

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: Virginia Beach Courthouse Village and Municipal Center Historic District

Other names/site number: DHR No. 134-5299

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: Courthouse Dr., Mattaponi Rd., N. Landing Rd., Princess Anne Rd.

City or town: Virginia Beach State: VA County: Independent City

Not For Publication:  N/A

Vicinity:  N/A

### 3. State/Federal Agency Certification


As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

\_\_\_ national      X statewide      X local

Applicable National Register Criteria:

X A      \_\_\_ B      X C      \_\_\_ D

 Signature of certifying official/Title:	<u>4/27/18</u> Date
<u>Virginia Department of Historic Resources</u> State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title : <span style="float: right;">State or Federal agency/bureau or Tribal Government</span>	

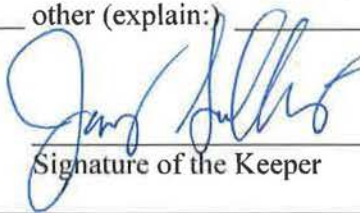
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**4. National Park Service Certification**

I hereby certify that this property is:

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

  
Signature of the Keeper

6.4.2018  
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
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>31</u>	<u>4</u>	buildings
<u>2</u>	<u>1</u>	sites
<u>3</u>	<u>3</u>	structures
<u>1</u>	<u>0</u>	objects
<u>37</u>	<u>8</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; secondary structure

COMMERCE/TRADE: business; restaurant

GOVERNMENT: city hall; fire station; government office; post office; public works; courthouse

EDUCATION: school

LANDSCAPE: parking lot; plaza

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

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling; secondary structure

COMMERCE/TRADE: business; restaurant

GOVERNMENT: city hall; fire station; government office; public works; courthouse

LANDSCAPE: parking lot; plaza

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

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Colonial Revival

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Bungalow

MODERN MOVEMENT: Moderne

OTHER: Hall-parlor

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: WOOD: weatherboard, shake; STONE: Limestone, Slate; BRICK; METAL: Copper, Steel, Aluminum; ASPHALT; CONCRETE; GLASS; 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.)

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### Summary Paragraph

The Virginia Beach Courthouse Village and Municipal Center Historic District encompasses approximately 110 acres and consists of a traditional courthouse village to the east and an architect-designed, mid-twentieth century planned municipal complex to the west, with the nexus being an 1822 courthouse and green. The village portion of the district consists of residential and commercial resources on small lots near the road, as well as three older dwellings on large, formerly agricultural lots. The municipal complex features large, mostly Colonial Revival style office buildings interspersed with large parking lots, mature landscaping, sidewalks and a few gridded streets. There are 37 contributing resources and 8 noncontributing which range in date from the late eighteenth century Whitehurst house to 1970s office buildings. The courthouse village resources reflect mid-twentieth century commercial design and bungalow dwellings along with a Colonial Revival 1930s school and three large, pre-twentieth century dwellings. The lynchpin of the district, the courthouse green, retains the historic central green as well as the historic courthouse and clerk's office. There have been alterations to some resources, but the overall character of the early courthouse village and the later municipal center inspired by the creation of the City of Virginia Beach are clear and demonstrate the evolution of the government

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of this city and former county. The district's overall integrity of location, setting, design, workmanship, materials, feeling, and association therefore are largely intact.

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### **Narrative Description**

The Virginia Beach Courthouse Village and Municipal Center Historic District grew organically alongside increasing Euro-American settlement during the early nineteenth century in what was then Princess Anne County. The county retained its rural character for more than a century after its 1822 courthouse was constructed, but new commercial, industrial, and residential development already were beginning to reach the area from the growing cities of Norfolk and Virginia Beach. During the 1950s, local officials and residents agreed to merge Princess Anne County with the City of Virginia Beach. From the beginning of the merger, the locality utilized professional master planning concepts to direct and control development, a process that stood in distinct contrast to the informal growth patterns evidenced in the former courthouse village between the 1790s and 1940s. In March 1956, Norfolk architect Bernard B. Spigel's master plan for a new municipal center was released. The plans called for Colonial Revival style buildings to include a new courthouse, expanded Clerk's office, school board building, and water commission office as well as a new, large cultural center. While substantial aspects of the first master plan were never built, most notably the cultural center, Spigel's work did lead to some immediate new construction and expansion of existing buildings. The Clerk's Office was expanded and on June 6, 1961, a new courtroom addition to the 1822 courthouse was completed. A new health department building opened ca. 1956 on Princess Anne Road near a new police headquarters. A large school administration building was completed in 1960 behind the 1822 courthouse and expanded in 1964. A large building was also constructed to serve as the county court and probate office in 1961.

Today the historic district consists of two distinct areas linked by the 1822 former Princess Anne County Courthouse: the courthouse square and historic village to the east and the mid-twentieth century Virginia Beach Municipal Center to the west. The former county courthouse square follows a typical plan for small Virginia towns with a prominent central courthouse, this one on a mildly sloped hill often called "the Hill" or "courthouse hill," fronted by a large green space, with the town just below. The courthouse green is situated at the corner of Princess Anne Road and North Landing Road, a crossroad which has existed since before the courthouse's construction in 1822. The large, sprawling municipal complex was built to the west, behind the historic courthouse, from the 1950s through the 1970s (with later construction outside the current district boundaries).

The small town of Princess Anne Court House originally grew up around the intersection of Princess Anne and North Landing roads, with the courthouse green at the intersection's southwestern quadrant. North Landing Road runs below the courthouse towards the south/southwest while Princess Anne Road runs roughly from west to east along the northern side of the square and then curves away to the northeast. Today the streets feature lighting, sidewalks and curbing and the overall area retains substantial tree coverage. The courthouse

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itself retains its historic setting and substantial integrity with much of the mid-twentieth century development not visible from the square or historic intersection.

The resources of the district vary considerably given the small total number. There is the historic government core around the courthouse green. Below that are two bungalow dwellings from the early-twentieth-century development period of the village, as well as the last village schoolhouse. At the northeast and southeast ends of the district are three late eighteenth to mid-nineteenth century dwellings with still-substantial undeveloped land associated with them, representing limited remaining elements from the antebellum era. Along Princess Anne Road is a small collection of early-to-mid twentieth century commercial resources including several office buildings and two service stations. Finally, the huge municipal complex, built in stages from the 1950s through the end of the period of significance, represents a large collection of institutional Colonial Revival architecture with a few Moderne inspired small office buildings as well.

The still-extant historic resources on courthouse hill are the 1822 courthouse itself (DHR #134-0029), an 1896 Clerks Office, and a 1905 Confederate Monument (DHR #134-0983). The façade of the courthouse contains elements of the original early nineteenth century building, a ca. 1920 renovation, and a 1966 full-width, two-story portico which was added in an attempt to have the courthouse better match the appearance of the Clerk's Office porch and the municipal government offices then under construction behind the courthouse complex. The large courtroom addition to the side dates to 1961.

The 1822 courthouse's façade features a robust, full-width portico, added in 1966, with a denticulated cornice as well as five, two-story Tuscan columns. Much of the portico, including all of the columns, is being replaced due to rot. A previous porch had been added in the early twentieth century and featured a two-tiered entry porch spanning the full width of the façade with Tuscan columns. This is likely when the upper pediment and accompanying lunette window were added. The original courthouse façade featured an open arcade in the two central bays, similar to much earlier courthouses such as the ca.1730-1740 Hannover and King William county courthouses, as well as the ca.1750 courthouse in Smithfield. This original Princess Anne courthouse featured a side gable roof, and no protruding porch or portico. There have also been two rear additions added to the courthouse, one during the early nineteenth century and another during the 1960s renovations, which feature seven-course American bond brick. During the 1960s renovations, after the construction of the 1961 courtroom addition, the interior of the original courthouse was completely renovated into offices. Throughout these renovations and alterations, the primary massing, window and door openings, and the Flemish bond brickwork, have been largely maintained, allowing the original historic courthouse form to be clearly recognizable. The courthouse features double-hung, six-over-six windows on the second story and the two side-bays of the first story, while the original two-bay central arcade has been filled in with paneled double wood doors capped with fanlight lunette windows. The hipped roof is covered in slate and the building has four interior end chimneys.<sup>1</sup>

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The Clerk's office originally had a hipped roof and a simple, full-width, hipped-roof porch supported by two simple Tuscan columns. The ca. 1920 renovation changed the roof to a front gable with a second-story gabled brick parapet and the porch was altered to its current configuration with a large frieze and architrave over four Tuscan columns. The large side and rear additions to the Clerk's office were added from the 1940s through the 1960s.

On the courthouse green, the Confederate Monument features a standing figure of a Confederate soldier in the uniform of a Private with a broad-brimmed hat. The soldier faces forward with a rifle held vertically with both hands as he steps forward slightly. The soldier measures about five-and-a-half feet high and stands nearly sixteen feet high including the base, which measures eight by eight feet. The entire monument is made of Virginia granite and the base is a combination of finished and rusticated blocks. The inscriptions identify the monument as being erected in 1905 and dedicated to "Princess Anne County Confederate Heroes." Several other inscriptions, as well as the Confederate national and naval jack flags, adorn the monument. The monument was commissioned from regionally known sculptor Charles M. Walsh.

Directly below the courthouse green on North Landing Road are the two remaining intact dwellings from the time when this area was a small town before the emergence of the large municipal center. The first (2433 North Landing Road) is a simple shingle-sided Bungalow with a central entrance covered by a front gable entry porch and flanked by two pairs of nine-over-nine replacement windows capped with historic decorative lintels. The roof is a shallow side gable. There is also a one room deep, full-width, rear flat-roofed section with the same siding and windows. This house was built in 1951 as a residence for Joseph Elliott Jones, a local building contractor, and now serves as an office.

The second building (2437 North Landing Road) (DHR #134-0569) is a one-and-a-half story shingle-sided Craftsman Bungalow built in 1936 for Roland H. and Mattie S. Wood West after their marriage and owned by their family until 1992. The house features a front gable roof with a hipped roof over the nearly full-width front porch supported by four battered columns atop brick piers. The house features historic three-over-one, double-hung wood sash windows. There is a historic shed and non-historic gazebo behind the house. It currently is used as a restaurant.

One of the two most prominent residential resources in the district is the Kellam House (134-0695) located just northeast of the old Bradshaw Motor Co. on Princess Anne Road. Abel K. Kellam purchased the house in 1890 and then served as Clerk of Court for many years. His son, Richard B. Kellam, also lived in the house and served as a judge at the Princess Anne Courthouse until the late twentieth century. The original portion of the house may date to the late eighteenth century but it was expanded by the Kellams during the nineteenth century, and this is the earliest clearly identifiable period for the house. It features an older rear side gable section, an Italianate front gable section as well as a side two-story covered porch with square columns. The house retains six-over-six, double-hung wood sash throughout. There are also two rear interior end chimneys with corbelled caps as well as a larger exterior end chimney attached to the side of the more recent front gable roof addition; it also features a corbelled cap. There are

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decorative wood cornice brackets and lintels over the windows. The house sits on a large lot that captures its historic setting. Also on the lot are three, nearly identical, one-story wood frame weatherboard sheds on brick pier foundations. Each features front gable roofs clad in standing seam metal with a central, single-leaf wood paneled doors. These most likely date to the nineteenth century and could predate the Civil War.

To the south of the Kellam house is the large, approximately 49-parcel which is the site of the Buffington-Whitehurst House (2441) (DHR # 139-0042). This house was constructed in 1793, originally as a simple hall-parlor house. The dwelling evolved during the late eighteenth and nineteenth century into its current form of a two-story, central-hall residence with a one-story side shed-roof addition and a one-and-a-half story rear saltbox addition. The house features a gambrel roof with four shed-roof dormers and two large brick end chimneys. While the same size in form and massing, one of the chimneys is constructed with Flemish bond brick while the other features six-course American bond brick, demonstrating the evolution of the house. The windows on the first floor have nine-over-nine, double-hung historic wood sash, while the second floor has a mixture of replacement and historic six-over-six double-hung wood sash windows. In the mid-twentieth century the exterior of the house was clad in brick, but the historic rough-hewn clapboard is retained behind the brick. Extensive acreage historically associated with this house is included in the district boundary due to the potential for archaeological resources. A 2005 excavation revealed distinct artifact concentrations and intact, stratified cultural deposits dating from the late eighteenth century and potential evidence of previous Native American occupation of the site.

Abutting the Whitehurst property to the south on North Landing Road (2473) is the old Court House Elementary School (DHR # 134-5033). This school served the town of Princess Anne, beginning with its construction in 1931, for the consolidation of one-room elementary schools. The school was designed in the Colonial Revival style and forms a large rectangle with a flat roof and simple stone coping. The school is two stories high and five bays wide with replacement six-over-six double-hung sash windows. These sash mimic the original light configuration and replaced previous, mid-twentieth century, aluminum one-over-one replacement sash. The central entrance features a simple triangular pediment and paired, nearly full depth pilasters flanking the now boarded-up primary entry; the intact lunette fanlight is retained behind the boards. A large, one-story, T-shaped annex was constructed in 1955 and show Modernist influence with horizontal massing, a flat roof, stone veneer, and multiple-light metal sash.

One of the most notable resources in the Princess Anne Courthouse village district is the ca. 1927-1931 auto repair shop at 2388 Princess Anne Road (DHR #139-0514), across from the Kellam & Eaton Building Supply parcel. This building was purpose-built as an automobile repair business and has remained in service until the present day. By 1936 the business was operating as Bartee Brothers and later as Bradshaw & Brown Motor Co. Today it operates as Courthouse Automotive and retains most of its historic features. The building is a long, two-story edifice with a one-story, two-bay side gable addition. Both feature standing seam roofs. The first floor of



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the main building has large commercial plate glass windows and a second small office is separated in the final bay at the northern end. The first floor of the addition is a garage bay and an office. There is a large, shed-roof covered pull-through driveway for dropping and picking up cars. The second story features eight pairs of historic two-over-two, double-hung wood sash windows. The larger main building also features two interior brick end chimneys. The siding is painted standing seam metal. There is also a long rear addition running perpendicular to the main building which has two sections featuring garage bays, as well as the same roofing and siding materials. The roof pitch on the two, gabled rear addition sections is different, possibly indicating an expansion of the business. Finally, there is a separate historic cinder block garage at the rear of the parcel that also features a painted, standing-seam metal-clad, gabled roof with rafter tails. A large garage entry is on the gable end of the building and the sides feature large ten-over-ten, double-hung metal sash windows.

Along the first block of the section of Princess Anne Road which runs along the courthouse square (2400-04, 2406, 2408, 2416) there are a collection of 1930s-1960s buildings, some of which have altered facades that reflect changing occupants. However, these buildings maintain the low-density, small-scale development pattern of the village's commercial center, before more substantial commercial development came with the 1950s establishment of the large municipal center.

The portion of the district to the west of the historic courthouse is occupied by the large planned municipal complex which currently serves as the focal point of Virginia Beach city government. While the complex extends beyond James Madison Boulevard, it is the area southeast of this street, and between George Mason Drive and Princess Anne Road, which comprises the original municipal center plan created ca. 1966 and largely completed by the end of the 1960s. Several of the buildings precede the 1966 plan and were incorporated into the larger scheme. The majority of the buildings in the complex are Colonial Revival with red brick exterior cladding, linked by a large complex of parking lots, sidewalks, and mature landscaped boulevards and green space. Some of the earlier buildings have Moderne elements, but also utilize a red brick exterior. The later, mostly 1970s resources, have Colonial Revival elements, but move away from a strict interpretation of the style. The original building functions, some of which continue, were a primary Administration Building (city hall); Municipal Courts; a new Circuit Court; a police headquarters; a health department building; the welfare building; a heating and cooling plant; and a fire station. An addition to the municipal courts building was completed in 1972 while a second large administration building was planned and completed next to city hall during the 1970s. Construction continued through the 1970s before the first phase of the planned municipal complex was completed.

Building No.1, which serves as the main City Hall, is the most prominent building in the large, 1960s Colonial Revival style expansion of the Virginia Beach Municipal Center, and was completed in 1969. The building is three stories high and twenty-three bays wide with Flemish bond brick veneer and jack arches over the windows. The design of the five-bay central section of the building is heavily influenced by the 1934 reconstruction

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of the Governor's Palace in Williamsburg, Virginia. There are double-hung wood sash windows across the three stories, with nine-over-twelve lights, then nine-over-nine, then six-over-nine on the third story. Front-gabled dormers are symmetrically spaced along the roof, which is a steep hipped roof with slate covering, topped by a deck and an elaborate cupola. The building features four interior central corbelled brick chimneys rising a story above the roof. The roof line has a dentiled cornice similar to several other buildings in the municipal complex. The three central second-story windows feature a shallow decorative porch balustrade. The three central first-story entryways are arched and recessed with double-leaf twenty-one light doors. Seven concrete steps and two side ramps access the large open entry porch. The two wings of the facade are identical and much less ornate than the central section. Their roof lines are shallower but also have slate covering. They feature nine double-hung wood sash, with nine-over-nine lights on the first and second stories. The attic third story is highlighted by four front gabled dormers with six-over-nine double-hung wood sash. The ends of the main front section of the building feature the same elements. A single entry matches the three on the facade, flanked by two pairs of nine-over-twelve windows. The second story features six nine-over-nine windows with a two-bay balustrade in front of the center two openings. Three front-gabled dormers top the roof. The two rear wings, the eastern of which was added a short while after initial construction, repeat all of the familiar elements from the side wings of the facade, except that they extend south to form a U shape to the building. They have the same window fenestration pattern and style for each story, as well as identical dormers and entryways. The central square "palace" section is continued on the rear elevation. The area within the U features sidewalks, trees, and mature shrubs. The rear of the building overlooks a large and impressive lawn which is larger than the footprint of the building.

Building No.2 represents the end of the construction period for the district (1979) and, while noncontributing because of its recent date of construction, it was a planned addition to the complex on a site set aside for the second large administrative building. It is a three-story, thirteen-bay Colonial Revival office building and has a square footprint with a virtually identical design and decorative elements on all four sides. The walls are clad with a running bond brick veneer and quoins at each corner. The entries have recessed, double-leaf, wood, paneled doors with twelve lights in the upper half. Windows all have double-hung sash, with nine-over-twelve lights on the first level and nine-over-nine on the second and third stories, each with a jacked arch. The simple cornice is similar to most other buildings with dentil moldings at the top. Each gable pediment is framed with a similar design as the cornice, filled with brick and a single, centered, Palladian window. The roof is a flat-topped hipped roof with a cross gable. On each side of the gable end are three arched dormers which serve attic level ventilation. At the north corner of the building is a brick walled concrete ramp which descends to a small parking lot and the mechanical access area. The rear entry has a raised, semicircle concrete ramp flanking a central concrete stairway with curved brick walls fanning out at its wide base.

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Building No.22 is the earliest surviving governmental building (1951) in the municipal complex outside the courthouse core, and was one of several built before the merger of Princess Anne County into the City of Virginia Beach. This mid-twentieth century office building has Colonial Revival elements echoing the earlier courthouse and Clerk's office. The brick exterior is entirely six-course American bond. The roof is a combination of gabled and flat sections, with the historic entrance topped with a post-World War II hipped roof of a type seen on several later buildings in the complex. All angled portions are clad with slate and there is a simple stacked wood cornice with no decorative elements. What is likely the original entrance faces Courthouse Drive on a narrow three-bay facade. The entry has a wood, paneled, single-leaf door with a four-light transom and flanking windows, each with eight-over-eight double-hung wood sash; this window type and six-over-six lights were used for nearly every window on the building. The sides of the building have a varied appearance with sections topped by front gables and recessed sections under flat roofs. The southeast side has two recessed porch sections, while the northwest side has a protruding addition which now serves as the main entrance.

Building No.17 (1954) and Building No.16 (1956) were part of the early expansion of the City's local government complex before the merger with Princess Anne County. They represent a trend towards the Moderne style before the 1960s master plan established the Colonial Revival theme for the complex. Building No.17 was originally the police headquarters, with the front (left) section of this one-story building constructed ca. 1954, and an L shaped addition to the right and behind the original building added ca. 1964. The addition mimics the original building in most details. The building faces Princess Anne Road and the facade has ten bays. The entry is centered on the original building, thus offset to the left on the facade. The entry is a single bay, recessed and framed in limestone with a single-leaf metal door with a single light at the top. The windows on the old and new sections have double-hung horizontal two-over-two wood sash with jack arches and brick sills. The building is clad in American bond brick and has a flat roof.

Building No.16 was originally the health department with the original section constructed ca. 1956 with a rear ell added ca. 1968. The facade has two clearly differentiated sections split by the central entry, both of which feature American bond brick veneer. The entry is accessed by faux stone steps under a flat roof which extends over the left (east) section of the building and is supported on the right side by a wood post on a brick pier; behind the main post are three smaller posts forming an open porch "wall." The entry has double-leaf glass doors with aluminum frames and a single light transom. The roof over the entry and left section is flat, but has a traditional cornice with dentil molding. In front of the entry and the left section is a low brick wall with concrete cap enclosing an area of shrubs. The windows in the left section have large horizontal two-over-two double-hung sash in groups of three, then four, then three separated by brick. The corner of the left section has windows on the side also, as well as a wood, paneled, nine-light door giving the appearance of an enclosed porch. The right (west) section is much simpler with a higher flat roof with metal coping. The windows are the same on this section; however,

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they are smaller and grouped in pairs, with four pairs on the facade. The rear of the main building, as well as all three sides, continue the window style and fenestration pattern of the simpler right side of the facade with pairs of horizontal two-over-two double-hung wood sash. The main difference between the rear addition and the main building is that it features five-course brick.

Building No.18 is a large, one-story evolved building, located in the middle of the complex versus most buildings being on the perimeter. It originally served as the school administration building, then later the municipal court and other functions. It was constructed in four phases from 1960 through ca. 1970; the first three sections, forming the initial partial U shape were completed by 1968. A fourth large addition which completed the U on the west side, and filled in much of the interior courtyard, was completed during the 1970s. The building thus spans the late county period through the bulk of the initial city municipal complex construction period. The entire building features five-course brick masonry construction, utilizes the same stacked wood cornice with dentil molding, and has hipped, flat-top, deck roofs with slate cladding. The first two sections (1960, 1964) are indistinguishable architecturally and form the east side of the building. The entry has double-leaf paneled wood doors framed by a cornice and fluted pilasters and is covered by a formal front-gabled entry porch with brick steps, two Tuscan columns, and a dentiled pediment. The two sides of this section feature regularly placed nine-over-nine double-hung vinyl sash windows. The middle of the east elevation has a protruding entry porch with a cross hip roof and features three brick arch openings filled with sidelights, a four-light transom, and fifteen-light single-leaf doors. The 1968 and 1970s additions on the west side are linked architecturally. They are two stories and feature twelve-over-twelve double-hung vinyl sash windows with jack arches. The entry for this side also faces Courthouse Drive and features an ornate entry similar to the one on the east half of the building. There is an elevated brick entry porch covered by a front gable roof with dentil molding and a pair of Tuscan columns. The entry features double-leaf, paneled, metal doors with nine lights in the top half and a six-light transom. The entry is flanked by pairs of windows which are matched on the second story. These windows continue in a regular fenestration pattern along the entire interior courtyard side of this section of the building. The exterior of the 1970s section is recessed on the side and features three windows each on the first and second levels. The 1968 addition, behind the 1970s entry, and running the length of the west side differs in a few ways from the later addition. The windows are paired and there is a three-bay slight protrusion at the front and back of the addition. The front is now the main entry for the west side of the building and features a three-bay arcade accessing a covered entry porch. Inside are three entries with double-leaf, paneled, metal doors with nine lights on the top half and topped by Palladian windows. The second story of this entry section has three windows and is topped by a brick-filled pediment with a round stone medallion. The protruding three-bay section at the rear has three lunette windows on the first level and the same arrangement on the upper level, except that the pediment has a round vent in place of the medallion.

