo 8 of 47: E. 16th Street towards Hull Street
Street View, Facing North
Photo Taken February 28, 2018

Photo 9 of 47: Blackwell Elementary Property, corner of Stockton and E. 15th Street
Landscape View, Facing Southeast
Photo Taken February 28, 2018

Photo 10 of 47: Empty Lot with Blackwell House in background from E. 16th Street
Landscape View, Facing West
Photo Taken February 28, 2018

Photo 11 of 47: New Development between Everett Street and Maury Street

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Street View, Facing South
Photo Taken February 28, 2018

Photo 12 of 47: Maury Street
Street View, Facing East
Photo Taken February 28, 2018

Photo 13 of 47: Maury Street
Street View, Facing West
Photo Taken February 28, 2018

Photo 14 of 47: Apartment Buildings along Maury Street
Apartment Buildings, Facing Southeast
Photo Taken February 28, 2018

Photo 15 of 47: Houses along Albany Avenue
Houses, Facing Southeast
Photo Taken February 28, 2018

Photo 16 of 47: Empty lot on Boston Avenue
Landscape View, Facing Southwest
Photo Taken February 28, 2018

Photo 17 of 47: Chicago Avenue
Street View, Facing West
Photo Taken February 28, 2018

Photo 18 of 47: Houses on Chicago Avenue
Houses, Facing Northwest
Photo Taken February 28, 2018

Photo 19 of 47: Chicago Avenue
Street View, Facing East
Photo Taken February 28, 2018

Photo 20 of 47: Dinwiddie Avenue towards Jefferson Davis Highway
Street View, Facing West
Photo Taken February 28, 2018

Photo 21 of 47: Dinwiddie Avenue
Street View, Facing East
Photo Taken February 28, 2018

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Photo 22 of 47: Houses along Dinwiddie Avenue
Houses, Facing Southeast
Photo Taken February 28, 2018

Photo 23 of 47: Buildings along Jefferson Davis Highway
Buildings, Facing Northwest
Photo Taken February 28, 2018

Photo 24 of 47: Jefferson Davis Highway Corridor
Birdseye, Facing Southeast
Photo Taken February 28, 2018

Photo 25 of 47: Railroad Corridor
Birdseye, Facing Southwest
Photo Taken February 28, 2018

Photo 26 of 47: Jefferson Davis Highway and Decatur Street Intersection
Birdseye, Facing Northeast
Photo Taken February 28, 2018

Photo 27 of 47: Jefferson Davis Corridor
Birdseye, Facing North
Photo Taken February 28, 2018

Photo 28 of 47: Boston Avenue
Birdseye, Facing West
Photo Taken February 28, 2018

Photo 29 of 47: Boston Avenue and Albany Avenue
Birdseye Landscape, Facing Northwest
Photo Taken February 28, 2018

Photo 30 of 47: E. 17th Street, Blackwell Elementary
Birdseye Landscape, Facing North
Photo Taken February 28, 2018

Photo 31 of 47: Blackwell Elementary Area
Birdseye Landscape, Facing Northeast
Photo Taken February 28, 2018

Photo 32 of 47: Chicago Place Apartment Complex

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Birdseye, Facing South
Photo Taken February 28, 2018

Photo 33 of 47: Chicago Place Apartment Landscape
Birdseye Landscape, Facing Southwest
Photo Taken February 28, 2018

Photo 34 of 47: Minimal Traditional representation
2107 Dinwiddie Avenue, Facing Northwest
Photo Taken October 31, 2017

Photo 35 of 47: Craftsman Style Bungalow representation
2100 Chicago Avenue, Facing Southeast
Photo Taken October 31, 2017

Photo 36 of 47: Craftsman Style Bungalow representation
1917 Chicago Avenue, Facing Northeast
Photo Taken October 31, 2017

Photo 37 of 47: Craftsman Style Bungalow representation
1812 Boston Avenue, Facing Southeast
Photo Taken October 31, 2017

Photo 38 of 47: Craftsman Style American Foursquare representation
1905 Albany Avenue, Facing Northeast
Photo Taken November 1, 2017

Photo 39 of 47: Colonial Revival Style representation
311 E. 19th Street, Facing Southwest
Photo Taken November 1, 2017

Photo 40 of 47: Modern Infill representation
1722 Stockton Street, Facing South
Photo Taken November 10, 2017

Photo 41 of 47: Italianate Style representation
213 E. 16th Street, Facing West
Photo Taken November 10, 2017

Photo 42 of 47: Art Deco Style representation
129 Jefferson Davis Highway, Facing Northeast
Photo Taken November 10, 2017

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Photo 43 of 47: Modern Infill representation
110 E. 18th Street, Facing East
Photo Taken November 10, 2017

Photo 44 of 47: Italianate Style representation
1701 Decatur Street, Facing North
Photo Taken November 10, 2017

Photo 45 of 47: Colonial Revival representation
122 E. 15th Street, Facing East
Photo Taken November 10, 2017

Photo 46 of 47: Moderne Style representation
214 Cowardin Avenue, Facing Southeast
Photo Taken November 17, 2017

Photo 47 of 47: Queen Anne Style representation
1900 Everett Street, Facing Southeast
Photo Taken November 1, 2017

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

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