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Buildings No.12, 13, 14 (along with Building No.1) represent the bulk of construction envisioned in the initial municipal center plan. They were all completed in 1968-1969, feature Colonial Revival-inspired design elements, and housed several key functions needed for the entire complex. Building No.12 has a front original section with a large rear addition built to match the original building. All sections have a steep hipped roof with a flat-topped deck clad in slate. The cornice is simple with two wood boards and dentil molding. All of the windows appear to have replacement vinyl double-hung with brick sills and jack arches, with six-over-six lights in the upper level sash and six-over-nine on the first level. The earlier section rises two-stories and is five bays wide with five-course American bond brick. It features the main recessed entry: a double-leaf paneled wood door with sidelights that feature a panel surmounted by four lights. Above the entry on the second level is a lunette window which has been painted over. There is a one-story, two-bay wing on each side with the same features. The right (north) bay is a false facade with a long series of huge heating/cooling units which run the full length of the building and are screened to the north by shrubs. A brick wall extends out from the facade to enclose an area equal in size to the original building section. It contains a gravel area with many metal tanks which support the overall heating/cooling function of the facility.

Building No.13 is a one-story, nine-bay firehouse with a large central section which features three garage bays, with vinyl roll-up doors, which pass through the building into the municipal complex behind. The roof is hipped/pyramidal with a large decorative cupola at the peak with vents rather than windows, and topped by a weather vane. The east wing has two windows while the west bay has three windows and the single-leaf, paneled metal entry door. The two ends of the building each have a pair of windows. All windows have six-over-six double-hung vinyl sash with inoperable paneled vinyl shutters as well as brick sills and jack arches. The rear of the building has the same arrangement and fenestration pattern. The roofs of the two wings are hipped. All three buildings have a simple wood cornice with dentil molding and slate roof cladding. The building is clad in American bond brick veneer.

Building No.14 is constructed in a square, except for the central bay being recessed on the facade. The building utilizes five-course brick masonry construction with quoins at the corners. The recessed main entry has a three-step brick access to a brick patio. The central bay features double-leaf, paneled, arched metal doors with sidelights completing a full arch over the doorway. There is a concrete keystone and single soldier course of brick forming an arch over the top of the doorway. The two bays flanking the doorway have the same features, except each opening is filled with a dramatic Palladian window. The windows on all four sides follow the same pattern: six-over-nine double-hung vinyl sash on the first level and six-over-six on the second level. All windows have brick sills and slatted wood shutters. The lower level windows are topped by a decorative arch with a keystone and filled with stucco. The rear of the building has two arched doorways on each end, matching the doorway on the facade. The roof line has a robust cornice with dentil molding and the flat-top, hipped roof is clad in slate.

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Building No.5 and Building No.15 are former dwellings and are all that remain of a small group of residences located in what is now the municipal complex and northwest of the historic courthouse.

Building No.5 is a ranch type house which was part of a single street of mid-twentieth century development along what is now Courthouse Drive. It is accessed by a wood ramp with railings which lands at the historic single-leaf wood door with a diamond window. To the right of the entry is a single-bay garage. The building features American bond brick veneer with brick sills below the two-over-two metal double-hung sash windows. The main window next to the door has a central, single-light plate glass window. A single row of soldier bricks forms a simple cornice with one wood board. The house has a side gable roof with asphalt shingles. On the far right side the garage has a front gable roof which forms a cross gable with the main roof.

Building No.15 is a former Craftsman dwelling that predates the entire municipal complex except for the early buildings around the 1822 courthouse. This house has American bond brick veneer and all of the windows have double-hung six-over-one wood sash with brick sills set in pairs or singly. The entry is within a small, front-gabled, single-bay, enclosed brick porch with a brick arched opening fronted by brick steps. There is a wood vent in the pediment. To the right of the entry is a large exterior brick chimney which reaches the height of the main roof gable. There is a pair of windows to the right of the chimney and two pairs to the left of the entry. The house has a complex roof system with multiple gables. The main roof is a side gable with a large front cross gable to the left of the entry but below the main roof line. The south side of the building reversed the façade's fenestration pattern, with two single windows on the first level, and a paired window in the gable, along with a wood vent. The rear elevation has several windows of varying configurations and a large front-gable, vinyl-clad dormer with three single sash. There is also a rear extension with a front gable roof and a side entry covered by a small, gabled, pent roof supported by decorative brackets. Finally, on the north side is an enclosed porch with a front-gable roof and vinyl siding with a concrete-and-brick access ramp. All roof levels are clad with asphalt shingles.

This district consists of two sections that developed at different times but are united by the 1822 courthouse and green on the hill. The form and patterns of development of the nineteenth/early-twentieth century small village of Princess Anne Court House are still recognizable and are represented by a collection of residential, commercial, and institutional resources. Meanwhile, the mid-twentieth century Virginia Beach Municipal Center represents master planning at its height with almost an entire government complex planned and executed in a relatively short period of time just as the newly enlarged city was formed. The two of these together illustrate the long history of rural Virginia courthouse villages that once served large rural counties and their evolution into modern municipal centers for large cities during the mid-twentieth century. Similar development patterns can be seen, though less dramatically, in the nearby cities of

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Chesapeake and Suffolk, both of which were created through merger of a county and independent city.

**INVENTORY**

Contributing resources in the Virginia Beach Courthouse Village and Municipal Center Historic District are those built within the district's period of significance, 1793-1969, and which retain architectural integrity sufficient to illustrate their historic associations. Non-contributing resources either postdate the district's period of significance or have alterations to an extent that they no longer illustrate their historic associations. The following inventory is organized by street name and then numerical address, with resources keyed to the accompany Sketch Map by the last four digits of their inventory number (i.e., -0005).

Courthouse Drive

<p><b>2400 Courthouse Dr.</b>                  Other DHR ID#:                  Primary Resource:</p>	<p><b>Government Office (Building)</b>                  Ca. 1951, Colonial Revival</p>	<p><b>134-5299-0005</b>   <b>Contributing</b>                   Total: <b>1</b></p>
<p><b>2401 Courthouse Dr.</b>                  Other DHR ID#:                  Primary Resource:</p>	<p><b>Government Office (Building)</b>                  Ca. 1968, Colonial Revival</p>	<p><b>134-5299-0007</b>   <b>Contributing</b>                   Total: <b>1</b></p>
<p><b>2401 Courthouse Dr.</b>                  Other DHR ID#:                  Primary Resource:</p>	<p><b>Garden (Site)</b>                  Ca. 2000</p>	<p><b>134-5299-0008</b>   <b>Non-Contributing</b>                   Total: <b>1</b></p>
<p><b>2401 Courthouse Dr.</b>                  Other DHR ID#:                  Primary Resource:</p>	<p><b>Gazebo (Structure)</b>                  Ca. 2000, Colonial Revival</p>	<p><b>134-5299-0009</b>   <b>Non-Contributing</b>                   Total: <b>1</b></p>
<p><b>2405 Courthouse Dr.</b>                  Other DHR ID#:                  Primary Resource:</p>	<p><b>Government Office (Building)</b>                  Ca. 1979, Colonial Revival</p>	<p><b>134-5299-0010</b>   <b>Non-Contributing</b></p>

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Total: 1

**2408 Courthouse Dr.**

Other DHR ID#:

Primary Resource:

**Government Office (Building)  
1896, Colonial Revival**

**134-5299-0004**

**Contributing**

Total: 1

**2416 Courthouse Dr.**

Other DHR ID#:

Primary Resource:

**Government Office (Building)  
Ca. 1961, Colonial Revival**

**134-5299-0006**

**Contributing**

Total: 1

**2424 Courthouse Dr.**

Other DHR ID#:

Primary Resource:

**Government Office (Building)  
Ca. 1960, Colonial Revival**

**134-5299-0022**

**Contributing**

Total: 1

**2501 Courthouse Dr.**

Other DHR ID#:

Primary Resource:

**Government Office (Building)  
Ca. 1980, Colonial Revival**

**134-5299-0012**

**Non-Contributing**

Total: 1

**2509 Courthouse Dr.**

Other DHR ID#:

Primary Resource:

**Government Office (Building)  
Ca. 1960, Ranch**

**134-5299-0013**

**Contributing**

Total: 1

**2532 Courthouse Dr.**

Other DHR ID#:

Primary Resource:

**Pump House (Structure)  
Ca. 1990, Colonial Revival**

**134-5299-0014**

**Non-Contributing**

Total: 1

Mattaponi Road

**2420 Mattaponi Rd.**

Other DHR ID#:

**134-5299-0016**



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Primary Resource: **Power Plant (Structure)** **Contributing**  
**Ca. 1969, Colonial Revival**  
 Total: **1**

North Landing Road

**2412 North Landing Rd.** **134-0029** Other DHR ID#: **134-5299-0001**  
 Primary Resource: **Courthouse (Building)** **Contributing**  
**Ca. 1822, Georgian**  
 Total: **1**

**2433 North Landing Rd.** **134-5299-0029**  
 Other DHR ID#: **Contributing**  
 Primary Resource: **Office Building (Building)**  
**Ca. 1850, Craftsman**  
 Total: **1**

**2437 North Landing Rd.** **134-0569** Other DHR ID#: **134-5299-0030**  
 Primary Resource: **Single Dwelling (Building)** **Contributing**  
**Ca. 1936, Craftsman**  
 Total: **1**  
 Secondary Resource: **Outbuilding (Building)** **Non-Contributing**  
**Ca. 1940**  
 Total: **1**  
 Secondary Resource: **Shed (Building)** **Contributing**  
**Ca. 1960**  
 Total: **1**

**2441 North Landing Rd.** **134-0042** Other DHR ID#: **134-5299-0031,**  
**44VB0331 (site #)**  
 Primary Resource: **Dwelling (Building)** **Contributing**  
**Ca. 1793, Colonial**  
 Total: **1**  
 Secondary Resource: **Archaeological Site** **Contributing**  
**Ca. 1793**  
 Total: **1**

**2473-2481 North Landing Rd.** **134-5033** Other DHR ID#: **134-5299-0032**  
 Primary Resource: **School (Building)** **Contributing**  
**Ca. 1931, Colonial Revival**  
 Total: **1**  
 Secondary Resource: **Classroom Building (Building)** **Contributing**  
**1955, No Discernable Style**  
 Total: **1**

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Secondary Resource: **Athletic Field/Court (Structure)** **Contributing**  
**Ca. 1965, No Discernable Style**  
 Total: 1

Princess Anne Road

**2380 Princess Anne Rd.** **134-0069** Other DHR ID#: **134-5299-0028**  
 Primary Resource: **Dwelling (Building)** **Contributing**  
**Ca. 1850**  
 Total: 1

**2384 Princess Anne Rd.** **134-0695** Other DHR ID#: **134-5299-0027**  
 Primary Resource: **Dwelling (Building)** **Contributing**  
**Ca. 1850, Mixed**  
 Total: 1

Secondary Resource: **Shed (Building)** **Contributing**  
**Ca. 1850, No Discernable Style**  
 Total: 3

Secondary Resource: **Garage (Building)** **Contributing**  
**Ca. 1950, No Discernable Style**  
 Total: 1

**2388 and 2392 Princess Anne Rd.** **134-0514** Other DHR ID#: **134-5299-0026**  
 Primary Resource: **Service Station (Building)** **Contributing**  
**Ca. 1931, Commercial Style**  
 Total: 1

Secondary Resource: **Workshop (Building)** **Contributing**  
**Ca. 1953, Commercial Style**  
 Total: 1

Secondary Resource: **Office Building (Building)** **Contributing**  
**Ca. 1953, Commercial Style**  
 Total: 1

**2396 Princess Anne Rd.** **134-5299-0025**  
 Other DHR ID#: **Contributing**  
 Primary Resource: **Pump House (Structure)**  
**Ca. 1966, Classical Revival**  
 Total: 1

**2400-2408 Princess Anne Rd.** **134-5299-0024**  
 Other DHR ID#: **Contributing**  
 Primary Resource: **Office Building (Building)**  
**Ca. 1935, Colonial Revival**  
 Total: 1

Secondary Resource: **Office Building (Building)** **Contributing**  
**Ca. 1965, Colonial Revival**

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		Total: <b>1</b>
Secondary Resource:	<b>Office Building (Building)</b>	<b>Contributing</b>
	<b>Ca. 1965, Colonial Revival</b>	
		Total: <b>1</b>
<b>2416 Princess Anne Rd.</b>		<b>134-5299-0023</b>
Other DHR ID#:		
Primary Resource:	<b>Service Station (Building)</b>	<b>Contributing</b>
	<b>1967, Colonial Revival</b>	
		Total: <b>1</b>
Secondary Resource:	<b>Gas Pump Island (Structure)</b>	<b>Non-Contributing</b>
	<b>Ca. 1995, No Discernible Style</b>	
		Total: <b>1</b>
<b>2425 Princess Anne Rd.</b>		<b>134-5299-0021</b>
Other DHR ID#:		
Primary Resource:	<b>Government Building (Building)</b>	<b>Contributing</b>
	<b>Ca. 1954, Moderne</b>	
		Total: <b>1</b>
<b>2435 Princess Anne Rd.</b>		<b>134-5299-0020</b>
Other DHR ID#:		
Primary Resource:	<b>Government Office (Building)</b>	<b>Contributing</b>
	<b>Ca. 1956, Moderne</b>	
		Total: <b>1</b>
<b>2441 Princess Anne Rd.</b>		<b>134-5299-0019</b>
Other DHR ID#:		
Primary Resource:	<b>Government Office (Building)</b>	<b>Contributing</b>
	<b>1944, Craftsman</b>	
		Total: <b>1</b>
<b>2449 Princess Anne Rd.</b>		<b>134-5299-0003</b>
Other DHR ID#:		
Primary Resource:	<b>Park (Site)</b>	<b>Contributing</b>
	<b>1824, No Discernible Style</b>	
		Total: <b>1</b>
<b>2449 Princess Anne Rd.</b>	<b>134-0983</b>	Other DHR ID#: <b>134-5299-0002</b>
Primary Resource:	<b>Sculpture/Statue (Object)</b>	<b>Contributing</b>
	<b>1905, No Discernable Style</b>	
		Total: <b>1</b>

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**2461 Princess Anne Rd.**

Other DHR ID#:

Primary Resource:

**Fire Station (Building)  
Ca. 1969, Colonial Revival**

**134-5299-0017**

**Contributing**

Total: **1**

**2499 Princess Anne Rd.**

Other DHR ID#:

Primary Resource:

**Government Office (Building)  
Ca. 1969, Colonial Revival**

**134-5299-0018**

**Contributing**

Total: **1**

**2509 Princess Anne Rd.**

Other DHR ID#:

Primary Resource:

**Police Station (Building)  
1975, Colonial Revival**

**134-5299-0015**

**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.)

ARCHITECTURE  
COMMUNITY PLANNING AND DEVELOPMENT  
POLITICS/GOVERNMENT

**Period of Significance**

1793-1969

**Significant Dates**

1793  
1822  
1968

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Walsh, Charles M (sculptor)  
Rudolph, Cook & Van Leeuwen (architect)  
John S Waller & Associates (architect)  
McClurg and Wall (architect)  
W.M. Jordan Company, Inc. (builder)  
Oliver, Smith & Cooke Ltd. (architect)  
W.B. Meredith Inc. (builder)  
MacLane & Chewning (engineer)  
Britt, Ben F. (architect)  
McCorkle, Evan John, Jr. (architect)  
Gregory, Dorris (architect & builder)  
Spigel, Zinkle, Carger and Herm (architect)

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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 Virginia Beach Courthouse Village and Municipal Center Historic District is eligible for listing in the Virginia Landmarks Register and the National Register of Historic Places with a period of significance of 1793-1969, beginning with construction of the earliest contributing resource through completion of the municipal center necessitated by the merger of Princess Anne County and the City of Virginia Beach. The district's historic resources stretch from late-eighteenth-century domestic and archaeological resources, through its early-nineteenth century courthouse, clerk's office, and green, several nineteenth- and early-twentieth-century dwellings and commercial buildings, through to the large, architect-designed, master-planned municipal campus executed during the mid-twentieth century. The district is significant at the statewide level under Criterion A in the area of Politics/Government for its association with county governance from the nineteenth through mid-twentieth century, most notably for how the County's nineteenth-century buildings represented it to the rest of Virginia from the early National period to the 1950s and how the municipal center was constructed to do the same for the City of Virginia Beach. The district is locally significant under Criterion A in the area of Community Planning and Development for the portion represented by the mid-twentieth century municipal complex. This master-planned municipal center represents the local responses of Princess Anne County and the City of Virginia Beach to the rapidly evolving demographics in their respective jurisdictions, as well as changing expectations for and demands upon local government services during the decades of economic expansion and social changes that followed World War II. Finally, the district is significant at the local level under Criterion C in the area of Architecture for the variety of early American buildings present in the courthouse village. The later domestic and commercial architectural resources and the collection of architect-designed Colonial Revival buildings which make up the 1950s-1960s municipal center contribute to the district's overall significance as well.

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

**Criterion A: Politics/Government**

During the 1630s a former indentured servant named Adam Thorowgood, along with Adam Keeling and Francis Emperor, accumulated several thousand acres in what was laid out as Lynnhaven Parish in 1640. The same boundaries for the parish were used for Princess Anne County when it was established in 1691, which was originally part of Elizabeth City County, then the subdivided Lower Norfolk County. The county was named for Anne, daughter of King James II and later queen. Most of Virginia's early population centers focused on the rivers for easy transportation of goods; in what became Princess Anne County that meant the Lynnhaven River to the north and the North Landing River, just to the south of the eventual site of Princess Anne Court House. These rivers, and their many tributaries, were the main route for transportation into the early twentieth century via ferries and skiffs. As a result, for much of the

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seventeenth century, most roads were simple trails through the woodlands, many following earlier Native American paths; even into the nineteenth century rural Princess Anne County had only a limited number of proper roads. A majority of the labor during the seventeenth century was provided by indentured servants, like Thorowgood, rather than enslaved Africans, who however arrived in larger numbers during the eighteenth century. Tobacco was the dominant cash crop in Princess Anne during this time, while corn was the predominant subsistence crop along with wheat and the raising of livestock.<sup>2</sup> The eighteenth century saw significant expansion for Princess Anne County with the population expanding from roughly 2,000 persons to at least 8,800 by 1800 and tobacco giving way to a variety of cash crops as well as timber. The expansion of the agricultural economy led to a large increase in the number of enslaved Africans forcibly brought to Virginia during the same period, which in turn led to the emergence of the planter class and the architecture and plantations associated with the slave-labor-based economic system. From the late eighteenth century until the time of the Civil War, enslaved people represented over forty percent of the county's population and by the nineteenth century roughly two-thirds of white households in the county included at least one enslaved person. There were also a few hundred African-American free people living in the county during much of the first half of the nineteenth century.<sup>3</sup>

The government of Princess Anne County was stable for most of its history, other than dramatic events such as the American Revolution and the Civil War. With the establishment of the county in 1691 a county court was also created with the prominent post of County Clerk to run what was the seat of the county and in many ways its government. From 1691 until 1814, with one ten-year gap, only five men held this position.<sup>4</sup> This demonstrates the continuity and also the lack of dramatic change within the county during that time, as well as a remarkably closed political system. Princess Anne County remained rural and agricultural, and population changes were generally gradual. However, during this period the courthouse itself moved multiple times as a result of building deterioration or societal requirements. The first courthouse, which predated Princess Anne County, was constructed in 1661 in Lower Norfolk County at Thomas Harding's plantation at Broad Creek. This courthouse was beyond repair by 1689 and a new courthouse was constructed at the Elizabeth River. Just six years later, in 1695, another new courthouse was constructed on the western branch of the Lynnhaven River, on land belonging to the Lynnhaven Parish Church, specifically for Princess Anne County as its first dedicated county seat. Until the Anglican Church was disestablished in 1784, the church and court were linked in function and personnel. A new courthouse was constructed ca. 1735 at Ferry Plantation, near to the previous courthouse location. The courthouse moved again ca. 1753, this time to Newtown on the eastern branch of the Elizabeth River. Newtown was at the time a significant population center and port for the county. The county seat relocated ca. 1778 to Kempe's Landing, a large village and shipping center since the colonial period, with a courthouse constructed there soon after ca. 1787 along with a jail, pillory, and stock. This courthouse building was frame construction and burned within a year; a brick courthouse replaced it in 1788.<sup>5</sup>

After the War of 1812, the farmers in southern Princess Anne County began demanding that the courthouse be moved to a more central location, away from Kempsville, so that they could have



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easier and quicker access for the numerous required tasks which could only be completed at the courthouse including voting, recordation of deeds, and jury duty. Additionally, the twenty-plus year old Kempsville courthouse was in need of extensive renovations. After a highly contentious debate, the General Assembly voted on January 6, 1820, to relocate the county seat and five Norfolk County residents were chosen to select what would be the final location of the courthouse for Princess Anne County. The final location was the intersection of present-day Princess Anne and North Landing roads, then known simply as the Cross Roads, and located at roughly the geographic center of the county. There were several prominent farmhouses scattered around the Cross Roads at the time of the courthouse construction.<sup>6</sup> Daniel Whitehurst, living in the nearby Buffington-Whitehurst House which his family built, was appointed by the General Assembly (along with Peter Land Gent, John Woodhouse, Dangerfield Stark, and John Shipp Gent) as a commissioner related to the establishment and construction of the new courthouse. He was one of two commissioners to sign the contract on August 1, 1820, hiring James Keenan to building the court, clerk's office, and jail for \$8,900.<sup>7</sup>

The new courthouse, opened in January of 1823, would lead to a gradual increase in the Cross Roads' surrounding population and economy as well as the development of a permanent village, dubbed Princess Anne Court House, that catered to courthouse visitors. Soon after the completion of the courthouse, and per direction of the General Assembly, a tavern was built to house visitors who had made the long journey to the courthouse. It was a two-story frame building which was expanded twice before burning in 1899. After the Civil War, the owner was James Bonney who also operated a store in town called Bonney's Corner.<sup>8</sup> By 1835, the village's population stood at 150, which included one attorney and two physicians. A contemporary account declared that "it contains, besides the usual county buildings, 17 dwelling houses, 2 Methodist houses of public worship, 2 elementary schools, 1 miscellaneous store, several carpenters, and various other mechanics. The principal pursuit of the inhabitants is farming."<sup>9</sup>

A collapse in the region's agricultural economy led to the population of Princess Anne County falling from 9,102 to 7,285 residents between 1830 and 1840. A positive result from the economic downturn was continued diversification of the agricultural economy: hay, potatoes, poultry, fish, lumber, corn and oats were all produced in notable quantities. Tobacco, which had already declined in production significantly since the late seventeenth century, was almost completely eliminated and cotton was not produced in any viable quantity until the twentieth century. There was also a general movement of agricultural reform which laid the groundwork for much great successes in farming later in the century.<sup>10</sup>

In 1859 the Albemarle and Chesapeake Canal was completed, connecting the southern branch of the Elizabeth River with the North Landing River. The canal provided closer access to water transportation for many farmers as well as created a direct connection between southern Princess Anne County and Norfolk. Additionally the county's first bank was chartered in 1860.<sup>11</sup> Princess Anne County stood poised for a period of economic growth, until the Civil War began in 1861. While no significant military engagements took place within the county, the local economy, as with most of the areas within the defeated Confederate states, suffered a significant decline

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during the war and the years afterward. Union troops occupied the county for most of the war, due to guerilla activities by some local militia. Local Confederate sympathizers also burned many bridges to stop food and supplies from reaching Union-occupied Norfolk and in this environment roads were not maintained. The damage to the overland network added to the list of rebuilding challenges after the war. A seismic change in the local economy, however, was mandated by emancipation of all enslaved persons by the war's end. The abrupt end to a slavery-based economy completely restructured the labor supply and, coupled with a general lack of currency and significant debt among whites who had supported the Confederacy, resulted in considerable turmoil in a social and political order that had gone largely unchallenged for generations. There was a great deal of migration of freed people across the eastern half of the United States, and within Virginia, which mere population numbers did not always indicate. As an example, many freed African Americans left Princess Anne County after the war, but others moved here from Norfolk in search of work, which resulted in a generally static proportion of African Americans to whites from 1860 to 1865.<sup>12</sup>

As Reconstruction began, Princess Anne County held its first election after the war in July 1865 and the county court reopened in September of that year. John J. Burroughs served as Clerk of Court from 1821 until 1869 and presiding Justice John H. Dey also returned to his position. Additionally, the county court records had been moved to Norfolk for safekeeping and were brought back afterwards.<sup>13</sup> During Reconstruction, three amendments to the U.S. Constitution were ratified; the 13<sup>th</sup> Amendment permanently abolished slavery in the U.S., the 14<sup>th</sup> Amendment defined U.S. citizenship and guaranteed the rights of citizens, and the 15<sup>th</sup> amendment granted African American men the right to vote.<sup>14</sup> Under the supervision of federal just John C. Underwood, Virginia had a constitutional convention in 1867-1868 resulting in a new constitution in 1870. This new constitution established a more democratic county government format modeled on New England townships that included a judge and board of supervisors, rather than the antebellum system's strictly court-based justices of the peace. In Princess Anne County, three new magisterial districts were created: Kempsville, Seaboard, and Pungo; Seaboard was the location of Princess Anne Court House. The 1870 constitution also created a statewide, racially segregated system of public schools paid for by tax revenue. This system replaced a haphazard, local school-management system, or lack thereof, that had prevailed in Virginia up until then, and for the first time, established publicly-funded schools for African American children.<sup>15</sup> Reconstruction ended in 1877 with a political compromise in Congress that also settled the results of the 1876 presidential election.

As the war years receded, truck farming became the primary source for the expansion of Princess Anne County's agricultural production from the late nineteenth century until well into the twentieth century. Improved transportation networks and an earlier planting season than northeastern states gave the region a significant boost in marketing and delivering its agricultural products. The construction of the Munden Point rail line in 1898, which reached Pungo, and the significant expansion and upgrade of county roads during the 1920s, greatly enhanced the ability of Princess Anne farmers to get their produce to Norfolk and beyond. Additionally, a consolidation of farmers, as well as local, state, and federal organizations, created the Virginia

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Truck Experiment Station in 1907 dedicated to researching truck farming improvements, and located it in the Diamond Springs area of Princess Anne County. Not only were agricultural goods being produced in greater amounts and with less labor and capital, but there also emerged a standardization of product quality which boosted marketing and demand. By 1900 evidence suggests Princess Anne and Norfolk counties were supplying up to half of certain types of produce for cities on the east coast; at the same time approximately seventy-five percent of land cleared in the Tidewater region was used for truck farming. The Princess Anne turkey and the Lynnhaven oyster became well-known local products. As a result of a national agricultural depression, Princess Anne County greatly expanded cotton production from 1919 to 1929, with cotton gins on North Landing Road, in Pungo, and in Oceana, before largely returning to traditional produce.<sup>16</sup>

The emergence of truck farming, as well as regional urbanization and a more stable regional economy, lead to several changes in agriculture and labor from the later nineteenth century through the mid-twentieth century. In rural Princess Anne County, the number of farms decreased: 1538 farms in 1900, 1317 in 1920, and only 692 by 1958. Farm tenancy also was dramatically changed by truck farming, and other factors, as the twentieth century progressed. In 1900 there were 676 tenant farms, which decreased to 521 in 1910 and 362 in 1920, which represented roughly one-quarter of all farms in the county. The nation's overall economy was boosted by increased production during World War II. Manufacturing was vital to the war effort, but so was agriculture, as propaganda from the era stressed the importance of conserving food, growing "Victory gardens" for personal consumption, and adoption of modern agricultural methods, including fertilizers and mechanization. Overall in 1919, Princess Anne County had only nine manufacturing plants with a product value of \$200,183, while the total value of crops that year was \$2,947,519 and ninety-three percent of the population lived outside incorporated towns. Within just a couple of decades, however, development and urbanization began to transform parts of Princess Anne County, especially its northern half. Important to these patterns was establishment of multiple military installations, including the Little Creek Amphibious Base, the Fleet Air Defense Training Center at Dam Neck and the Naval Air Station at Oceana, due to the onset of World War II. Military bases have remained crucial to the economies of Norfolk and Virginia Beach ever since. From the county's lowest point of population in 1840 after the agricultural collapse, the overall county population only increased from 7,285 to 13,626 person in 1920, with the Town of Virginia Beach having 846 residents; by 1960, these numbers were 77,127 and 8,091, respectively.<sup>17</sup>

In 1924 Princess Anne Court House had a population of around 300 people; there were two merchandise stores and a mill of the J.M. Bratten Lumber Company. Shortly thereafter, the town was connected to the newly emerging state highway system. The construction of a road from Bell's Corner to the courthouse in 1926, connecting it directly to Virginia Beach Boulevard, ended discussion of moving the courthouse closer to Virginia Beach; roads also were quickly extended down to Pungo.<sup>18</sup>

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As an example of the small, tight knit courthouse village community, George and Marie Bratten owned a house above what became the Bartee Motor Company before it burned in 1936 and they moved to the Whitehurst House. They hired staff from Colonial Williamsburg to renovate the house and also added the brick veneer before selling the property to the Buffingtons in 1953. J.W. Buffington served as the elected school board chairman for Virginia Beach from 1966 to 1972. The post office was located on the Bratten property before moving into the Bartee Motor Company building in 1936, and then around the corner to a dedicated location around 1953. The Bartee Motor Company building housed several other small businesses in its storefront over the years and also served as a local social gathering place, staying open until nine in the evening.<sup>19</sup>

After World War II, development pressures coupled with rapidly growing population, the expansion of the military-industrial complex, and efforts to modernize infrastructure, transportation, education, health care, and government all converged to prompt Princess Anne County and Virginia Beach officials to open discussions about merging the two jurisdictions with a single government. Virginia Beach was then a second-class city, which under Virginia law permitted it to share some government services and oversight with the county. Princess Anne County, especially its southern half, remained very rural and agricultural, and residents wanted more control over urbanization than the County would have on its own. For Virginia Beach, the merger provided room to grow without having to use an annexation process. On November 10, 1961 Princess Anne County board of supervisors and the City of Virginia Beach council unanimously approved a merger agreement and a proposed charter for General Assembly approval after a hoped for successful public referendum vote. The newly merged jurisdiction established its municipal center at Prince Anne Court House, just a short distance from the county courthouse that had been in use since the 1820. The ambitiously planned and designed municipal center represented a major commitment on the part of City and County officials to this location.

By the early twenty-first century, however, the intersection formerly known as the Cross Roads, the site of the former Princess Anne Court House village and the current Virginia Beach Municipal Center, eventually became a dividing point. To the north was the ever expanding resort town of Virginia Beach and eventually the huge Oceana Naval Air Station. To the south is an area which remains largely rural and only lightly developed. Current campaigns to move the municipal center to the recently constructed Town Center of Virginia Beach, far to the northwest from Princess Anne Court House, represent the late-twentieth-century development patterns and a concomitant shift in focus away from the nearly two-century seat of government for Princess Anne County toward the fast-growing Virginia Beach.

### **Criterion A: Community Planning and Development**

The rapid mid-twentieth century population increase described above, most of it in response to the expansion of Virginia Beach at the oceanfront, resulted in substantial increase in demand for services at Princess Anne Court House, where both County and some City operations were located. An agricultural building was constructed behind the Clerk's Office in 1951 and

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expanded ca. 1960. A fire station (later demolished) was constructed in 1955 and a new police headquarters was constructed ca. 1954 and later expanded ca. 1964. In March of 1956 Norfolk architect Bernard B. Spigel's design was released for a new county "Administrative and Cultural Center." The plans called for Colonial Revival style buildings to include a new courthouse, expanded Clerk's office, school board building, and water commission office as well as the large cultural center. While much of this proposal never was built, namely the cultural center, it did lead to some immediate construction and expansion of existing buildings. The Clerk's Office was expanded and on June 6, 1961, a new courtroom addition to the historic 1822 courthouse was opened. A new health department building was constructed ca. 1956 on Princess Anne Road near the new police headquarters. A large school administration building was completed in 1960 behind the old courthouse and expanded in 1964. A large building was also constructed to serve as the county court and probate office in 1961. All of these expansions of the courthouse and municipal center were completed or essentially underway by the time of the merger of Princess Anne County with the City of Virginia Beach.<sup>20</sup>

As the City of Norfolk had continued to grow, it also extended water lines into new areas of Princess Anne County to support suburban developments. It already supplied water to the City of Virginia Beach and much of Princess Anne County. When areas of neighboring counties which bordered Norfolk became sufficiently developed, the City could annex that part to support its urban growth and expansion. Annexation, however, was rarely without controversy as city and county officials did not often agree on the practice but did compete vigorously for influence. On January 1, 1959, Norfolk annexed thirteen and one-half square miles, and 38,000 residents, of Princess Anne County as part of this "orderly growth" concept for cities. This spurred worry that Norfolk would likely continue annexations and led to a highly organized campaign of resistance by leaders of both Princess Anne County and the City of Virginia Beach.<sup>21</sup> The effort to resist Norfolk was led by Sidney S. Kellam, who was arguably the most important local politician in either Virginia Beach or Princess Anne County and whose family was one of the more effective local political machines in the state. Kellam, representing both Princess Anne County and Virginia Beach, lobbied the General Assembly in 1960 to modify the state annexation law to offer the county greater protection. This failed but led Norfolk to halt further water expansions into Princess Anne County. Kellam went to Norfolk City Council in April 1960 and proposed that Norfolk halt annexation plans for five years, offering that his group would stop any attempts to change annexation laws. Additionally, Kellam proposed a committee to study a "Metropolitan" merger concept that could incorporate all of Hampton Roads. Norfolk City Council agreed and the committee was formed with Kellam as the chairman.<sup>22</sup>

The separate issue of a potential merger of the City of Richmond and Henrico County led to changes in Virginia's annexation laws that helped the potential merger of Virginia Beach and Princess Anne County. As a result, Princess Anne County and Virginia Beach stunned the City of Norfolk when they announced in September of 1961 the goal of studying a merger which would, among other things, have the consequence of blocking further annexations in the county by Norfolk. This resulted in serious protests from Norfolk's City Council, including a vote to cut water service to Princess Anne County if the voters approved a merger. Undaunted, Kellam

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and the leaders of Princess Anne and Virginia Beach began a formal and enthusiastic campaign to merge the county and city. They believed it would be easier than many mergers since Virginia Beach was a “second-class city” according to state law and thus already shared many officials and services in common with Princess Anne County. On November 10, 1961, the Princess Anne County board of supervisors and the City of Virginia Beach council unanimously approved a merger agreement and a proposed charter for General Assembly approval to be sought after a hoped-for successful public referendum vote. Additionally, Kellam and his supporters wanted the vote before mid-January when they feared that Norfolk supporters would derail the merger during the upcoming General Assembly session, so the referendum vote was set for January 4, 1962. Approximately forty-five local organizations led a sustained and consistent campaign in the weeks leading up to the vote as did the Kellam political machine. Possibly the action which swung the most votes towards the merger was the December 5<sup>th</sup> vote by Norfolk City Council to cut off water service if voters approved the merger. The final vote was a massive victory for the merger, with tallies of 1,539-242 in favor in Virginia Beach and 7,476-1,759 in Princess Anne County. By February 28, 1961, the General Assembly had approved the merger and the charter was signed by Governor Albert S. Harrison Jr. to create the new City of Virginia Beach, Virginia. The consolidation of the county and city was completed on January 1, 1963, making Virginia Beach a city of the first class with the Princess Anne County Courthouse complex as the new city hall and seat of city government.<sup>23</sup>

As discussed earlier, the plans for a government center, with the historic courthouse as an anchor, were already underway and partially completed by Princess Anne County before the efforts at a merger with Virginia Beach were underway. With so much existing office space, the new city could not afford to build an entirely new municipal center in a different location. Once the merger was completed the plans for what would become the Virginia Beach Municipal Center were expanded and accelerated. A master planning process was used to direct all new construction and integrate that with the existing built environment. The plan for this first stage of the city complex was released in 1966 and was designed by MacLane & Chewning, with a variety of architects designing each individual building. Most of the first phase of the complex was complete by 1968-1969.

Reflective of the expansion of local government services by the mid-twentieth century, the number of public employees in 1963 stood at 800 and reached 1,222 by 1968. Thus a major goal of the 1966 master plan was to double the amount of office space at the complex, adding to the existing approximately 83,000 square feet. The site plans were laid out by A.J. Chewning II and included seven brick buildings in the Colonial Revival style, totaling 86,500 square feet, with the goal of filling office needs through 1970. This phase included a large two-story Administration Building, a two-story Municipal Courts building, a two-story Welfare Building, and a one-story centralized heating and cooling plant. Importantly, provisions for automobile parking were amply provided for, with paved lots accommodating up to 800 vehicles, covered brick walkways, underground utilities, and a unified landscape planting plan. A substantial renovation of the historic courthouse also was already underway with plans for a new firehouse to follow. All of these were funded by bonds totaling \$2.64 million.<sup>24</sup>

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The city council had “two overriding considerations” when planning the Municipal Center. The first was to “retain the Colonial atmosphere” developed by historic Princess Anne County. The second was that “existing buildings be utilized to the maximum extent reflecting maximum economy to the city.” In pursuit of this goal the City owned 19.5 acres at the historic courthouse complex and planned to purchase another five or six acres. Independence Boulevard was planned to extended to Princess Anne Road to allow easier access to the complex.<sup>25</sup> Given the sheer size of the area encompassed by the City, future plans also included branch service offices in higher population areas.

By 1968 an expanded and more formal master plan, also by Chewning, Goodwin & Hogard, had been developed for the Municipal Center. Overall the plan called for nine new buildings and additions to three existing buildings; the additions to the Clerk of Court and City Hall Administrative and Municipal Court Buildings were all completed eventually but new construction varied in size, location, and function as the plans continually evolved. For example, overall plans change to include paved parking for 1,500 vehicles as well as acquisition for all of the land bounded by Princess Anne Road, North Landing Road and Courthouse Drive, which consisted of seventeen mostly residential parcels. The schedule for the new master plan had no specific timetable and not until the late 1970s was most of the land utilized.<sup>26</sup> An addition to the municipal courts building was completed by 1972, a later administrative building was completed next door to city hall during the 1970s, and a large central police station was put into service around the same time. The complex continued to expand into the late twentieth century, reaching north of James Madison Road and eventually up to Nimmo Parkway and beyond. These areas to the north of James Madison Boulevard are part of the continually expanding municipal complex, but are not part of the initial historic Municipal Center plan which was created to house the growing government for the City of Virginia Beach and its recent merger with Princess Anne County.

### **Criterion C: Architecture**

The Virginia Beach Courthouse Village and Municipal Center Historic District retains a high degree of architectural integrity with 37 contributing resources and only 8 noncontributing resources, as well as an intact historic setting. The district is defined by the central courthouse green, located at the southeast end of the planned municipal complex and overlooking the remaining elements of the former courthouse village to the north, east, and south. The streetscapes clearly reflect each section of the district ranging from rural two-lane roads at the north and south ends of North Landing Road and Princess Anne Road, to simple sidewalks below the courthouse green, to a formal, planned grid of streets, sidewalks, and parking lots within the municipal complex.

The size, function, style, and placement of each resource identifies it clearly with its associated historic era. The earliest resources, the Buffington-Whitehurst House (-0031), the Kellam House (-0027), and the Weston House (-0028) date from the late eighteenth through the mid-nineteenth

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century, representing the earliest period of the village when it was largely a rural crossroads. Occupying large lots and sited well back from the road, the houses display early American architectural styles with appropriate evolution that preserved their historic character while accommodating changing lifestyles. Most illustrative of this aspect is the Buffington-Whitehurst House on Princess Anne Road. Constructed in 1793 as a simple hall-parlor house, the dwelling evolved during the late eighteenth and nineteenth century to its current form of a two-story, central-hall residence with a rear saltbox addition. While the same size in form and massing, one of the chimneys is constructed with Flemish bond brick while the other features six-course American bond brick, demonstrating the evolution of the house. Other character-defining features that demonstrate the dwelling's careful updates over the years include the centered, narrow primary entry with a three-light transom and single-leaf paneled door, historic wood six-over-six sash, and gambrel roof with integrated dormers. The brick veneer over the original weatherboard siding was installed during the mid-twentieth century and lends the dwelling an appearance that seems more typical of a house "in town," as opposed to the remote rural character of the area when the house originally was built.

The rest of the crossroads village has a handful of frame bungalow dwellings and small brick commercial buildings dating from the early-to-mid twentieth century, another period of significant growth within the district. Of particular note is the 1936 Craftsman Bungalow at 2437 North Landing Road features character-defining form with a front-gable roof and a nearly full-width front porch with a hipped roof supported by four battered columns atop brick piers; as well as its historic three-over-one, double-hung wood sash windows.

Inclusion of the ca. 1927-1931 automotive repair shop at 2388 Princess Anne Road allows an important illustration of the courthouse village's evolution from a place reached by horse or on foot to the widespread adoption of automobile transportation, not to mention a nod to the inclusion of the ample vehicle parking carefully designed in the municipal center's 1960s master plans. Indeed, from its beginning as county seat, the village's accessibility has played an important role in the community. Although the historic tavern was lost in 1899 and there are no extant resources, such as a wheelwright or blacksmith shop, associated with horse transportation, this early auto shop continues the theme of providing vehicular maintenance to courthouse visitors.

From the 1870s to early 1920s, most Princess Anne County children were educated in one-room, frame schoolhouses. The last one of these to serve Princess Anne Court House village was the Hickory Bridge School, which stood on North Landing Road until the mid-twentieth century. In 1921, the Hickory Bridge School was replaced by the Court House School, which was part of the larger movement of rural school consolidation that the county began in 1906; by this time, many counties had determined that fewer and larger, centralized school campuses offered better educational opportunities than numerous, one-room schoolhouses. This first consolidated school, which served only white children, was a two-story, frame building and was destroyed in March 1931 by a boiler fire. In November 1931, the current Court House Elementary School building on North Landing Road was built in the Colonial Revival style, consisting of a rectangular block



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with a flat roof and simple stone coping. The central entrance features a simple triangular pediment and paired, nearly full depth pilasters flanking the door. Its construction marked completion of school consolidation within the Princess Anne Court House village. The school served grades 1-7. Enrollment increased after World War II, concomitant with population increases seen in Princess Anne County and Virginia Beach from the 1940s to 1960s. In 1955, a large, one-story, T-shaped annex was constructed and shows Modernist influences through its horizontal massing, flat roof, stone veneer, and multiple-light metal sash. The annex included classrooms, a library, a cafeteria, and offices. The school remained open until the 1980s and now houses city offices.<sup>27</sup>

Certainly the focal point of the historic district is the courthouse green with the 1822 courthouse, the 1896 former clerk's office, and the 1905 Confederate monument, which together represent a typical historic rural Virginia courthouse square in both layout and architecture. The original courthouse façade featured an open arcade in the two central bays, similar to much earlier courthouses such as the ca.1730-1740 Hannover County, Charles City County, and King William County courthouses (all NRHP 1969), as well as the ca.1750 courthouse in Smithfield (NRHP 1970). By the late nineteenth century, the Colonial Revival movement exercised tremendous influence on all types of Virginia architecture, including dwellings, schools, government buildings, churches, and commercial buildings. Although the movement referenced classical architecture from the Greek and Roman periods, it equally was based on an effort to recapture the nation's colonial and early republican eras. Jeffersonian classicism also influenced the Colonial Revival style as native son Thomas Jefferson believed that classical architecture was best suited for conveying the democratic ideals he espoused in his political career and manifested with the designs for his two principal private dwellings, Monticello and Poplar Forest. His contributions to the American Revolution and the early republic all but assured that Virginia's embrace of the Colonial Revival style would include Jefferson's design principles as well. Thus by the early twentieth century, both Princess Anne County's 1822 courthouse and 1896 clerk's office had been updated to include Colonial Revival architectural embellishments. The courthouse received a two-tiered entry porch with Tuscan columns that spanned the full width of the façade as well as an upper pediment and accompanying lunette window. At the clerk's office, the ca. 1920 renovation changed the roof to a front gable with a second-story gabled brick parapet and the porch was altered to its current configuration with a large frieze and architrave over four Tuscan columns.

The pervasiveness of the Colonial Revival style throughout Virginia continued unabated through the twentieth century. Not only to utilize the existing government complex, but also because the Colonial Revival style was so entrenched, the mid-twentieth century expansions to first the Princess Anne County buildings and then the 1960s municipal center were designed almost entirely in the Colonial Revival style (some small-scale 1950s buildings also have Moderne influences). The municipal center's centerpiece, Building 1, which serves as the main City Hall and was completed in 1969, is modeled closely on the reconstructed Governor's Palace at Colonial Williamsburg, Virginia; the decades-long restoration work at Colonial Williamsburg was profoundly influential not only in Virginia but nationwide. But at

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Virginia Beach's new municipal center, the historical references of the Colonial Revival style had to combine with modern government operations. Thus the design of Building 1's five-bay central section especially resembles the Governor's Palace, while the building's sheer scale, at three stories high and twenty-three bays wide, is indicative of the extent of government operations by the 1960s and since then. Character-defining features include the Flemish bond brick veneer, jack arches over the windows, multiple-light, double-hung wood window sash, front-gabled dormers, a steep hipped roof with slate tiles, four interior corbelled chimneys, and an elaborate cupola. Continuing the melding of historical references with modern needs, the municipal center's overall campus included a comprehensive landscape design with brick buildings separated by large open green spaces and plantings that screened the numerous parking lots. The 1960s plan and all of the initially planned government offices today remain intact with integrity of design, workmanship, and materials. The municipal complex has continued to evolve until today with buildings utilizing more contemporary designs with Colonial Revival inspired elements. The many layers of history visible within the historic district, and most especially at the courthouse/municipal center complex are the essence of its integrity of feeling and association.

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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: City of Virginia Beach and City of Virginia Beach Central Library; Virginia Department of Historic Resources, Richmond, VA

**Historic Resources Survey Number (if assigned):** DHR No. 134-5299

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## 10. Geographical Data

**Acreage of Property** 110

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- |                         |                      |
|-------------------------|----------------------|
| A. Latitude: -76.058810 | Longitude: 36.754840 |
| B. Latitude: -76.051470 | Longitude: 36.754550 |
| C. Latitude: -76.053620 | Longitude: 36.750200 |
| D. Latitude: -76.049240 | Longitude: 36.747400 |
| E. Latitude: -76.048570 | Longitude: 36.746110 |
| F. Latitude: -76.055080 | Longitude: 36.744510 |
| G. Latitude: -76.060140 | Longitude: 36.750360 |
| H. Latitude: -76.060190 | Longitude: 36.753240 |

**Or**

### UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The true and correct historic boundary is shown on the attached Sketch Map. The boundary of the Virginia Beach Courthouse Village and Municipal Center Historic District is irregular

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with the historic courthouse green at the center, village residential and commercial parcels to the north and south, and the large municipal center to the east. The district runs from the south corner of James Madison Boulevard and Princess Anne Road along the southwest side of Princess Anne Road until the beginning of the parcel for 2416 Princess Anne when it turns northeast and heads in an irregular line behind the commercial and residential parcels along Princess Anne Road as it turns northeast until the boundary rejoins Princess Anne Road at the north side of 2380 Princess Anne Road. The boundary then runs along the northwest side of Princess Anne Road until the intersection with North Landing Road when the boundary crosses southeast to the opposite side of the road and continues along the southeast side of North Landing Road until the beginning of the parcel for 2433 North Landing Road when it turns southeast and runs behind the two small historic dwellings on North Landing Road. The boundary then begins a long and irregular line southeast, then southwest, then west, then north around the large area associated with the Buffington-Whitehurst House. The boundary then meets the south side of the parcel of 2481 North Landing Road and turns southwest until the end of that parcel, then turns north until it meets North Landing Road. The boundary then runs along the south side of North Landing Road until the intersection with George Mason Drive when it turns northwest and runs along the northeast side of George Mason Drive. It then turns northeast at the east intersection with Mattaponi Road and runs northeast until turning northwest behind the parcels of 2501 and 2509 Courthouse Drive. The boundary then turns north slightly before running northwest along the south side of Courthouse Drive until it reaches the west intersection with James Madison Boulevard. The boundary then runs northeast along the southeast side of James Madison Boulevard until reaching the beginning point.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries of the district were selected to include the governmental, commercial, and residential areas of the Courthouse Village and the Virginia Beach Municipal Center which are architecturally, historically, and geographically linked while also including the highest number of contributing resources. Areas of demolition have been placed outside the district, while a handful of noncontributing but compatible resources with strong links to more recent history in the district have been included. All associated acreage (including multiple parcels) with several early residential resources was also included to demonstrate the early rural nature of the village. Additionally, a large amount of acreage historically associated with the historic Whitehurst house due to the potential for additional archaeological resources to be identified in the future. As drawn the district's historic boundary capture both the historic setting of this longtime courthouse village/municipal center and all known historic resources.

---

**11. Form Prepared By**

name/title: Marcus R Pollard  
organization: Commonwealth Preservation Group  
street & number: P.O. Box 11083  
city or town: Norfolk state: VA zip code: 23517

Virginia Beach Courthouse Village and  
Municipal Center Historic District  
Name of Property

City of Virginia Beach, VA  
County and State

e-mail: marcus@commonwealthpreservationgroup.com  
telephone: 757-651-0494  
date: May, 2017

### 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: Virginia Beach Courthouse Village and Municipal Center Historic District

City or Vicinity: City of Virginia Beach

County: NA

State: Virginia

Photographer: Marcus Pollard

Date Photographed: April 2017

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

Virginia Beach Courthouse Village and  
Municipal Center Historic District

Name of Property

City of Virginia Beach, VA

County and State

- 1 of 21: Crossroads of Princess Anne Rd and North Landing Rd, Facing north/northeast
- 2 of 21: SE end of Princess Anne Rd at intersection with North Landing Rd, commercial buildings, facing north/northwest
- 3 of 21: North Landing Rd and south end of the courthouse green, facing northeast
- 4 of 21: 2433 and 2437 North Landing Rd, facing southeast
- 5 of 21: North Landing Rd, view of the former elementary school and the intersection with Courthouse Dr., facing southwest
- 6 of 21: Courthouse Green showing the Courthouse, historic Clerk's Office (Bldg 21) and the Confederate Memorial, facing west/southwest
- 7 of 21: Entrance to the Virginia Beach Municipal Center at the intersection of North Landing Rd and George Mason Dr, facing north
- 8 of 21: Courthouse Drive, facing northwest
- 9 of 21: Courthouse Drive, facing southeast
- 10 of 21: Princess Anne Rd, northwest end of the district, facing southeast
- 11 of 21: Buildings 12, 13, and 14 on Princess Anne Rd, facing south
- 12 of 21: Buildings 2, 18, and 1 facing northeast
- 13 of 21: Building 2, open parcel, Mattaponi Dr, facing east
- 14 of 21: Building 1, facing south/southwest
- 15 of 21: Building 18, facing north
- 16 of 21: Building 16, facing southwest
- 17 of 21: Building 29 (former elementary school), facing east/southeast
- 18 of 21: Buffington-Whitehurst House, facing south
- 19 of 21: Kellam House, facing northwest
- 20 of 21: Weston House, facing northwest



Virginia Beach Courthouse Village and  
Municipal Center Historic District  
Name of Property

City of Virginia Beach, VA  
County and State

21 of 21: Courthouse Automotive building, facing northwest

**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.

## ENDNOTES

<sup>1</sup> Bryan Clark Green, Lisa Bricker, Jennifer Hugman, *Historic Structure Report, Princess Anne Courthouse*, Richmond, VA, 2017. This historic structure report by Commonwealth Architects is thoroughly researched and provides a wealth of documented information regarding the Princess Anne Courthouse, its pre-history, and the evolution of the current 1824 courthouse. Additionally, this report offers a complete architectural and structural analysis of the historic courthouse building including all historic changes and its current condition.

<sup>2</sup> Stephen S. Mansfield, *Princess Anne County and Virginia Beach: a Pictorial History*, Virginia Beach, VA, 2006, p.12-14; Amy Waters Yarsinske, *Virginia Beach, A History of Virginia's Golden Shore*, Charleston, SC, 2002, p.31-32; 40-42; Sadie Scott Kellam and V. Hope Kellam, *Old Houses in Princess Anne Virginia*, Portsmouth, VA, 1931, p.15-18; Whichard, Rogers Dey, *The History of Lower Tidewater Virginia*, New York, 1959, vol.2, p.100-01.

<sup>3</sup> Mansfield, *Princess Anne County*, p.25, 50.

<sup>4</sup> Whichard, *History of Lower Tidewater*, 53.

<sup>5</sup> Green, Bricker, Hugman, *Historic Structure Report*, p.2.6-2.13; Richard B. Kellam, *History of Establishment of Princess Anne County Courthouses*, June 5, 1961.

<sup>6</sup> Green, Bricker, Hugman, *Historic Structure Report*, p.2.15-2.17; Whichard, *History of Lower Tidewater*, p.84; Mansfield, *Princess Anne County*, p.49-50; Kellam, *Princess Anne County Courthouses; Specifications to Build the Princess Anne Courthouse*, August 1, 1820.

<sup>7</sup> *Specifications to Build the Princess Anne Courthouse*; Green, Bricker, Hugman, *Historic Structure Report*, p.2.15-2.17. The original contract (*Specifications to Build Princess Anne Courthouse*) offers numerous highly specific details about size, design, and materials of the courthouse and jail. The Clerk's Offices are mentioned but no specific details are offered.

<sup>8</sup> Green, Bricker, Hugman, *Historic Structure Report*, p.2.21.

<sup>9</sup> Joseph Martin, *New and Comprehensive Gazetteer of Virginia*, 1835, p.271.

<sup>10</sup> Mansfield, *Princess Anne County*, p.50.

<sup>11</sup> Mansfield, *Princess Anne County*, p.52.

<sup>12</sup> Green, Bricker, Hugman, *Historic Structure Report*, p.2.22- ; Mansfield, *Princess Anne County*, p.65-68.

<sup>13</sup> Retention of county court records was a lucky stroke for Princess Anne County. Records for the localities that had shipped records to Richmond, capital of the short-lived Confederacy, were largely destroyed by fire or other catastrophe by the time the city fell to Union troops.

Virginia Beach Courthouse Village and  
Municipal Center Historic District

Name of Property

City of Virginia Beach, VA

County and State

<sup>14</sup> Brent Tarter, "Fourteenth Amendment to the U.S. Constitution," Encyclopedia Virginia, [https://www.encyclopediavirginia.org/Fourteenth\\_Amendment\\_to\\_the\\_U\\_S\\_Constitution](https://www.encyclopediavirginia.org/Fourteenth_Amendment_to_the_U_S_Constitution). Women won the right to vote with passage of the 19<sup>th</sup> Amendment.

<sup>15</sup> Mansfield, Princess Anne County, p.67-68.

<sup>16</sup> E.E. Ferebee and J. Pendleton Wilson, Jr., An Economic and Social Survey of Princess Anne County, Charlottesville, VA, 1924, p.68, 84-85; Whichard, History of Lower Tidewater, p.102; Mansfield, Princess Anne County, p.75-76, 79, 103, 136.

<sup>17</sup> Ferebee, Economic and Social Survey, p.33, 35-37. 56-57, Whichard, History of Lower Tidewater, p.102; Mansfield, Princess Anne County, p.134, 172.

<sup>18</sup> Ferebee, Economic and Social Survey, p.32-33; Mansfield, Princess Anne County, p.134.

<sup>19</sup> Jennifer Brown Estes, *Bartee's Motor Company later Brown Bradshaw and Brown's Body Shop*, 2006. This is a short personal history written by one of the children of the original owners of Brown's Body Shop.

<sup>20</sup> Frank Sullivan, "New Center Is Planned For County," *The Virginian-Pilot*, Sunday March 25, 1956, Sect. B, p.1; Green, Bricker, Hugman, *Historic Structure Report*, p.2.33-2.35.

<sup>21</sup> Danny Barkin, "Jan. 1, 1963 – The birth of a city," *The Virginian-Pilot (Beacon)*, April 24, 1983, p.A3, A4; Martha Lewis Taylor, "The Merger," *The Beach: A History of Virginia Beach, Virginia*, Virginia Beach, VA, 2006, p.105.

<sup>22</sup> Barkin, "birth of a city," p.A4; Taylor, "The Merger," p.105-06.

<sup>23</sup> Barkin, "birth of a city," p.A4, A8, A14; Taylor, "The Merger," p.106-11.

<sup>24</sup> Chet Paschang, "Doubled Space Officials' Goal At Princess Anne Court House," *The Ledger-Star*, October 27, 1966, p.1.

<sup>25</sup> Paschang, "Doubled Space," p.1.

<sup>26</sup> Frank Creasy, "Major Expansion on Beach's 'Hill' Proposed," *The Ledger-Star*, May 25, 1968.

<sup>27</sup> Louis Berger Group, Inc., *Management Summary for Intensive Architectural Survey of Court House Elementary School (143-5003)*, Virginia Beach, VA, June 2001.





Virginia Beach, VA

DHR #: 134-5299

LOCATION MAP

Decimal Degrees

A. Latitude: -76.058810  
Longitude: 36.754840

B. Latitude: -76.051470  
Longitude: 36.754550

C. Latitude: -76.053620  
Longitude: 36.750200

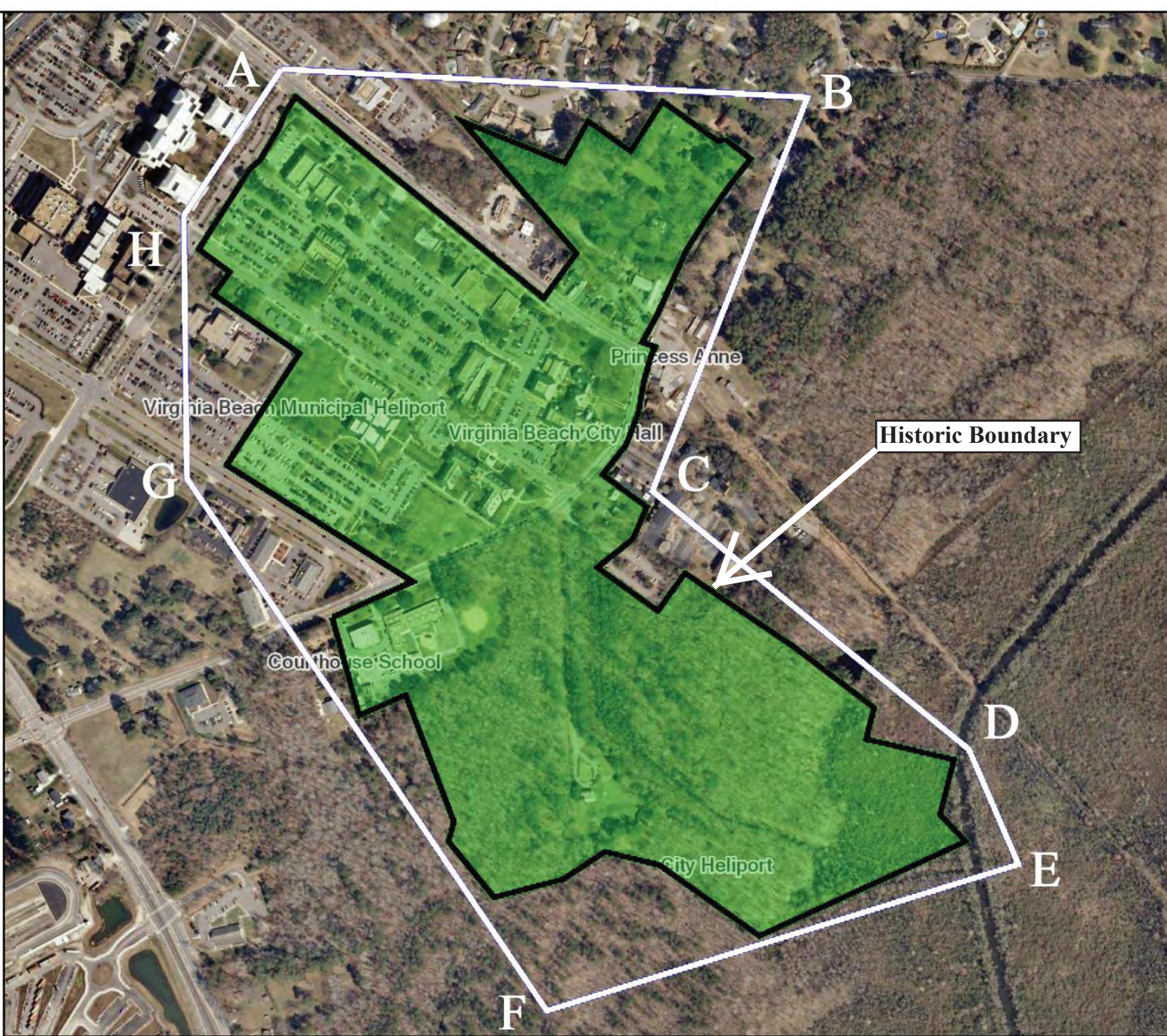
D. Latitude: -76.049240  
Longitude: 36.747400

E. Latitude: -76.048570  
Longitude: 36.746110

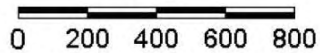
F. Latitude: -76.055080  
Longitude: 36.744510

G. Latitude: -76.060140  
Longitude: 36.750360

H. Latitude: -76.060190  
Longitude: 36.753240



Feet



1:9,028 / 1"=752 Feet

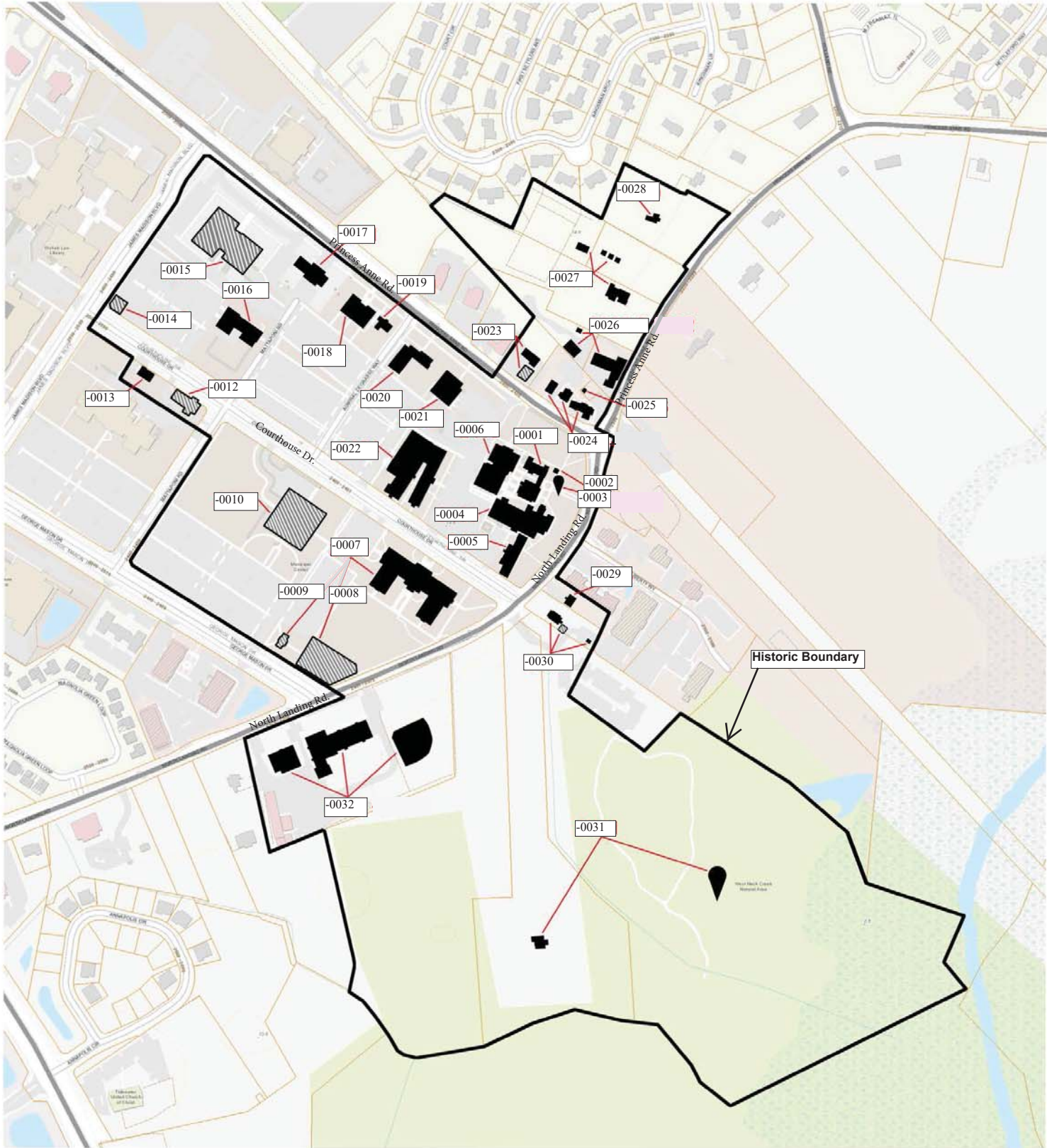
**Title: Virginia Beach Courthouse Village and Municipal Center Historic District**

**Date: 5/24/2017**

*DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.*

*Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.*





- = Contributing
- ▨ = Non-contributing
- 📍 = Contributing site

0 200 400 ft.



**SKETCH MAP**

Virginia Beach Courthouse Village and  
Municipal Center Historic District

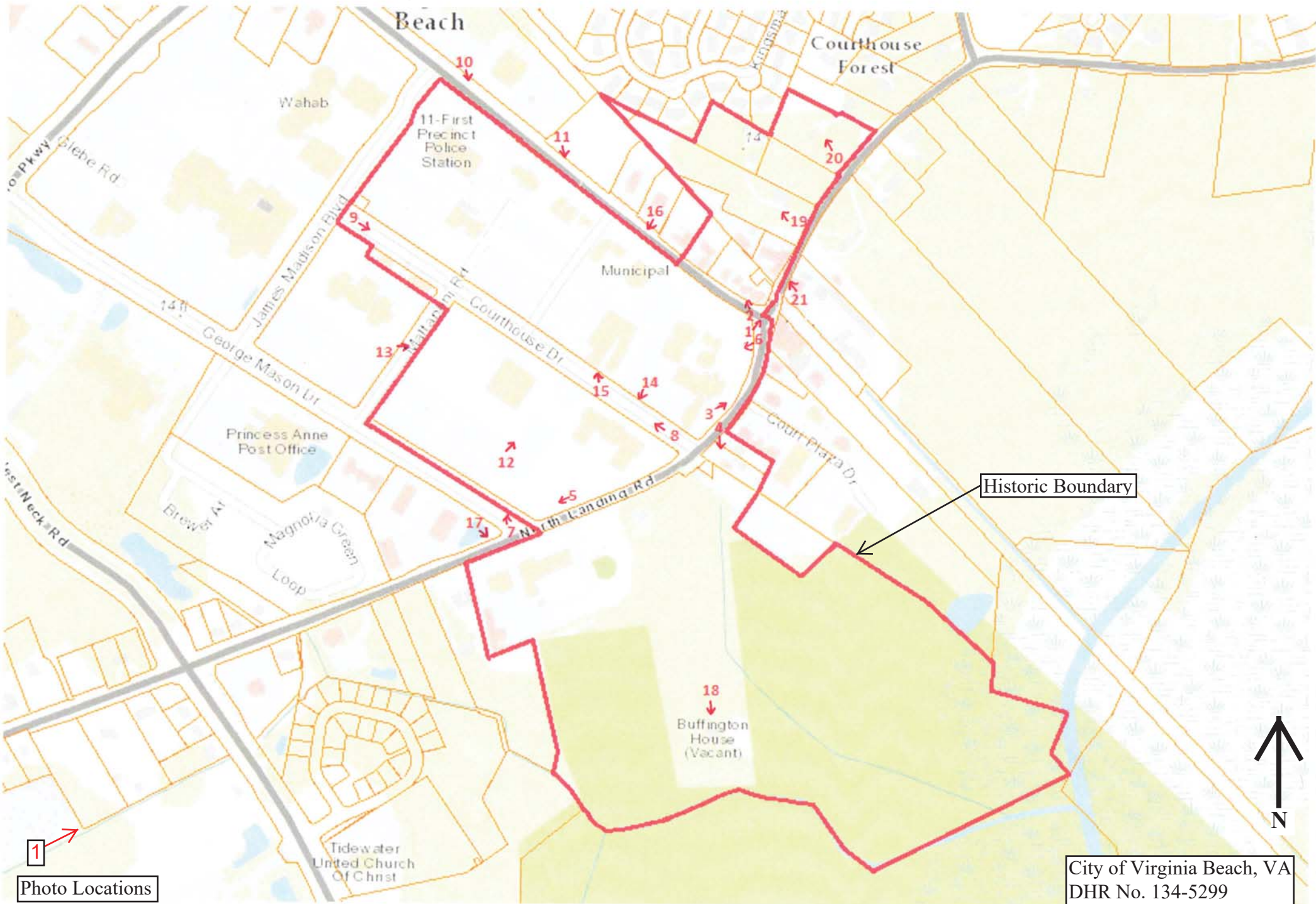
Virginia Beach, Virginia

DHR No. 134-5299

April 2017



# PHOTO KEY



1  
Photo Locations

City of Virginia Beach, VA  
DHR No. 134-5299

VIRGINIA BEACH COURTHOUSE VILLAGE & MUNICIPAL CENTER HISTORIC DISTRICT



PRINCESS ANNE RD 2300 ↑  
← PRINCESS ANNE RD 2400

Courthouse  
Automotive

453-6399



















SCHOOL ZONE IN  
CORRECTION CENTER IN  
HAZARDOUS IN





112  
112  
112



VIRGINIA BEACH  
MUNICIPAL CENTER































Virginian-Bilo











25

25











2381





N1  
R6





Courthouse  
Automotive  
453-6399

STATE INSPECTIONS

Courthouse  
Automotive  
453-6399

SALES  
SERVICES

SALES  
SERVICES

National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 5/7/2018      Date of Pending List:      Date of 16th Day:      Date of 45th Day: 6/21/2018      Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      6/4/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert      Discipline Historian

Telephone (202)354-2275      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



## **Mcdonald, Lena (DHR)**

---

**From:** Wagner, Marc (DHR)  
**Sent:** Thursday, August 31, 2017 3:02 PM  
**To:** Lipford, Elizabeth (DHR); Mcdonald, Lena (DHR)  
**Subject:** Support Comment: Virginia Beach Courthouse Historic District



Lena/Elizabeth: Support for the HD. Marc

---

**From:** Ann Henley [mailto:ann.henley@cox.net]  
**Sent:** Tuesday, August 29, 2017 8:04 PM  
**To:** Wagner, Marc (DHR)  
**Subject:** RE: Courthouse Village-Register Information

Mr Wagner,

I am sending this note in support of the Virginia Beach Courthouse Historic District site 134-5299 It will be a wonderful addition to our state and National register

Ann Henley

---

**From:** Wagner, Marc (DHR) [mailto:Marc.Wagner@dhr.virginia.gov]  
**Sent:** Thursday, August 17, 2017 11:57 AM  
**To:** Ann Henley <ann.henley@cox.net>  
**Subject:** RE: Courthouse Village-Register Information

Hi Ms. Henley: See attached; the draft nomination and the map with boundary. The map is a large document so let me know if it comes through, just shoot an email back. Let me know if you have any comments or questions. Sincerely, Marc

---

**From:** Ann Henley [mailto:ann.henley@cox.net]  
**Sent:** Wednesday, August 16, 2017 10:02 PM  
**To:** Wagner, Marc (DHR)  
**Subject:** RE: Courthouse Village-Register Information

Thank you for your prompt reply I look forward to reading the info you send

---

**From:** Wagner, Marc (DHR) [mailto:Marc.Wagner@dhr.virginia.gov]  
**Sent:** Wednesday, August 16, 2017 9:29 PM  
**To:** ann.henley@cox.net  
**Subject:** Courthouse Village-Register Information

Hi Ms. Henley:

Director Langan has forwarded your request. I will send the nomination draft and boundary map in the morning when I am back in the office and can access it on our network. Let me know if you have any questions as we move forward. My colleague Elizabeth Lipford will be hosting the public meeting next Tuesday in Virginia Beach. If you can't attend, the meeting will be recorded and we can provide a copy of the digital recording.

Here is some general information about Virginia Landmarks Register and National Register of Historic Places:

**Mcdonald, Lena (DHR)**

---

**From:** Wagner, Marc (DHR)  
**Sent:** Thursday, August 31, 2017 3:03 PM  
**To:** Lipford, Elizabeth (DHR); Mcdonald, Lena (DHR)  
**Subject:** Support Comment 2: Virginia Beach Courthouse Historic District



FYI

---

**From:** Al Henley [mailto:al.henley@cox.net]  
**Sent:** Tuesday, August 29, 2017 8:10 PM  
**To:** Wagner, Marc (DHR)  
**Subject:** Virginia Beach

Mr Wagner,

I am in support of adding the Virginia Beach Courthouse Historic District item 134-5299 to the State and National Register program at your Sept 21 meeting. I will be unable to attend this meeting but I am a lifelong citizen of Virginia Beach and fully support this move.

Thank You,

Al Henley



# City of Virginia Beach

RECEIVED 2280

JAN 24 2018

NATIONAL REGISTER OF HISTORIC PLACES  
NATIONAL PARK SERVICE

VBgov.com

PLANNING DEPARTMENT / PLANNING DIVISION  
PHONE (757) 385-4621  
FAX (757) 385-5667  
VA Relay Number TTY: 711

MUNICIPAL CENTER  
BUILDING 2, ROOM 191  
2405 COURTHOUSE DRIVE  
VA BEACH, VA 23456-9040

September 6, 2017

James Hare, Director  
Survey and Register Division  
Virginia Department of Historic Resources  
2801 Kensington Avenue  
Richmond, VA 23221

Re: Virginia Beach Courthouse Village and Municipal Center Historic District, City of Virginia Beach

Dear Mr. Hare:

The City of Virginia Beach Planning and Development Department has asked the Virginia Beach Historic Preservation Commission (HPC) to review and comment on the National Register nomination for the Virginia Beach Courthouse Village and Municipal Center Historic District. We are pleased to do so.

The HPC has long had a keen interest in preserving and recognizing the 1822 Princess Anne County Courthouse. A Princess Anne Courthouse Study Committee was created by the then HPC chair in 2012 to work toward an assessment of the building, examine potential future uses and pursue state and national recognition, if possible. It was this committee that recommended development of a Preliminary Information Form (PIF) for the determination of the eligibility of a Courthouse historic district. This was done in 2013.

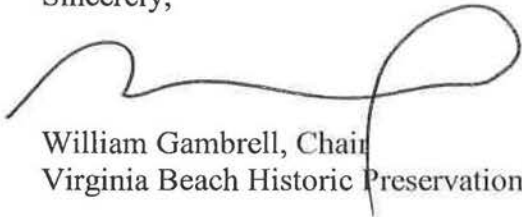
Department of Historic Resources (DHR) staff evaluation suggested that the district could be seen as more cohesive if it also included the planned Municipal Center complex from the 1960s. Following the guidance of DHR staff, the committee delayed the process until 2016 and then asked Planning Department staff to again proceed with the PIF. The HPC was pleased when the proposed Courthouse Village and Municipal Center Historic District was determined to be potentially eligible for the National Register.

James Hare  
September 6, 2017  
Page 2

The Virginia Beach Historic Preservation Commission (HPC) has reviewed the Virginia Beach Courthouse Village and Municipal Center Historic District nomination. The HPC supports the listing of this district in the Virginia Landmarks Register and in the National Register of Historic Places.

Thank you for the opportunity to comment on this National Register nomination.

Sincerely,



William Gambrell, Chair  
Virginia Beach Historic Preservation Commission

cc: Mayor Will Sessoms  
Barry Frankenfield, Director, Planning and Community Development





# City of Virginia Beach



PLANNING DEPARTMENT / PLANNING DIVISION  
PHONE (757) 385-4621  
FAX (757) 385-5667  
VA Relay Number TTY: 711

MUNICIPAL CENTER  
BUILDING 2, ROOM 191  
2405 COURTHOUSE DRIVE  
VA BEACH, VA 23456-9040

September 6, 2017

James Hare, Director  
Survey and Register Division  
Virginia Department of Historic Resources  
2801 Kensington Avenue  
Richmond, VA 23221

Subject: Virginia Beach Courthouse Village and Municipal Center Historic District, City of Virginia Beach

Dear Mr. Hare:

Thank you for informing the City of Virginia Beach Planning and Development Department about the National Register nomination for the Virginia Beach Courthouse Village and Municipal Center Historic District. The nominated 110 acre district encompasses several eras of local governmental activities and demonstrates the growth of the locality from a lightly populated agricultural county to the most populous independent city in the Commonwealth. The 1822 Princess Anne County Courthouse and the 1969 City of Virginia Beach City Hall anchor the remnants of the village and the active planned municipal complex.

The Virginia Beach Historical Review Board (HRB) has reviewed the Virginia Beach Courthouse Village and Municipal Center Historic District nomination. The HRB supports the recommendation to recognize this area as a historic district in the Virginia Landmarks Register and the National Register of Historic Places.

Thank you for the opportunity to comment on this National Register nomination.

Sincerely,

Deborah L. Bright, Chair  
Virginia Beach Historical Review Board

cc: Mayor Will Sessoms  
Barry Frankenfield, Director, Planning and Community Development



# COMMONWEALTH of VIRGINIA

## Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Matt Strickler  
*Secretary of Natural Resources*

Julie V. Langan  
*Director*

Tel: (804) 367-2323  
Fax: (804) 367-2391  
[www.dhr.virginia.gov](http://www.dhr.virginia.gov)

January 19, 2018

Mr. Paul Loether  
Chief, National Register of Historic Places and National Historic Landmarks Programs  
National Park Service 2280  
National Register of Historic Places  
Mail Stop 7228  
1849 C St., NW  
Washington, D.C. 20240

**Re: Virginia Beach Courthouse Village and Municipal Center Historic District, City of Virginia Beach, Virginia**

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the **Virginia Beach Courthouse Village and Municipal Center Historic District** to the National Register of Historic Places. Submitted for your review, the nomination has been considered, and approved, by the State Review Board and the Virginia SHPO has recommended it for listing. Any letters of comment or objection have been copied at the end of the nomination material, along with any FPO notification letters.

Should you have any questions, please do not hesitate to contact me. My direct phone line is 804-482-6439.

Sincerely,

Lena Sweeten McDonald  
National/State Register Historian

Enclosures

Western Region Office  
962 Kime Lane  
Salem, VA 24153  
Tel: (540) 387-5443  
Fax: (540) 387-5446

Northern Region Office  
5357 Main Street  
PO Box 519  
Stephens City, VA 22655  
Tel: (540) 868-7029  
Fax: (540) 868-7033

Eastern Region Office  
2801 Kensington Avenue  
Richmond, VA 23221  
Tel: (804) 367-2323  
Fax: (804) 367-2391



United States Department of the Interior  
National Park Service

56-2196

# 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: Virginia Beach Courthouse Village and Municipal Center Historic District

Other names/site number: DHR No. 134-5299

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: Courthouse Dr., Mattaponi Rd., N. Landing Rd., Princess Anne Rd.

City or town: Virginia Beach State: VA County: Independent City

Not For Publication:  N/A

Vicinity:  N/A

### 3. State/Federal Agency Certification

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

I hereby certify that this  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

Returned

<p><u><i>Julie L. Long</i></u></p> <p>Signature of certifying official/Title:</p> <p><u>Virginia Department of Historic Resources</u></p> <p>State or Federal agency/bureau or Tribal Government</p>	<p><u>1-19-10</u></p> <p>Date</p>
--	-----------------------------------

<p>In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title :</p>	<p>_____ State or Federal agency/bureau or Tribal Government</p>

Virginia Beach Courthouse Village and  
Municipal Center Historic District  
Name of Property

City of Virginia Beach, VA  
County and State

**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

Returned

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Virginia Beach Courthouse Village and  
Municipal Center Historic District  
Name of Property

City of Virginia Beach, VA  
County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>31</u>	<u>4</u>	buildings
<u>2</u>	<u>1</u>	sites
<u>3</u>	<u>3</u>	structures
<u>1</u>	<u>0</u>	objects
<u>37</u>	<u>8</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; secondary structure

COMMERCE/TRADE: business; restaurant

GOVERNMENT: city hall; fire station; government office; post office; public works; courthouse

EDUCATION: school

LANDSCAPE: parking lot; plaza

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

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling; secondary structure

COMMERCE/TRADE: business; restaurant

GOVERNMENT: city hall; fire station; government office; public works; courthouse

LANDSCAPE: parking lot; plaza

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Colonial Revival

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Bungalow

MODERN MOVEMENT: Moderne

OTHER: Hall-parlor

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

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: WOOD: weatherboard, shake; STONE: Limestone, Slate; BRICK; METAL: Copper, Steel, Aluminum; ASPHALT; CONCRETE; GLASS; 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.)

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### Summary Paragraph

The Virginia Beach Courthouse Village and Municipal Center Historic District encompasses approximately 110 acres and consists of a traditional courthouse village to the east and an architect-designed, mid-twentieth century planned municipal complex to the west, with the nexus being an 1822 courthouse and green. The village portion of the district consists of residential and commercial resources on small lots near the road, as well as three older dwellings on large, formerly agricultural lots. The municipal complex features large, mostly Colonial Revival style office buildings interspersed with large parking lots, mature landscaping, sidewalks and a few gridded streets. There are 37 contributing resources and 8 noncontributing which range in date from the late eighteenth century Whitehurst house to 1970s office buildings. The courthouse village resources reflect mid-twentieth century commercial design and bungalow dwellings along with a Colonial Revival 1930s school and three large, pre-twentieth century dwellings. The lynchpin of the district, the courthouse green, retains the historic central green as well as the historic courthouse and clerk's office. There have been alterations to some resources, but the overall character of the early courthouse village and the later municipal center inspired by the creation of the City of Virginia Beach are clear and demonstrate the evolution of the government

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of this city and former county. The district's overall integrity of location, setting, design, workmanship, materials, feeling, and association therefore are largely intact.

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### **Narrative Description**

The Virginia Beach Courthouse Village and Municipal Center Historic District grew organically alongside increasing Euro-American settlement during the early nineteenth century in what was then Princess Anne County. The county retained its rural character for more than a century after its 1822 courthouse was constructed, but new commercial, industrial, and residential development already were beginning to reach the area from the growing cities of Norfolk and Virginia Beach. During the 1950s, local officials and residents agreed to merge Princess Anne County with the City of Virginia Beach. From the beginning of the merger, the locality utilized professional master planning concepts to direct and control development, a process that stood in distinct contrast to the informal growth patterns evidenced in the former courthouse village between the 1790s and 1940s. In March 1956, Norfolk architect Bernard B. Spigel's master plan for a new municipal center was released. The plans called for Colonial Revival style buildings to include a new courthouse, expanded Clerk's office, school board building, and water commission office as well as a new, large cultural center. While substantial aspects of the first master plan were never built, most notably the cultural center, Spigel's work did lead to some immediate new construction and expansion of existing buildings. The Clerk's Office was expanded and on June 6, 1961, a new courtroom in addition to the 1822 courthouse was completed. A new health department building opened ca. 1976 on Princess Anne Road near a new police headquarters. A large school administration building was completed in 1960 behind the 1822 courthouse and expanded in 1964. A large building was also constructed to serve as the county court and probate office in 1961.

Today the historic district consists of two distinct areas linked by the 1822 former Princess Anne County Courthouse: the courthouse square and historic village to the east and the mid-twentieth century Virginia Beach Municipal Center to the west. The former county courthouse square follows a typical plan for small Virginia towns with a prominent central courthouse, this one on a mildly sloped hill often called "the Hill" or "courthouse hill," fronted by a large green space, with the town just below. The courthouse green is situated at the corner of Princess Anne Road and North Landing Road, a crossroad which has existed since before the courthouse's construction in 1822. The large, sprawling municipal complex was built to the west, behind the historic courthouse, from the 1950s through the 1970s (with later construction outside the current district boundaries).

The small town of Princess Anne Court House originally grew up around the intersection of Princess Anne and North Landing roads, with the courthouse green at the intersection's southwestern quadrant. North Landing Road runs below the courthouse towards the south/southwest while Princess Anne Road runs roughly from west to east along the northern side of the square and then curves away to the northeast. Today the streets feature lighting, sidewalks and curbing and the overall area retains substantial tree coverage. The courthouse

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itself retains its historic setting and substantial integrity with much of the mid-twentieth century development not visible from the square or historic intersection.

The resources of the district vary considerably given the small total number. There is the historic government core around the courthouse green. Below that are two bungalow dwellings from the early-twentieth-century development period of the village, as well as the last village schoolhouse. At the northeast and southeast ends of the district are three late eighteenth to mid-nineteenth century dwellings with still-substantial undeveloped land associated with them, representing limited remaining elements from the antebellum era. Along Princess Anne Road is a small collection of early-to-mid twentieth century commercial resources including several office buildings and two service stations. Finally, the huge municipal complex, built in stages from the 1950s through the end of the period of significance, represents a large collection of institutional Colonial Revival architecture with a few Moderne inspired small office buildings as well.

The still-extant historic resources on courthouse hill are the 1822 courthouse itself (DHR #134-0029), an 1896 Clerks Office, and a 1905 Confederate Monument (DHR #134-0983). The façade of the courthouse contains elements of the original early nineteenth century building, a ca. 1920 renovation, and a 1966 full-width, two-story portico which was added in an attempt to have the courthouse better match the appearance of the Clerk's Office porch and the municipal government offices then under construction behind the courthouse complex. The large courtroom addition to the side dates to 1961.

The 1822 courthouse's façade features a robust, full-width portico, added in 1966, with a denticulated cornice as well as five, two-story Tuscan columns. Much of the portico, including all of the columns, is being replaced due to rot. A previous porch had been added in the early twentieth century and featured a two-tiered entry porch spanning the full width of the façade with Tuscan columns. This is likely when the upper pediment and accompanying lunette window were added. The original courthouse façade featured an open arcade in the two central bays, similar to much earlier courthouses such as the ca.1730-1740 Hannover and King William county courthouses, as well as the ca.1750 courthouse in Smithfield. This original Princess Anne courthouse featured a side gable roof, and no protruding porch or portico. There have also been two rear additions added to the courthouse, one during the early nineteenth century and another during the 1960s renovations, which feature seven-course American bond brick. During the 1960s renovations, after the construction of the 1961 courtroom addition, the interior of the original courthouse was completely renovated into offices. Throughout these renovations and alterations, the primary massing, window and door openings, and the Flemish bond brickwork, have been largely maintained, allowing the original historic courthouse form to be clearly recognizable. The courthouse features double-hung, six-over-six windows on the second story and the two side-bays of the first story, while the original two-bay central arcade has been filled in with paneled double wood doors capped with fanlight lunette windows. The hipped roof is covered in slate and the building has four interior end chimneys.<sup>1</sup>



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The Clerk's office originally had a hipped roof and a simple, full-width, hipped-roof porch supported by two simple Tuscan columns. The ca. 1920 renovation changed the roof to a front gable with a second-story gabled brick parapet and the porch was altered to its current configuration with a large frieze and architrave over four Tuscan columns. The large side and rear additions to the Clerk's office were added from the 1940s through the 1960s.

On the courthouse green, the Confederate Monument features a standing figure of a Confederate soldier in the uniform of a Private with a broad-brimmed hat. The soldier faces forward with a rifle held vertically with both hands as he steps forward slightly. The soldier measures about five-and-a-half feet high and stands nearly sixteen feet high including the base, which measures eight by eight feet. The entire monument is made of Virginia granite and the base is a combination of finished and rusticated blocks. The inscriptions identify the monument as being erected in 1905 and dedicated to "Princess Anne County Confederate Heroes." Several other inscriptions, as well as the Confederate national and naval jack flags, adorn the monument. The monument was commissioned from regionally known sculptor Charles M. Walsh.

Directly below the courthouse green on North Landing Road are the two remaining intact dwellings from the time when this area was a small town before the emergence of the large municipal center. The first (2433 North Landing Road) is a simple shingle-sided Bungalow with a central entrance covered by a front gable entry porch and flanked by two pairs of nine-over-nine replacement windows capped with historic decorative lintels. The roof is a shallow side gable. There is also a one room deep, full-width, rear flat-roofed section with the same siding and windows. This house was built in 1951 as a residence for Joseph Elliott Jones, a local building contractor, and now serves as an office.

The second building (2437 North Landing Road) (DHR #134-0569) is a one-and-a-half story shingle-sided Craftsman Bungalow built in 1936 for Roland H. and Mattie S. Wood West after their marriage and owned by their family until 1992. The house features a front gable roof with a hipped roof over the nearly full-width front porch supported by four battered columns atop brick piers. The house features historic three-over-one, double-hung wood sash windows. There is a historic shed and non-historic gazebo behind the house. It currently is used as a restaurant.

One of the two most prominent residential resources in the district is the Kellam House (134-0695) located just northeast of the old Bradshaw Motor Co. on Princess Anne Road. Abel K. Kellam purchased the house in 1890 and then served as Clerk of Court for many years. His son, Richard B. Kellam, also lived in the house and served as a judge at the Princess Anne Courthouse until the late twentieth century. The original portion of the house may date to the late eighteenth century but it was expanded by the Kellams during the nineteenth century, and this is the earliest clearly identifiable period for the house. It features an older rear side gable section, an Italianate front gable section as well as a side two-story covered porch with square columns. The house retains six-over-six, double-hung wood sash throughout. There are also two rear interior end chimneys with corbelled caps as well as a larger exterior end chimney attached to the side of the more recent front gable roof addition; it also features a corbelled cap. There are

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decorative wood cornice brackets and lintels over the windows. The house sits on a large lot that captures its historic setting. Also on the lot are three, nearly identical, one-story wood frame weatherboard sheds on brick pier foundations. Each features front gable roofs clad in standing seam metal with a central, single-leaf wood paneled doors. These most likely date to the nineteenth century and could predate the Civil War.

To the south of the Kellam house is the large, approximately 49-parcel which is the site of the Buffington-Whitehurst House (2441) (DHR # 139-0042). This house was constructed in 1793, originally as a simple hall-parlor house. The dwelling evolved during the late eighteenth and nineteenth century into its current form of a two-story, central-hall residence with a one-story side shed-roof addition and a one-and-a-half story rear saltbox addition. The house features a gambrel roof with four shed-roof dormers and two large brick end chimneys. While the same size in form and massing, one of the chimneys is constructed with Flemish bond brick while the other features six-course American bond brick, demonstrating the evolution of the house. The windows on the first floor have nine-over-nine, double-hung historic wood sash, while the second floor has a mixture of replacement and historic six-over-six double-hung wood sash windows. In the mid-twentieth century the exterior of the house was clad in brick, but the historic rough-hewn clapboard is retained behind the brick. Extensive acreage historically associated with this house is included in the district boundary due to the potential for archaeological resources. A 2005 excavation revealed distinct artifact concentrations and intact, stratified cultural deposits dating from the late eighteenth century and potential evidence of previous Native American occupation of the site.

Abutting the Whitehurst property to the south on North Landing Road (2473) is the old Court House Elementary School (DHR # 134-5033). This school served the town of Princess Anne, beginning with its construction in 1931, for the consolidation of one-room elementary schools. The school was designed in the Colonial Revival style and forms a large rectangle with a flat roof and simple stone coping. The school is two stories high and five bays wide with replacement six-over-six double-hung sash windows. These sash mimic the original light configuration and replaced previous, mid-twentieth century, aluminum one-over-one replacement sash. The central entrance features a simple triangular pediment and paired, nearly full depth pilasters flanking the now boarded-up primary entry; the intact lunette fanlight is retained behind the boards. A large, one-story, T-shaped annex was constructed in 1955 and show Modernist influence with horizontal massing, a flat roof, stone veneer, and multiple-light metal sash.

One of the most notable resources in the Princess Anne Courthouse village district is the ca. 1927-1931 auto repair shop at 2388 Princess Anne Road (DHR #139-0514), across from the Kellam & Eaton Building Supply parcel. This building was purpose-built as an automobile repair business and has remained in service until the present day. By 1936 the business was operating as Bartee Brothers and later as Bradshaw & Brown Motor Co. Today it operates as Courthouse Automotive and retains most of its historic features. The building is a long, two-story edifice with a one-story, two-bay side gable addition. Both feature standing seam roofs. The first floor of

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the main building has large commercial plate glass windows and a second small office is separated in the final bay at the northern end. The first floor of the addition is a garage bay and an office. There is a large, shed-roof covered pull-through driveway for dropping and picking up cars. The second story features eight pairs of historic two-over-two, double-hung wood sash windows. The larger main building also features two interior brick end chimneys. The siding is painted standing seam metal. There is also a long rear addition running perpendicular to the main building which has two sections featuring garage bays, as well as the same roofing and siding materials. The roof pitch on the two, gabled rear addition sections is different, possibly indicating an expansion of the business. Finally, there is a separate historic cinder block garage at the rear of the parcel that also features a painted, standing-seam metal-clad, gabled roof with rafter tails. A large garage entry is on the gable end of the building and the sides feature large ten-over-ten, double-hung metal sash windows.

Along the first block of the section of Princess Anne Road which runs along the courthouse square (2400-04, 2406, 2408, 2416) there are a collection of 1930s-1960s buildings, some of which have altered facades that reflect changing occupants. However, these buildings maintain the low-density, small-scale development pattern of the village's commercial center, before more substantial commercial development came with the 1950s establishment of the large municipal center.

The portion of the district to the west of the historic courthouse is occupied by the large planned municipal complex which currently serves as the focal point of Virginia Beach city government. While the complex extends beyond James Madison Boulevard, it is the area southeast of this street, and between George Mason Drive and Princess Anne Road, which comprises the original municipal center plan created ca. 1966 and largely completed by the end of the 1960s. Several of the buildings precede the 1966 plan and were incorporated into the larger scheme. The majority of the buildings in the complex are Colonial Revival with red brick exterior cladding, linked by a large complex of parking lots, sidewalks, and mature landscaped boulevards and green space. Some of the earlier buildings have Moderne elements, but also utilize a red brick exterior. The later, mostly 1970s resources, have Colonial Revival elements, but move away from a strict interpretation of the style. The original building functions, some of which continue, were a primary Administration Building (city hall); Municipal Courts; a new Circuit Court; a police headquarters; a health department building; the welfare building; a heating and cooling plant; and a fire station. An addition to the municipal courts building was completed in 1972 while a second large administration building was planned and completed next to city hall during the 1970s. Construction continued through the 1970s before the first phase of the planned municipal complex was completed.

Building No.1, which serves as the main City Hall, is the most prominent building in the large, 1960s Colonial Revival style expansion of the Virginia Beach Municipal Center, and was completed in 1969. The building is three stories high and twenty-three bays wide with Flemish bond brick veneer and jack arches over the windows. The design of the five-bay central section of the building is heavily influenced by the 1934 reconstruction



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of the Governor's Palace in Williamsburg, Virginia. There are double-hung wood sash windows across the three stories, with nine-over-twelve lights, then nine-over-nine, then six-over-nine on the third story. Front-gabled dormers are symmetrically spaced along the roof, which is a steep hipped roof with slate covering, topped by a deck and an elaborate cupola. The building features four interior central corbelled brick chimneys rising a story above the roof. The roof line has a dentiled cornice similar to several other buildings in the municipal complex. The three central second-story windows feature a shallow decorative porch balustrade. The three central first-story entryways are arched and recessed with double-leaf twenty-one light doors. Seven concrete steps and two side ramps access the large open entry porch. The two wings of the facade are identical and much less ornate than the central section. Their roof lines are shallower but also have slate covering. They feature nine double-hung wood sash, with nine-over-nine lights on the first and second stories. The attic third story is highlighted by four front gabled dormers with six-over-nine double-hung wood sash. The ends of the main front section of the building feature the same elements. A single entry matches the three on the facade, flanked by two pairs of nine-over-twelve windows. The second story features six nine-over-nine windows with a two-bay balustrade in front of the center two openings. Three front-gabled dormers top the roof. The two rear wings, the eastern of which was added a short while after initial construction, repeat all of the familiar elements from the side wings of the facade, except that they extend south to form a U shape to the building. They have the same window fenestration pattern and style for each story, as well as identical dormers and entryways. The central square "palace" section is continued on the rear elevation. The area within the U features side walks, trees, and mature shrubs. The rear of the building overlooks a large and impressive lawn which is larger than the footprint of the building.

Building No.2 represents the end of the construction period for the district (1979) and, while noncontributing because of its recent date of construction, it was a planned addition to the complex on a site set aside for the second large administrative building. It is a three-story, thirteen-bay Colonial Revival office building and has a square footprint with a virtually identical design and decorative elements on all four sides. The walls are clad with a running bond brick veneer and quoins at each corner. The entries have recessed, double-leaf, wood, paneled doors with twelve lights in the upper half. Windows all have double-hung sash, with nine-over-twelve lights on the first level and nine-over-nine on the second and third stories, each with a jacked arch. The simple cornice is similar to most other buildings with dentil moldings at the top. Each gable pediment is framed with a similar design as the cornice, filled with brick and a single, centered, Palladian window. The roof is a flat-topped hipped roof with a cross gable. On each side of the gable end are three arched dormers which serve attic level ventilation. At the north corner of the building is a brick walled concrete ramp which descends to a small parking lot and the mechanical access area. The rear entry has a raised, semicircle concrete ramp flanking a central concrete stairway with curved brick walls fanning out at its wide base.

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Building No.22 is the earliest surviving governmental building (1951) in the municipal complex outside the courthouse core, and was one of several built before the merger of Princess Anne County into the City of Virginia Beach. This mid-twentieth century office building has Colonial Revival elements echoing the earlier courthouse and Clerk's office. The brick exterior is entirely six-course American bond. The roof is a combination of gabled and flat sections, with the historic entrance topped with a post-World War II hipped roof of a type seen on several later buildings in the complex. All angled portions are clad with slate and there is a simple stacked wood cornice with no decorative elements. What is likely the original entrance faces Courthouse Drive on a narrow three-bay facade. The entry has a wood, paneled, single-leaf door with a four-light transom and flanking windows, each with eight-over-eight double-hung wood sash; this window type and six-over-six lights were used for nearly every window on the building. The sides of the building have a varied appearance with sections topped by front gables and recessed sections under flat roofs. The southeast side has two recessed porch sections, while the northwest side has a protruding addition which now serves as the main entrance.

Building No.17 (1954) and Building No.16 (1956) were part of the early expansion of the City's local government complex before the merger with Princess Anne County. They represent a trend towards the Moderne style before the 1960s master plan established the Colonial Revival theme for the complex. Building No.17 was originally the police headquarters, with the front (left) section of this one-story building constructed ca. 1954, and an L shaped addition to the right and behind the original building added ca. 1964. The addition mimics the original building in most details. The building faces Princess Anne Road and the facade has ten bays. The entry is centered on the original building, thus offset to the left on the facade. The entry is a single bay, recessed and framed in limestone with a single-leaf metal door with a single light at the top. The windows on the old and new sections have double-hung horizontal two-over-two wood sash with jack arches and brick sills. The building is clad in American bond brick and has a flat roof.

Building No.16 was originally the health department with the original section constructed ca. 1956 with a rear ell added ca. 1968. The facade has two clearly differentiated sections split by the central entry, both of which feature American bond brick veneer. The entry is accessed by faux stone steps under a flat roof which extends over the left (east) section of the building and is supported on the right side by a wood post on a brick pier; behind the main post are three smaller posts forming an open porch "wall." The entry has double-leaf glass doors with aluminum frames and a single light transom. The roof over the entry and left section is flat, but has a traditional cornice with dentil molding. In front of the entry and the left section is a low brick wall with concrete cap enclosing an area of shrubs. The windows in the left section have large horizontal two-over-two double-hung sash in groups of three, then four, then three separated by brick. The corner of the left section has windows on the side also, as well as a wood, paneled, nine-light door giving the appearance of an enclosed porch. The right (west) section is much simpler with a higher flat roof with metal coping. The windows are the same on this section; however,

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they are smaller and grouped in pairs, with four pairs on the facade. The rear of the main building, as well as all three sides, continue the window style and fenestration pattern of the simpler right side of the facade with pairs of horizontal two-over-two double-hung wood sash. The main difference between the rear addition and the main building is that it features five-course brick.

Building No.18 is a large, one-story evolved building, located in the middle of the complex versus most buildings being on the perimeter. It originally served as the school administration building, then later the municipal court and other functions. It was constructed in four phases from 1960 through ca. 1970; the first three sections, forming the initial partial U shape were completed by 1968. A fourth large addition which completed the U on the west side, and filled in much of the interior courtyard, was completed during the 1970s. The building thus spans the late county period through the bulk of the initial city municipal complex construction period. The entire building features five-course brick masonry construction, utilizes the same stacked wood cornice with dentil molding, and has hipped, flat-top, deck roofs with slate cladding. The first two sections (1960, 1964) are indistinguishable architecturally and form the east side of the building. The entry has double-leaf paneled wood doors framed by a cornice and fluted pilasters and is covered by a formal front-gabled entry porch with brick steps, two Tuscan columns, and a dentiled pediment. The two sides of this section feature regularly placed nine-over-nine double-hung vinyl sash windows. The middle of the east elevation has a protruding entry porch with a cross hip roof and features three brick arch openings filled with sidelights, a four-light transom, and a four-light single-leaf doors. The 1968 and 1970s additions on the west side are linked architecturally. They are two stories and feature twelve-over-twelve double-hung vinyl sash windows with jack arches. The entry for this side also faces Courthouse Drive and features an ornate entry similar to the one on the east half of the building. There is an elevated brick entry porch covered by a front gable roof with dentil molding and a pair of Tuscan columns. The entry features double-leaf, paneled, metal doors with nine lights in the top half and a six-light transom. The entry is flanked by pairs of windows which are matched on the second story. These windows continue in a regular fenestration pattern along the entire interior courtyard side of this section of the building. The exterior of the 1970s section is recessed on the side and features three windows each on the first and second levels. The 1968 addition, behind the 1970s entry, and running the length of the west side differs in a few ways from the later addition. The windows are paired and there is a three-bay slight protrusion at the front and back of the addition. The front is now the main entry for the west side of the building and features a three-bay arcade accessing a covered entry porch. Inside are three entries with double-leaf, paneled, metal doors with nine lights on the top half and topped by Palladian windows. The second story of this entry section has three windows and is topped by a brick-filled pediment with a round stone medallion. The protruding three-bay section at the rear has three lunette windows on the first level and the same arrangement on the upper level, except that the pediment has a round vent in place of the medallion.



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Buildings No.12, 13, 14 (along with Building No.1) represent the bulk of construction envisioned in the initial municipal center plan. They were all completed in 1968-1969, feature Colonial Revival-inspired design elements, and housed several key functions needed for the entire complex. Building No.12 has a front original section with a large rear addition built to match the original building. All sections have a steep hipped roof with a flat-topped deck clad in slate. The cornice is simple with two wood boards and dentil molding. All of the windows appear to have replacement vinyl double-hung with brick sills and jack arches, with six-over-six lights in the upper level sash and six-over-nine on the first level. The earlier section rises two-stories and is five bays wide with five-course American bond brick. It features the main recessed entry: a double-leaf paneled wood door with sidelights that feature a panel surmounted by four lights. Above the entry on the second level is a lunette window which has been painted over. There is a one-story, two-bay wing on each side with the same features. The right (north) bay is a false facade with a long series of huge heating/cooling units which run the full length of the building and are screened to the north by shrubs. A brick wall extends out from the facade to enclose an area equal in size to the original building section. It contains a gravel area with many metal tanks which support the overall heating/cooling function of the facility.

Building No.13 is a one-story, nine-bay firehouse with a large central section which features three garage bays, with vinyl roll-up doors, which pass through the building into the municipal complex behind. The roof is hipped/pyramidal with a large decorative cupola at the peak with vents rather than windows, and topped by a weather vane. The east wing has two windows while the west bay has three windows and the single-leaf, paneled metal entry door. The two ends of the building each have a pair of windows. All windows have six-over-six double-hung vinyl sash with inoperable paneled vinyl shutters as well as brick sills and jack arches. The rear of the building has the same arrangement and fenestration pattern. The roofs of the two wings are hipped. All three buildings have a simple wood cornice with dentil molding and slate roof cladding. The building is clad in American bond brick veneer.

Building No.14 is constructed in a square, except for the central bay being recessed on the facade. The building utilizes five-course brick masonry construction with quoins at the corners. The recessed main entry has a three-step brick access to a brick patio. The central bay features double-leaf, paneled, arched metal doors with sidelights completing a full arch over the doorway. There is a concrete keystone and single soldier course of brick forming an arch over the top of the doorway. The two bays flanking the doorway have the same features, except each opening is filled with a dramatic Palladian window. The windows on all four sides follow the same pattern: six-over-nine double-hung vinyl sash on the first level and six-over-six on the second level. All windows have brick sills and slatted wood shutters. The lower level windows are topped by a decorative arch with a keystone and filled with stucco. The rear of the building has two arched doorways on each end, matching the doorway on the facade. The roof line has a robust cornice with dentil molding and the flat-top, hipped roof is clad in slate.

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Building No.5 and Building No.15 are former dwellings and are all that remain of a small group of residences located in what is now the municipal complex and northwest of the historic courthouse.

Building No.5 is a ranch type house which was part of a single street of mid-twentieth century development along what is now Courthouse Drive. It is accessed by a wood ramp with railings which lands at the historic single-leaf wood door with a diamond window. To the right of the entry is a single-bay garage. The building features American bond brick veneer with brick sills below the two-over-two metal double-hung sash windows. The main window next to the door has a central, single-light plate glass window. A single row of soldier bricks forms a simple cornice with one wood board. The house has a side gable roof with asphalt shingles. On the far right side the garage has a front gable roof which forms a cross gable with the main roof.

Building No.15 is a former Craftsman dwelling that predates the entire municipal complex except for the early buildings around the 1822 courthouse. This house has American bond brick veneer and all of the windows have double-hung six-over-one wood sash with brick sills set in pairs or single. The entry is within a small, front-gabled, single-bay, enclosed brick porch with a brick arched opening fronted by brick steps. There is a wood vent in the pediment. To the right of the entry is a large exterior brick chimney which reaches the height of the main roof gable. There is a pair of windows to the right of the chimney and two pairs to the left of the entry. The house has a complex roof system with multiple gables. The main roof is a side gable with a large front cross gable to the left of the entry but below the main roof line. The south side of the building reversed the façade's fenestration pattern, with two single windows on the first level, and a paired window in the gable, along with a wood vent. The rear elevation has several windows of varying configurations and a large front-gable, vinyl-clad dormer with three single sash. There is also a rear extension with a front gable roof and a side entry covered by a small, gabled, pent roof supported by decorative brackets. Finally, on the north side is an enclosed porch with a front-gable roof and vinyl siding with a concrete-and-brick access ramp. All roof levels are clad with asphalt shingles.

This district consists of two sections that developed at different times but are united by the 1822 courthouse and green on the hill. The form and patterns of development of the nineteenth/early-twentieth century small village of Princess Anne Court House are still recognizable and are represented by a collection of residential, commercial, and institutional resources. Meanwhile, the mid-twentieth century Virginia Beach Municipal Center represents master planning at its height with almost an entire government complex planned and executed in a relatively short period of time just as the newly enlarged city was formed. The two of these together illustrate the long history of rural Virginia courthouse villages that once served large rural counties and their evolution into modern municipal centers for large cities during the mid-twentieth century. Similar development patterns can be seen, though less dramatically, in the nearby cities of

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Chesapeake and Suffolk, both of which were created through merger of a county and independent city.

**INVENTORY**

Contributing resources in the Virginia Beach Courthouse Village and Municipal Center Historic District are those built within the district's period of significance, 1793-1969, and which retain architectural integrity sufficient to illustrate their historic associations. Non-contributing resources either postdate the district's period of significance or have alterations to an extent that they no longer illustrate their historic associations. The following inventory is organized by street name and then numerical address, with resources keyed to the accompany Sketch Map by their address number.

Courthouse Drive

<p><b>2400 Courthouse Dr.</b>                      Other DHR ID#:                      Primary Resource:</p>	<p><b>Government Office (Building)</b>                      Ca. 1951, Colonial Revival</p>	<p><b>134-5299-0005</b>   <b>Contributing</b>                       Total: <b>1</b></p>
<p><b>2401 Courthouse Dr.</b>                      Other DHR ID#:                      Primary Resource:</p>	<p><b>Government Office (Building)</b>                      Ca. 1968, Colonial Revival</p>	<p><b>134-5299-0007</b>   <b>Contributing</b>                       Total: <b>1</b></p>
<p><b>2401 Courthouse Dr.</b>                      Other DHR ID#:                      Primary Resource:</p>	<p><b>Garden (Site)</b>                      Ca. 2000</p>	<p><b>134-5299-0008</b>   <b>Non-Contributing</b>                       Total: <b>1</b></p>
<p><b>2401 Courthouse Dr.</b>                      Other DHR ID#:                      Primary Resource:</p>	<p><b>Gazebo (Structure)</b>                      Ca. 2000, Colonial Revival</p>	<p><b>134-5299-0009</b>   <b>Non-Contributing</b>                       Total: <b>1</b></p>
<p><b>2405 Courthouse Dr.</b>                      Other DHR ID#:                      Primary Resource:</p>	<p><b>Government Office (Building)</b>                      Ca. 1979, Colonial Revival</p>	<p><b>134-5299-0010</b>   <b>Non-Contributing</b></p>



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Total: 1

**2408 Courthouse Dr.**

Other DHR ID#:

Primary Resource:

**Government Office (Building)  
1896, Colonial Revival**

**134-5299-0004**

**Contributing**

Total: 1

**2416 Courthouse Dr.**

Other DHR ID#:

Primary Resource:

**Government Office (Building)  
Ca. 1961, Colonial Revival**

**134-5299-0006**

**Contributing**

Total: 1

**2424 Courthouse Dr.**

Other DHR ID#:

Primary Resource:

**Government Office (Building)  
Ca. 1960, Colonial Revival**

**134-5299-0022**

**Contributing**

Total: 1

**2501 Courthouse Dr.**

Other DHR ID#:

Primary Resource:

**Government Office (Building)  
Ca. 1980, Colonial Revival**

**134-5299-0012**

**Non-Contributing**

Total: 1

**2509 Courthouse Dr.**

Other DHR ID#:

Primary Resource:

**Government Office (Building)  
Ca. 1960, Ranch**

**134-5299-0013**

**Contributing**

Total: 1

**2532 Courthouse Dr.**

Other DHR ID#:

Primary Resource:

**Pump House (Structure)  
Ca. 1990, Colonial Revival**

**134-5299-0014**

**Non-Contributing**

Total: 1

Mattaponi Road

**2420 Mattaponi Rd.**

Other DHR ID#:

**134-5299-0016**

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Primary Resource: **Power Plant (Structure)**  
**Ca. 1969, Colonial Revival**

**Contributing**  
 Total: **1**

North Landing Road

**2412 North Landing Rd.**  
 Other DHR ID#: **134-5299-0001**

**134-0029**

Primary Resource: **Courthouse (Building)**  
**Ca. 1822, Georgian**

**Contributing**  
 Total: **1**

**2433 North Landing Rd.**  
 Other DHR ID#:

**134-5299-0029**

Primary Resource: **Office Building (Building)**  
**Ca. 1850, Craftsman**

**Contributing**  
 Total: **1**

**2437 North Landing Rd.**  
 Other DHR ID#: **134-5299-0030**

**134-0569**

Primary Resource: **Single Dwelling (Building)**  
**Ca. 1930, Craftsman**

**Contributing**  
 Total: **1**

Secondary Resource: **Outbuilding (Building)**  
**Ca. 1940**

**Non-Contributing**  
 Total: **1**

Secondary Resource: **Shed (Building)**  
**Ca. 1960**

**Contributing**  
 Total: **1**

**2441 North Landing Rd.**  
 Other DHR ID#: **134-5299-0031, 44VB0331**

**134-0042**

Primary Resource: **Dwelling (Building)**  
**Ca. 1793, Colonial**

**Contributing**  
 Total: **1**

Secondary Resource: **Archaeological Site**  
**Ca. 1793**

**Contributing**  
 Total: **1**

**2473-2481 North Landing Rd.**  
 Other DHR ID#: **134-5299-0032**

**134-5033**

Primary Resource: **School (Building)**  
**Ca. 1931, Colonial Revival**

**Contributing**  
 Total: **1**

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Secondary Resource:	<b>Classroom Building (Building)</b> 1955, No Discernable Style	<b>Contributing</b>  Total: 1
Secondary Resource:	<b>Athletic Field/Court (Structure)</b> Ca. 1965, No Discernable Style	<b>Contributing</b>  Total: 1

Princess Anne Road

<b>2380 Princess Anne Rd.</b> Other DHR ID#: 134-5299-0028		<b>134-0069</b>
Primary Resource:	<b>Dwelling (Building)</b> Ca. 1850	<b>Contributing</b>  Total: 1

<b>2384 Princess Anne Rd.</b> Other DHR ID#: 134-5299-0027		<b>134-0695</b>
Primary Resource:	<b>Dwelling (Building)</b> Ca. 1850, Mixed	<b>Contributing</b>  Total: 1
Secondary Resource:	<b>Shed (Building)</b> Ca. 1850, No Discernable Style	<b>Contributing</b>  Total: 3
Secondary Resource:	<b>Garage (Building)</b> Ca. 1950, No Discernable Style	<b>Contributing</b>  Total: 1

<b>2388 and 2392 Princess Anne Rd.</b> Other DHR ID#: 134-5299-0026		<b>134-0514</b>
Primary Resource:	<b>Service Station (Building)</b> Ca. 1931, Commercial Style	<b>Contributing</b>  Total: 1
Secondary Resource:	<b>Workshop (Building)</b> Ca. 1953, Commercial Style	<b>Contributing</b>  Total: 1
Secondary Resource:	<b>Office Building (Building)</b> Ca. 1953, Commercial Style	<b>Contributing</b>  Total: 1

<b>2396 Princess Anne Rd.</b> Other DHR ID#:		<b>134-5299-0025</b>
Primary Resource:	<b>Pump House (Structure)</b>	<b>Contributing</b>

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**Ca. 1966, Classical Revival**

Total: 1

**2400-2408 Princess Anne Rd.**

**134-5299-0024**

Other DHR ID#:

Primary Resource: **Office Building (Building)**  
 Ca. 1935, Colonial Revival

**Contributing**

Total: 1

Secondary Resource: **Office Building (Building)**  
 Ca. 1965, Colonial Revival

**Contributing**

Total: 1

Secondary Resource: **Office Building (Building)**  
 Ca. 1965, Colonial Revival

**Contributing**

Total: 1

**2416 Princess Anne Rd.**

**134-5299-0023**

Other DHR ID#:

Primary Resource: **Service Station (Building)**  
 1967, Colonial Revival

**Contributing**

Total: 1

Secondary Resource: **Gas Pump Island (Structure)**  
 Ca. 1995, No Discernible Style

**Non-Contributing**

Total: 1

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**2425 Princess Anne Rd.**

**134-5299-0021**

Other DHR ID#:

Primary Resource: **Government Building (Building)**  
 Ca. 1954, Moderne

**Contributing**

Total: 1

**2435 Princess Anne Rd.**

**134-5299-0020**

Other DHR ID#:

Primary Resource: **Government Office (Building)**  
 Ca. 1956, Moderne

**Contributing**

Total: 1

**2441 Princess Anne Rd.**

**134-5299-0019**

Other DHR ID#:

Primary Resource: **Government Office (Building)**  
 1944, Craftsman

**Contributing**

Total: 1

**2449 Princess Anne Rd.**

**134-5299-0003**



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Other DHR ID#:			
Primary Resource:	<b>Park (Site)</b>	<b>Contributing</b>	
	<b>1824, No Discernible Style</b>		Total: <b>1</b>
<b>2449 Princess Anne Rd.</b>			<b>134-0983</b>
Other DHR ID#: <b>134-5299-0002</b>			
Primary Resource:	<b>Sculpture/Statue (Object)</b>	<b>Contributing</b>	
	<b>1905, No Discernible Style</b>		Total: <b>1</b>
<b>2461 Princess Anne Rd.</b>			<b>134-5299-0017</b>
Other DHR ID#:			
Primary Resource:	<b>Fire Station (Building)</b>	<b>Contributing</b>	
	<b>Ca. 1969, Colonial Revival</b>		Total: <b>1</b>
<b>2499 Princess Anne Rd.</b>			<b>134-5299-0018</b>
Other DHR ID#:			
Primary Resource:	<b>Government Office (Building)</b>	<b>Contributing</b>	
	<b>Ca. 1969, Colonial Revival</b>		Total: <b>1</b>
<b>2509 Princess Anne Rd.</b>			<b>134-5299-0015</b>
Other DHR ID#:			
Primary Resource:	<b>Police Station (Building)</b>	<b>Non-Contributing</b>	
	<b>1975, Colonial Revival</b>		Total: <b>1</b>

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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.

Returned

### 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.)

ARCHITECTURE  
COMMUNITY PLANNING AND DEVELOPMENT  
POLITICS/GOVERNMENT

**Period of Significance**

1793-1969

**Significant Dates**

1793

1822

1968

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Walsh, Charles M (sculptor)  
Rudolph, Cook & Van Leeuwen (architect)  
John S Waller & Associates (architect)  
McClurg and Wall (architect)  
W.M. Jordan Company, Inc. (builder)  
Oliver, Smith & Cooke Ltd. (architect)  
W.B. Meredith Inc. (builder)  
MacLane & Chewning (engineer)  
Britt, Ben F. (architect)  
McCorkle, Evan John, Jr. (architect)  
Gregory, Dorris (architect & builder)  
Spigel, Zinkle, Carger and Herm (architect)

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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 Virginia Beach Courthouse Village and Municipal Center Historic District is eligible for listing in the Virginia Landmarks Register and the National Register of Historic Places with a period of significance of 1793-1969, beginning with construction of the earliest contributing resource through completion of the municipal center necessitated by the merger of Princess Anne County and the City of Virginia Beach. The district's historic resources stretch from late-eighteenth-century domestic and archaeological resources, through its early-nineteenth century courthouse, clerk's office, and green, several nineteenth- and early-twentieth-century dwellings and commercial buildings, through to the large, architect-designed, master-planned municipal campus executed during the mid-twentieth century. The district is significant at the statewide level under Criterion A in the area of Politics/Government for its association with county governance from the nineteenth through mid-twentieth century, most notably for how the County's nineteenth-century buildings represented it to the rest of Virginia from the early National period to the 1950s and how the municipal center was constructed to do the same for the City of Virginia Beach. The district is locally significant under Criterion A in the area of Community Planning and Development for the portion represented by the mid-twentieth century municipal complex. This master-planned municipal center represents the local responses of Princess Anne County and the City of Virginia Beach to the rapidly evolving demographics in their respective jurisdictions, as well as changing expectations for and demands upon local government services during the decades of economic expansion and social changes that followed World War II. Finally, the district is significant at the local level under Criterion C in the area of Architecture for the variety of early American buildings present in the courthouse village. The later domestic and commercial architectural resources and the collection of architect-designed Colonial Revival buildings which make up the 1950s-1960s municipal center contribute to the district's overall significance as well.

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

**Criterion A: Politics/Government**

During the 1630s a former indentured servant named Adam Thorowgood, along with Adam Keeling and Francis Emperor, accumulated several thousand acres in what was laid out as Lynnhaven Parish in 1640. The same boundaries for the parish were used for Princess Anne County when it was established in 1691, which was originally part of Elizabeth City County, then the subdivided Lower Norfolk County. The county was named for Anne, daughter of King James II and later queen. Most of Virginia's early population centers focused on the rivers for easy transportation of goods; in what became Princess Anne County that meant the Lynnhaven River to the north and the North Landing River, just to the south of the eventual site of Princess Anne Court House. These rivers, and their many tributaries, were the main route for transportation into the early twentieth century via ferries and skiffs. As a result, for much of the



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seventeenth century, most roads were simple trails through the woodlands, many following earlier Native American paths; even into the nineteenth century rural Princess Anne County had only a limited number of proper roads. A majority of the labor during the seventeenth century was provided by indentured servants, like Thorowgood, rather than enslaved Africans, who however arrived in larger numbers during the eighteenth century. Tobacco was the dominant cash crop in Princess Anne during this time, while corn was the predominant subsistence crop along with wheat and the raising of livestock.<sup>2</sup> The eighteenth century saw significant expansion for Princess Anne County with the population expanding from roughly 2,000 persons to at least 8,800 by 1800 and tobacco giving way to a variety of cash crops as well as timber. The expansion of the agricultural economy led to a large increase in the number of enslaved Africans forcibly brought to Virginia during the same period, which in turn led to the emergence of the planter class and the architecture and plantations associated with the slave-labor-based economic system. From the late eighteenth century until the time of the Civil War, enslaved people represented over forty percent of the county's population and by the nineteenth century roughly two-thirds of white households in the county included at least one enslaved person. There were also a few hundred African-American free people living in the county during much of the first half of the nineteenth century.<sup>3</sup>

The government of Princess Anne County was stable for most of its history, other than dramatic events such as the American Revolution and the Civil War. With the establishment of the county in 1691 a county court was also created with the prominent post of County Clerk to run what was the seat of the county and in many ways its government. From 1691 until 1814, with one ten-year gap, only five men held this position.<sup>4</sup> This demonstrates the continuity and also the lack of dramatic change within the county during that time, as well as a remarkably closed political system. Princess Anne County remained rural and agricultural, and population changes were generally gradual. However, during this period the courthouse itself moved multiple times as a result of building deterioration or societal requirements. The first courthouse, which predated Princess Anne County, was constructed in 1661 in Lower Norfolk County at Thomas Harding's plantation at Broad Creek. This courthouse was beyond repair by 1689 and a new courthouse was constructed at the Elizabeth River. Just six years later, in 1695, another new courthouse was constructed on the western branch of the Lynnhaven River, on land belonging to the Lynnhaven Parish Church, specifically for Princess Anne County as its first dedicated county seat. Until the Anglican Church was disestablished in 1784, the church and court were linked in function and personnel. A new courthouse was constructed ca. 1735 at Ferry Plantation, near to the previous courthouse location. The courthouse moved again ca. 1753, this time to Newtown on the eastern branch of the Elizabeth River. Newtown was at the time a significant population center and port for the county. The county seat relocated ca. 1778 to Kempe's Landing, a large village and shipping center since the colonial period, with a courthouse constructed there soon after ca. 1787 along with a jail, pillory, and stock. This courthouse building was frame construction and burned within a year; a brick courthouse replaced it in 1788.<sup>5</sup>

After the War of 1812, the farmers in southern Princess Anne County began demanding that the courthouse be moved to a more central location, away from Kempsville, so that they could have

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easier and quicker access for the numerous required tasks which could only be completed at the courthouse including voting, recordation of deeds, and jury duty. Additionally, the twenty-plus year old Kempsville courthouse was in need of extensive renovations. After a highly contentious debate, the General Assembly voted on January 6, 1820, to relocate the county seat and five Norfolk County residents were chosen to select what would be the final location of the courthouse for Princess Anne County. The final location was the intersection of present-day Princess Anne and North Landing roads, then known simply as the Cross Roads, and located at roughly the geographic center of the county. There were several prominent farmhouses scattered around the Cross Roads at the time of the courthouse construction.<sup>6</sup> Daniel Whitehurst, living in the nearby Buffington-Whitehurst House which his family built, was appointed by the General Assembly (along with Peter Land Gent, John Woodhouse, Dangerfield Stark, and John Shipp Gent) as a commissioner related to the establishment and construction of the new courthouse. He was one of two commissioners to sign the contract on August 1, 1820, hiring James Keenan to building the court, clerk's office, and jail for \$8,900.<sup>7</sup>

The new courthouse, opened in January of 1823, would lead to a gradual increase in the Cross Roads' surrounding population and economy as well as the development of a permanent village, dubbed Princess Anne Court House, that catered to courthouse visitors. Soon after the completion of the courthouse, and per direction of the General Assembly, a tavern was built to house visitors who had made the long journey to the courthouse. It was a two-story frame building which was expanded twice before burning in 1899. After the Civil War, the owner was James Bonney who also operated a store in town called Bonney's Corner.<sup>8</sup> By 1835, the village's population stood at 150, which included one attorney and two physicians. A contemporary account declared that "it contains, besides the usual county buildings, 17 dwelling houses, 2 Methodist houses of public worship, 2 elementary schools, 1 miscellaneous store, several carpenters, and various other mechanics. The principal pursuit of the inhabitants is farming."<sup>9</sup>

A collapse in the region's agricultural economy led to the population of Princess Anne County falling from 9,102 to 7,285 residents between 1830 and 1840. A positive result from the economic downturn was continued diversification of the agricultural economy: hay, potatoes, poultry, fish, lumber, corn and oats were all produced in notable quantities. Tobacco, which had already declined in production significantly since the late seventeenth century, was almost completely eliminated and cotton was not produced in any viable quantity until the twentieth century. There was also a general movement of agricultural reform which laid the groundwork for much great successes in farming later in the century.<sup>10</sup>

In 1859 the Albemarle and Chesapeake Canal was completed, connecting the southern branch of the Elizabeth River with the North Landing River. The canal provided closer access to water transportation for many farmers as well as created a direct connection between southern Princess Anne County and Norfolk. Additionally the county's first bank was chartered in 1860.<sup>11</sup> Princess Anne County stood poised for a period of economic growth, until the Civil War began in 1861. While no significant military engagements took place within the county, the local economy, as with most of the areas within the defeated Confederate states, suffered a significant decline

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during the war and the years afterward. Union troops occupied the county for most of the war, due to guerilla activities by some local militia. Local Confederate sympathizers also burned many bridges to stop food and supplies from reaching Union-occupied Norfolk and in this environment roads were not maintained. The damage to the overland network added to the list of rebuilding challenges after the war. A seismic change in the local economy, however, was mandated by emancipation of all enslaved persons by the war's end. The abrupt end to a slavery-based economy completely restructured the labor supply and, coupled with a general lack of currency and significant debt among whites who had supported the Confederacy, resulted in considerable turmoil in a social and political order that had gone largely unchallenged for generations. There was a great deal of migration of freed people across the eastern half of the United States, and within Virginia, which mere population numbers did not always indicate. As an example, many freed African Americans left Princess Anne County after the war, but others moved here from Norfolk in search of work, which resulted in a generally static proportion of African Americans to whites from 1860 to 1865.<sup>12</sup>

As Reconstruction began, Princess Anne County held its first election after the war in July 1865 and the county court reopened in September of that year. John J. Burroughs served as Clerk of Court from 1821 until 1869 and presiding Justice John H. Dey also returned to his position. Additionally, the county court records had been moved to Norfolk for safekeeping and were brought back afterwards.<sup>13</sup> During Reconstruction, three amendments to the U.S. Constitution were ratified; the 13<sup>th</sup> Amendment permanently abolished slavery in the U.S., the 14<sup>th</sup> Amendment defined U.S. citizenship and guaranteed the rights of citizens, and the 15<sup>th</sup> amendment granted African American men the right to vote.<sup>14</sup> Under the supervision of federal just John C. Underwood, Virginia had a constitutional convention in 1867-1868 resulting in a new constitution in 1870. This new constitution established a more democratic county government format modeled on New England townships that included a judge and board of supervisors, rather than the antebellum system's strictly court-based justices of the peace. In Princess Anne County, three new magisterial districts were created: Kempsville, Seaboard, and Pungo; Seaboard was the location of Princess Anne Court House. The 1870 constitution also created a statewide, racially segregated system of public schools paid for by tax revenue. This system replaced a haphazard, local school-management system, or lack thereof, that had prevailed in Virginia up until then, and for the first time, established publicly-funded schools for African American children.<sup>15</sup> Reconstruction ended in 1877 with a political compromise in Congress that also settled the results of the 1876 presidential election.

As the war years receded, truck farming became the primary source for the expansion of Princess Anne County's agricultural production from the late nineteenth century until well into the twentieth century. Improved transportation networks and an earlier planting season than northeastern states gave the region a significant boost in marketing and delivering its agricultural products. The construction of the Munden Point rail line in 1898, which reached Pungo, and the significant expansion and upgrade of county roads during the 1920s, greatly enhanced the ability of Princess Anne farmers to get their produce to Norfolk and beyond. Additionally, a consolidation of farmers, as well as local, state, and federal organizations, created the Virginia

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Truck Experiment Station in 1907 dedicated to researching truck farming improvements, and located it in the Diamond Springs area of Princess Anne County. Not only were agricultural goods being produced in greater amounts and with less labor and capital, but there also emerged a standardization of product quality which boosted marketing and demand. By 1900 evidence suggests Princess Anne and Norfolk counties were supplying up to half of certain types of produce for cities on the east coast; at the same time approximately seventy-five percent of land cleared in the Tidewater region was used for truck farming. The Princess Anne turkey and the Lynnhaven oyster became well-known local products. As a result of a national agricultural depression, Princess Anne County greatly expanded cotton production from 1919 to 1929, with cotton gins on North Landing Road, in Pungo, and in Oceana, before largely returning to traditional produce.<sup>16</sup>

The emergence of truck farming, as well as regional urbanization and a more stable regional economy, lead to several changes in agriculture and labor from the later nineteenth century through the mid-twentieth century. In rural Princess Anne County, the number of farms decreased: 1538 farms in 1900, 1317 in 1920, and only 692 by 1958. Farm tenancy also was dramatically changed by truck farming, and other factors, as the twentieth century progressed. In 1900 there were 676 tenant farms, which decreased to 521 in 1910 and 362 in 1920, which represented roughly one-quarter of all farms in the county. The nation's overall economy was boosted by increased production during World War II. Manufacturing was vital to the war effort, but so was agriculture, as propaganda from the era stressed the importance of conserving food, growing "Victory gardens" for personal consumption, and adoption of modern agricultural methods, including fertilizers and mechanization. Overall in 1919, Princess Anne County had only nine manufacturing plants with a product value of \$200,183, while the total value of crops that year was \$2,947,519 and ninety-three percent of the population lived outside incorporated towns. Within just a couple of decades, however, development and urbanization began to transform parts of Princess Anne County, especially its northern half. Important to these patterns was establishment of multiple military installations, including the Little Creek Amphibious Base, the Fleet Air Defense Training Center at Dam Neck and the Naval Air Station at Oceana, due to the onset of World War II. Military bases have remained crucial to the economies of Norfolk and Virginia Beach ever since. From the county's lowest point of population in 1840 after the agricultural collapse, the overall county population only increased from 7,285 to 13,626 person in 1920, with the Town of Virginia Beach having 846 residents; by 1960, these numbers were 77,127 and 8,091, respectively.<sup>17</sup>

In 1924 Princess Anne Court House had a population of around 300 people; there were two merchandise stores and a mill of the J.M. Bratten Lumber Company. Shortly thereafter, the town was connected to the newly emerging state highway system. The construction of a road from Bell's Corner to the courthouse in 1926, connecting it directly to Virginia Beach Boulevard, ended discussion of moving the courthouse closer to Virginia Beach; roads also were quickly extended down to Pungo.<sup>18</sup>



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As an example of the small, tight knit courthouse village community, George and Marie Bratten owned a house above what became the Bartee Motor Company before it burned in 1936 and they moved to the Whitehurst House. They hired staff from Colonial Williamsburg to renovate the house and also added the brick veneer before selling the property to the Buffingtons in 1953. J.W. Buffington served as the elected school board chairman for Virginia Beach from 1966 to 1972. The post office was located on the Bratten property before moving into the Bartee Motor Company building in 1936, and then around the corner to a dedicated location around 1953. The Bartee Motor Company building housed several other small businesses in its storefront over the years and also served as a local social gathering place, staying open until nine in the evening.<sup>19</sup>

After World War II, development pressures coupled with rapidly growing population, the expansion of the military-industrial complex, and efforts to modernize infrastructure, transportation, education, health care, and government all converged to prompt Princess Anne County and Virginia Beach officials to open discussions about merging the two jurisdictions with a single government. Virginia Beach was then a second-class city, which under Virginia law permitted it to share some government services and oversight with the county. Princess Anne County, especially its southern half, remained very rural and agricultural, and residents wanted more control over urbanization than the County would have on its own. For Virginia Beach, the merger provided room to grow without having to use an annexation process. On November 10, 1961 Princess Anne County board of supervisors and the City of Virginia Beach council unanimously approved a merger agreement and a proposed charter for General Assembly approval after a hoped for successful public referendum vote. The newly merged jurisdiction established its municipal center at Prince Anne Court House, just a short distance from the county courthouse that had been in use since the 1820. The ambitiously planned and designed municipal center represented a major commitment on the part of City and County officials to this location.

By the early twenty-first century, however, the intersection formerly known as the Cross Roads, the site of the former Princess Anne Court House village and the current Virginia Beach Municipal Center, eventually became a dividing point. To the north was the ever expanding resort town of Virginia Beach and eventually the huge Oceana Naval Air Station. To the south is an area which remains largely rural and only lightly developed. Current campaigns to move the municipal center to the recently constructed Town Center of Virginia Beach, far to the northwest from Princess Anne Court House, represent the late-twentieth-century development patterns and a concomitant shift in focus away from the nearly two-century seat of government for Princess Anne County toward the fast-growing Virginia Beach.

### **Criterion A: Community Planning and Development**

The rapid mid-twentieth century population increase described above, most of it in response to the expansion of Virginia Beach at the oceanfront, resulted in substantial increase in demand for services at Princess Anne Court House, where both County and some City operations were located. An agricultural building was constructed behind the Clerk's Office in 1951 and

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expanded ca. 1960. A fire station (later demolished) was constructed in 1955 and a new police headquarters was constructed ca. 1954 and later expanded ca. 1964. In March of 1956 Norfolk architect Bernard B. Spigel's design was released for a new county "Administrative and Cultural Center." The plans called for Colonial Revival style buildings to include a new courthouse, expanded Clerk's office, school board building, and water commission office as well as the large cultural center. While much of this proposal never was built, namely the cultural center, it did lead to some immediate construction and expansion of existing buildings. The Clerk's Office was expanded and on June 6, 1961, a new courtroom addition to the historic 1822 courthouse was opened. A new health department building was constructed ca. 1956 on Princess Anne Road near the new police headquarters. A large school administration building was completed in 1960 behind the old courthouse and expanded in 1964. A large building was also constructed to serve as the county court and probate office in 1961. All of these expansions of the courthouse and municipal center were completed or essentially underway by the time of the merger of Princess Anne County with the City of Virginia Beach.<sup>20</sup>

As the City of Norfolk had continued to grow, it also extended water lines into new areas of Princess Anne County to support suburban developments. It already supplied water to the City of Virginia Beach and much of Princess Anne County. When areas of neighboring counties which bordered Norfolk became sufficiently developed, the City could annex that part to support its urban growth and expansion. Annexation, however, was rarely without controversy as city and county officials did not often agree on the practice but did compete vigorously for influence. On January 1, 1959, Norfolk annexed thirteen and one-half square miles, and 38,000 residents, of Princess Anne County as part of this "orderly growth" concept for cities. This spurred worry that Norfolk would likely continue annexations and led to a highly organized campaign of resistance by leaders of both Princess Anne County and the City of Virginia Beach.<sup>21</sup> The effort to resist Norfolk was led by Sidney S. Kellam, who was arguably the most important local politician in either Virginia Beach or Princess Anne County and whose family was one of the more effective local political machines in the state. Kellam, representing both Princess Anne County and Virginia Beach, lobbied the General Assembly in 1960 to modify the state annexation law to offer the county greater protection. This failed but led Norfolk to halt further water expansions into Princess Anne County. Kellam went to Norfolk City Council in April 1960 and proposed that Norfolk halt annexation plans for five years, offering that his group would stop any attempts to change annexation laws. Additionally, Kellam proposed a committee to study a "Metropolitan" merger concept that could incorporate all of Hampton Roads. Norfolk City Council agreed and the committee was formed with Kellam as the chairman.<sup>22</sup>

The separate issue of a potential merger of the City of Richmond and Henrico County led to changes in Virginia's annexation laws that helped the potential merger of Virginia Beach and Princess Anne County. As a result, Princess Anne County and Virginia Beach stunned the City of Norfolk when they announced in September of 1961 the goal of studying a merger which would, among other things, have the consequence of blocking further annexations in the county by Norfolk. This resulted in serious protests from Norfolk's City Council, including a vote to cut water service to Princess Anne County if the voters approved a merger. Undaunted, Kellam

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and the leaders of Princess Anne and Virginia Beach began a formal and enthusiastic campaign to merge the county and city. They believed it would be easier than many mergers since Virginia Beach was a “second-class city” according to state law and thus already shared many officials and services in common with Princess Anne County. On November 10, 1961, the Princess Anne County board of supervisors and the City of Virginia Beach council unanimously approved a merger agreement and a proposed charter for General Assembly approval to be sought after a hoped-for successful public referendum vote. Additionally, Kellam and his supporters wanted the vote before mid-January when they feared that Norfolk supporters would derail the merger during the upcoming General Assembly session, so the referendum vote was set for January 4, 1962. Approximately forty-five local organizations led a sustained and consistent campaign in the weeks leading up to the vote as did the Kellam political machine. Possibly the action which swung the most votes towards the merger was the December 5<sup>th</sup> vote by Norfolk City Council to cut off water service if voters approved the merger. The final vote was a massive victory for the merger, with tallies of 1,539-242 in favor in Virginia Beach and 7,476-1,759 in Princess Anne County. By February 28, 1961, the General Assembly had approved the merger and the charter was signed by Governor Albert S. Harrison Jr. to create the new City of Virginia Beach, Virginia. The consolidation of the county and city was completed on January 1, 1963, making Virginia Beach a city of the first class with the Princess Anne County Courthouse complex as the new city hall and seat of city government.<sup>23</sup>

As discussed earlier, the plans for a government center, with the historic courthouse as an anchor, were already underway and partially completed by Princess Anne County before the efforts at a merger with Virginia Beach were underway. With so much existing office space, the new city could not afford to build an entirely new municipal center in a different location. Once the merger was completed the plans for what would become the Virginia Beach Municipal Center were expanded and accelerated. A master planning process was used to direct all new construction and integrate that with the existing built environment. The plan for this first stage of the city complex was released in 1966 and was designed by MacLane & Chewning, with a variety of architects designing each individual building. Most of the first phase of the complex was complete by 1968-1969.

Reflective of the expansion of local government services by the mid-twentieth century, the number of public employees in 1963 stood at 800 and reached 1,222 by 1968. Thus a major goal of the 1966 master plan was to double the amount of office space at the complex, adding to the existing approximately 83,000 square feet. The site plans were laid out by A.J. Chewning II and included seven brick buildings in the Colonial Revival style, totaling 86,500 square feet, with the goal of filling office needs through 1970. This phase included a large two-story Administration Building, a two-story Municipal Courts building, a two-story Welfare Building, and a one-story centralized heating and cooling plant. Importantly, provisions for automobile parking were amply provided for, with paved lots accommodating up to 800 vehicles, covered brick walkways, underground utilities, and a unified landscape planting plan. A substantial renovation of the historic courthouse also was already underway with plans for a new firehouse to follow. All of these were funded by bonds totaling \$2.64 million.<sup>24</sup>

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The city council had “two overriding considerations” when planning the Municipal Center. The first was to “retain the Colonial atmosphere” developed by historic Princess Anne County. The second was that “existing buildings be utilized to the maximum extent reflecting maximum economy to the city.” In pursuit of this goal the City owned 19.5 acres at the historic courthouse complex and planned to purchase another five or six acres. Independence Boulevard was planned to extended to Princess Anne Road to allow easier access to the complex.<sup>25</sup> Given the sheer size of the area encompassed by the City, future plans also included branch service offices in higher population areas.

By 1968 an expanded and more formal master plan, also by Chewning, Goodwin & Hogard, had been developed for the Municipal Center. Overall the plan called for nine new buildings and additions to three existing buildings; the additions to the Clerk of Court and City Hall Administrative and Municipal Court Buildings were all completed eventually but new construction varied in size, location, and function as the plans continually evolved. For example, overall plans change to include paved parking for 1,500 vehicles as well as acquisition for all of the land bounded by Princess Anne Road, North Landing Road and Courthouse Drive, which consisted of seventeen mostly residential parcels. The schedule for the new master plan had no specific timetable and not until the late 1970s was most of the land utilized.<sup>26</sup> An addition to the municipal courts building was completed by 1972, a later administrative building was completed next door to city hall during the 1970s, and a large central police station was put into service around the same time. The complex continued to expand into the late twentieth century, reaching north of James Madison Road and eventually up to Nemo Parkway and beyond. These areas to the north of James Madison Boulevard are part of the continually expanding municipal complex, but are not part of the initial historic Municipal Center plan which was created to house the growing government for the City of Virginia Beach and its recent merger with Princess Anne County.

### **Criterion C: Architecture**

The Virginia Beach Courthouse Village and Municipal Center Historic District retains a high degree of architectural integrity with 37 contributing resources and only 8 noncontributing resources, as well as an intact historic setting. The district is defined by the central courthouse green, located at the southeast end of the planned municipal complex and overlooking the remaining elements of the former courthouse village to the north, east, and south. The streetscapes clearly reflect each section of the district ranging from rural two-lane roads at the north and south ends of North Landing Road and Princess Anne Road, to simple sidewalks below the courthouse green, to a formal, planned grid of streets, sidewalks, and parking lots within the municipal complex.

The size, function, style, and placement of each resource identifies it clearly with its associated historic era. The earliest resources, the Buffington-Whitehurst House (-0031), the Kellam House (-0027), and the Weston House (-0028) date from the late eighteenth through the mid-nineteenth



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century, representing the earliest period of the village when it was largely a rural crossroads. Occupying large lots and sited well back from the road, the houses display early American architectural styles with appropriate evolution that preserved their historic character while accommodating changing lifestyles. Most illustrative of this aspect is the Buffington-Whitehurst House on Princess Anne Road. Constructed in 1793 as a simple hall-parlor house, the dwelling evolved during the late eighteenth and nineteenth century to its current form of a two-story, central-hall residence with a rear saltbox addition. While the same size in form and massing, one of the chimneys is constructed with Flemish bond brick while the other features six-course American bond brick, demonstrating the evolution of the house. Other character-defining features that demonstrate the dwelling's careful updates over the years include the centered, narrow primary entry with a three-light transom and single-leaf paneled door, historic wood six-over-six sash, and gambrel roof with integrated dormers. The brick veneer over the original weatherboard siding was installed during the mid-twentieth century and lends the dwelling an appearance that seems more typical of a house "in town," as opposed to the remote rural character of the area when the house originally was built.

The rest of the crossroads village has a handful of frame bungalow dwellings and small brick commercial buildings dating from the early to mid twentieth century, another period of significant growth within the district. Of particular note is the 1936 Craftsman Bungalow at 2437 North Landing Road features character-defining form with a front-gable roof and a nearly full-width front porch with a hipped roof supported by four battered columns atop brick piers; as well as its historic three-over-one, double-hung wood sash windows.

Inclusion of the ca. 1927-1931 automotive repair shop at 2388 Princess Anne Road allows an important illustration of the courthouse village's evolution from a place reached by horse or on foot to the widespread adoption of automobile transportation, not to mention a nod to the inclusion of the ample vehicle parking carefully designed in the municipal center's 1960s master plans. Indeed, from its beginning as county seat, the village's accessibility has played an important role in the community. Although the historic tavern was lost in 1899 and there are no extant resources, such as a wheelwright or blacksmith shop, associated with horse transportation, this early auto shop continues the theme of providing vehicular maintenance to courthouse visitors.

From the 1870s to early 1920s, most Princess Anne County children were educated in one-room, frame schoolhouses. The last one of these to serve Princess Anne Court House village was the Hickory Bridge School, which stood on North Landing Road until the mid-twentieth century. In 1921, the Hickory Bridge School was replaced by the Court House School, which was part of the larger movement of rural school consolidation that the county began in 1906; by this time, many counties had determined that fewer and larger, centralized school campuses offered better educational opportunities than numerous, one-room schoolhouses. This first consolidated school, which served only white children, was a two-story, frame building and was destroyed in March 1931 by a boiler fire. In November 1931, the current Court House Elementary School building on North Landing Road was built in the Colonial Revival style, consisting of a rectangular block

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with a flat roof and simple stone coping. The central entrance features a simple triangular pediment and paired, nearly full depth pilasters flanking the door. Its construction marked completion of school consolidation within the Princess Anne Court House village. The school served grades 1-7. Enrollment increased after World War II, concomitant with population increases seen in Princess Anne County and Virginia Beach from the 1940s to 1960s. In 1955, a large, one-story, T-shaped annex was constructed and shows Modernist influences through its horizontal massing, flat roof, stone veneer, and multiple-light metal sash. The annex included classrooms, a library, a cafeteria, and offices. The school remained open until the 1980s and now houses city offices.<sup>27</sup>

Certainly the focal point of the historic district is the courthouse green with the 1822 courthouse, the 1896 former clerk's office, and the 1905 Confederate monument, which together represent a typical historic rural Virginia courthouse square in both layout and architecture. The original courthouse façade featured an open arcade in the two central bays, similar to much earlier courthouses such as the ca.1730-1740 Hannover County, Charles City County, and King William County courthouses (all NRHP 1969), as well as the ca.1750 courthouse in Smithfield (NRHP 1970). By the late nineteenth century, the Colonial Revival movement exercised tremendous influence on all types of Virginia architecture, including dwellings, schools, government buildings, churches, and commercial buildings. Although the movement referenced classical architecture from the Greek and Roman periods, it equally was based on an effort to recapture the nation's colonial and early republican eras. Jeffersonian classicism also influenced the Colonial Revival style as native son Thomas Jefferson believed that classical architecture was best suited for conveying the democratic ideals he espoused in his political career and manifested with the designs for his two principal private dwellings, Monticello and Poplar Forest. His contributions to the American Revolution and the early republic all but assured that Virginia's embrace of the Colonial Revival style would include Jefferson's design principles as well. Thus by the early twentieth century, both Princess Anne County's 1822 courthouse and 1896 clerk's office had been updated to include Colonial Revival architectural embellishments. The courthouse received a two-tiered entry porch with Tuscan columns that spanned the full width of the façade as well as an upper pediment and accompanying lunette window. At the clerk's office, the ca. 1920 renovation changed the roof to a front gable with a second-story gabled brick parapet and the porch was altered to its current configuration with a large frieze and architrave over four Tuscan columns.

The pervasiveness of the Colonial Revival style throughout Virginia continued unabated through the twentieth century. Not only to utilize the existing government complex, but also because the Colonial Revival style was so entrenched, the mid-twentieth century expansions to first the Princess Anne County buildings and then the 1960s municipal center were designed almost entirely in the Colonial Revival style (some small-scale 1950s buildings also have Moderne influences). The municipal center's centerpiece, Building 1, which serves as the main City Hall and was completed in 1969, is modeled closely on the reconstructed Governor's Palace at Colonial Williamsburg, Virginia; the decades-long restoration work at Colonial Williamsburg was profoundly influential not only in Virginia but nationwide. But at

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Virginia Beach's new municipal center, the historical references of the Colonial Revival style had to combine with modern government operations. Thus the design of Building 1's five-bay central section especially resembles the Governor's Palace, while the building's sheer scale, at three stories high and twenty-three bays wide, is indicative of the extent of government operations by the 1960s and since then. Character-defining features include the Flemish bond brick veneer, jack arches over the windows, multiple-light, double-hung wood window sash, front-gabled dormers, a steep hipped roof with slate tiles, four interior corbelled chimneys, and an elaborate cupola. Continuing the melding of historical references with modern needs, the municipal center's overall campus included a comprehensive landscape design with brick buildings separated by large open green spaces and plantings that screened the numerous parking lots. The 1960s plan and all of the initially planned government offices today remain intact with integrity of design, workmanship, and materials. The municipal complex has continued to evolve until today with buildings utilizing more contemporary designs with Colonial Revival inspired elements. The many layers of history visible within the historic district, and most especially at the courthouse/municipal center complex are the essence of its integrity of feeling and association.

Returned

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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: City of Virginia Beach and City of Virginia Beach Central Library; Virginia Department of Historic Resources, Richmond, VA

**Historic Resources Survey Number (if assigned):** DHR No. 134-5299

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## 10. Geographical Data

**Acreage of Property** 110

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                         |                      |
|-------------------------|----------------------|
| A. Latitude: -76.058810 | Longitude: 36.754840 |
| B. Latitude: -76.051470 | Longitude: 36.754550 |
| C. Latitude: -76.053620 | Longitude: 36.750200 |
| D. Latitude: -76.049240 | Longitude: 36.747400 |
| E. Latitude: -76.048570 | Longitude: 36.746110 |
| F. Latitude: -76.055080 | Longitude: 36.744510 |
| G. Latitude: -76.060140 | Longitude: 36.750360 |
| H. Latitude: -76.060190 | Longitude: 36.753240 |

**Or**

### UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The true and correct historic boundary is shown on the attached Sketch Map. The boundary of the Virginia Beach Courthouse Village and Municipal Center Historic District is irregular

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with the historic courthouse green at the center, village residential and commercial parcels to the north and south, and the large municipal center to the east. The district runs from the south corner of James Madison Boulevard and Princess Anne Road along the southwest side of Princess Anne Road until the beginning of the parcel for 2416 Princess Anne when it turns northeast and heads in an irregular line behind the commercial and residential parcels along Princess Anne Road as it turns northeast until the boundary rejoins Princess Anne Road at the north side of 2380 Princess Anne Road. The boundary then runs along the northwest side of Princess Anne Road until the intersection with North Landing Road when the boundary crosses southeast to the opposite side of the road and continues along the southeast side of North Landing Road until the beginning of the parcel for 2433 North Landing Road when it turns southeast and runs behind the two small historic dwellings on North Landing Road. The boundary then begins a long and irregular line southeast, then southwest, then west, then north around the large area associated with the Buffington-Whitehurst House. The boundary then meets the south side of the parcel of 2481 North Landing Road and turns southwest until the end of that parcel, then turns north until it meets North Landing Road. The boundary then runs along the south side of North Landing Road until the intersection with George Mason Drive when it turns northwest and runs along the northeast side of George Mason Drive. It then turns northeast at the east intersection with Mattaponi Road and runs northeast until turning northwest behind the parcels of 2501 and 2509 Courthouse Drive. The boundary then turns north slightly before running north east along the south side of Courthouse Drive until it reaches the west intersection with James Madison Boulevard. The boundary then runs northeast along the southeast side of James Madison Boulevard until reaching the beginning point.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries of the district were selected to include the governmental, commercial, and residential areas of the Courthouse Village and the Virginia Beach Municipal Center which are architecturally, historically, and geographically linked while also including the highest number of contributing resources. Areas of demolition have been placed outside the district, while a handful of noncontributing but compatible resources with strong links to more recent history in the district have been included. All associated acreage (including multiple parcels) with several early residential resources was also included to demonstrate the early rural nature of the village. Additionally, a large amount of acreage historically associated with the historic Whitehurst house due to the potential for additional archaeological resources to be identified in the future. As drawn the district's historic boundary capture both the historic setting of this longtime courthouse village/municipal center and all known historic resources.

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**11. Form Prepared By**

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City of Virginia Beach, VA  
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e-mail: marcus@commonwealthpreservationgroup.com  
telephone: 757-651-0494  
date: May, 2017

### 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: Virginia Beach Courthouse Village and Municipal Center Historic District

City or Vicinity: City of Virginia Beach

County: NA

State: Virginia

Photographer: Marcus Pollard

Date Photographed: April 2017

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



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- 1 of 21: Crossroads of Princess Anne Rd and North Landing Rd, Facing north/northeast
- 2 of 21: SE end of Princess Anne Rd at intersection with North Landing Rd, commercial buildings, facing north/northwest
- 3 of 21: North Landing Rd and south end of the courthouse green, facing northeast
- 4 of 21: 2433 and 2437 North Landing Rd, facing southeast
- 5 of 21: North Landing Rd, view of the former elementary school and the intersection with Courthouse Dr., facing southwest
- 6 of 21: Courthouse Green showing the Courthouse, historic Clerk's Office (Bldg 21) and the Confederate Memorial, facing west/southwest
- 7 of 21: Entrance to the Virginia Beach Municipal Center at the intersection of North Landing Rd and George Mason Dr, facing north
- 8 of 21: Courthouse Drive, facing northwest
- 9 of 21: Courthouse Drive, facing southeast
- 10 of 21: Princess Anne Rd, northwest end of the district, facing southeast
- 11 of 21: Buildings 12, 13, and 14 on Princess Anne Rd, facing south
- 12 of 21: Buildings 2, 18, and 1 facing northeast
- 13 of 21: Building 2, open parcel, Mattaponi Dr, facing east
- 14 of 21: Building 1, facing south/southwest
- 15 of 21: Building 18, facing north
- 16 of 21: Building 16, facing southwest
- 17 of 21: Building 29 (former elementary school), facing east/southeast
- 18 of 21: Buffington-Whitehurst House, facing south
- 19 of 21: Kellam House, facing northwest
- 20 of 21: Weston House, facing northwest

Virginia Beach Courthouse Village and  
Municipal Center Historic District  
Name of Property

City of Virginia Beach, VA  
County and State

21 of 21: Courthouse Automotive building, facing northwest

**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.

## ENDNOTES

<sup>1</sup> Bryan Clark Green, Lisa Bricker, Jennifer Hugman, *Historic Structure Report, Princess Anne Courthouse*, Richmond, VA, 2017. This historic structure report by Commonwealth Architects is thoroughly researched and provides a wealth of documented information regarding the Princess Anne Courthouse, its pre-history, and the evolution of the current 1824 courthouse. Additionally, this report offers a complete architectural and structural analysis of the historic courthouse building including all historic changes and its current condition.

<sup>2</sup> Stephen S. Mansfield, *Princess Anne County and Virginia Beach: a Pictorial History*, Virginia Beach, VA, 2006, p.12-14; Amy Waters Yarsinske, *Virginia Beach, A History of Virginia's Golden Shore*, Charleston, SC, 2002, p.31-32; 40-42; Sadie Scott Kellam and V. Hope Kellam, *Old Houses in Princess Anne Virginia*, Portsmouth, VA, 1931, p.15-18; Whichard, Rogers Dey, *The History of Lower Tidewater Virginia*, New York, 1959, vol.2, p.100-01.

<sup>3</sup> Mansfield, *Princess Anne County*, p.25, 50.

<sup>4</sup> Whichard, *History of Lower Tidewater*, 53.

<sup>5</sup> Green, Bricker, Hugman, *Historic Structure Report*, p.2.6-2.13; Richard B. Kellam, *History of Establishment of Princess Anne County Courthouses*, June 5, 1961.

<sup>6</sup> Green, Bricker, Hugman, *Historic Structure Report*, p.2.15-2.17; Whichard, *History of Lower Tidewater*, p.84; Mansfield, *Princess Anne County*, p.49-50; Kellam, *Princess Anne County Courthouses; Specifications to Build the Princess Anne Courthouse*, August 1, 1820.

<sup>7</sup> *Specifications to Build the Princess Anne Courthouse*; Green, Bricker, Hugman, *Historic Structure Report*, p.2.15-2.17. The original contract (*Specifications to Build Princess Anne Courthouse*) offers numerous highly specific details about size, design, and materials of the courthouse and jail. The Clerk's Offices are mentioned but no specific details are offered.

<sup>8</sup> Green, Bricker, Hugman, *Historic Structure Report*, p.2.21.

<sup>9</sup> Joseph Martin, *New and Comprehensive Gazetteer of Virginia*, 1835, p.271.

<sup>10</sup> Mansfield, *Princess Anne County*, p.50.

<sup>11</sup> Mansfield, *Princess Anne County*, p.52.

<sup>12</sup> Green, Bricker, Hugman, *Historic Structure Report*, p.2.22- ; Mansfield, *Princess Anne County*, p.65-68.

<sup>13</sup> Retention of county court records was a lucky stroke for Princess Anne County. Records for the localities that had shipped records to Richmond, capital of the short-lived Confederacy, were largely destroyed by fire or other catastrophe by the time the city fell to Union troops.

Virginia Beach Courthouse Village and  
Municipal Center Historic District

Name of Property

City of Virginia Beach, VA

County and State

<sup>14</sup> Brent Tarter, "Fourteenth Amendment to the U.S. Constitution," Encyclopedia Virginia, [https://www.encyclopediavirginia.org/Fourteenth\\_Amendment\\_to\\_the\\_U\\_S\\_Constitution](https://www.encyclopediavirginia.org/Fourteenth_Amendment_to_the_U_S_Constitution). Women won the right to vote with passage of the 19<sup>th</sup> Amendment.

<sup>15</sup> Mansfield, Princess Anne County, p.67-68.

<sup>16</sup> E.E. Ferebee and J. Pendleton Wilson, Jr., An Economic and Social Survey of Princess Anne County, Charlottesville, VA, 1924, p.68, 84-85; Whichard, History of Lower Tidewater, p.102; Mansfield, Princess Anne County, p.75-76, 79, 103, 136.

<sup>17</sup> Ferebee, Economic and Social Survey, p.33, 35-37. 56-57, Whichard, History of Lower Tidewater, p.102; Mansfield, Princess Anne County, p.134, 172.

<sup>18</sup> Ferebee, Economic and Social Survey, p.32-33; Mansfield, Princess Anne County, p.134.

<sup>19</sup> Jennifer Brown Estes, *Bartee's Motor Company later Brown Bradshaw and Brown's Body Shop*, 2006. This is a short personal history written by one of the children of the original owners of Brown's Body Shop.

<sup>20</sup> Frank Sullivan, "New Center Is Planned For County," *The Virginian-Pilot*, Sunday March 25, 1956, Sect. B, p.1; Green, Bricker, Hugman, *Historic Structure Report*, p.2.33-2.35.

<sup>21</sup> Danny Barkin, "Jan. 1, 1963 – The birth of a city," *The Virginian-Pilot (Beacon)*, April 24, 1983, p.A3, A4; Martha Lewis Taylor, "The Merger," *The Beach: A History of Virginia Beach, Virginia*, Virginia Beach, VA, 2006, p.105.

<sup>22</sup> Barkin, "birth of a city," p.A4; Taylor, "The Merger," p.105-06.

<sup>23</sup> Barkin, "birth of a city," p.A4, A8, A14; Taylor, "The Merger," p.106-11.

<sup>24</sup> Chet Paschang, "Doubled Space Officials' Goal At Princess Anne Court House," *The Ledger-Star*, October 27, 1966, p.1.

<sup>25</sup> Paschang, "Doubled Space," p.1.

<sup>26</sup> Frank Creasy, "Major Expansion on Beach's 'Hill' Proposed," *The Ledger-Star*, May 25, 1968.

<sup>27</sup> Louis Berger Group, Inc., *Management Summary for Intensive Architectural Survey of Court House Elementary School (143-5003)*, Virginia Beach, VA, June 2001.





Virginia Beach, VA

DHR #: 134-5299

LOCATION MAP

Decimal Degrees

A. Latitude: -76.058810  
Longitude: 36.754840

B. Latitude: -76.051470  
Longitude: 36.754550

C. Latitude: -76.053620  
Longitude: 36.750200

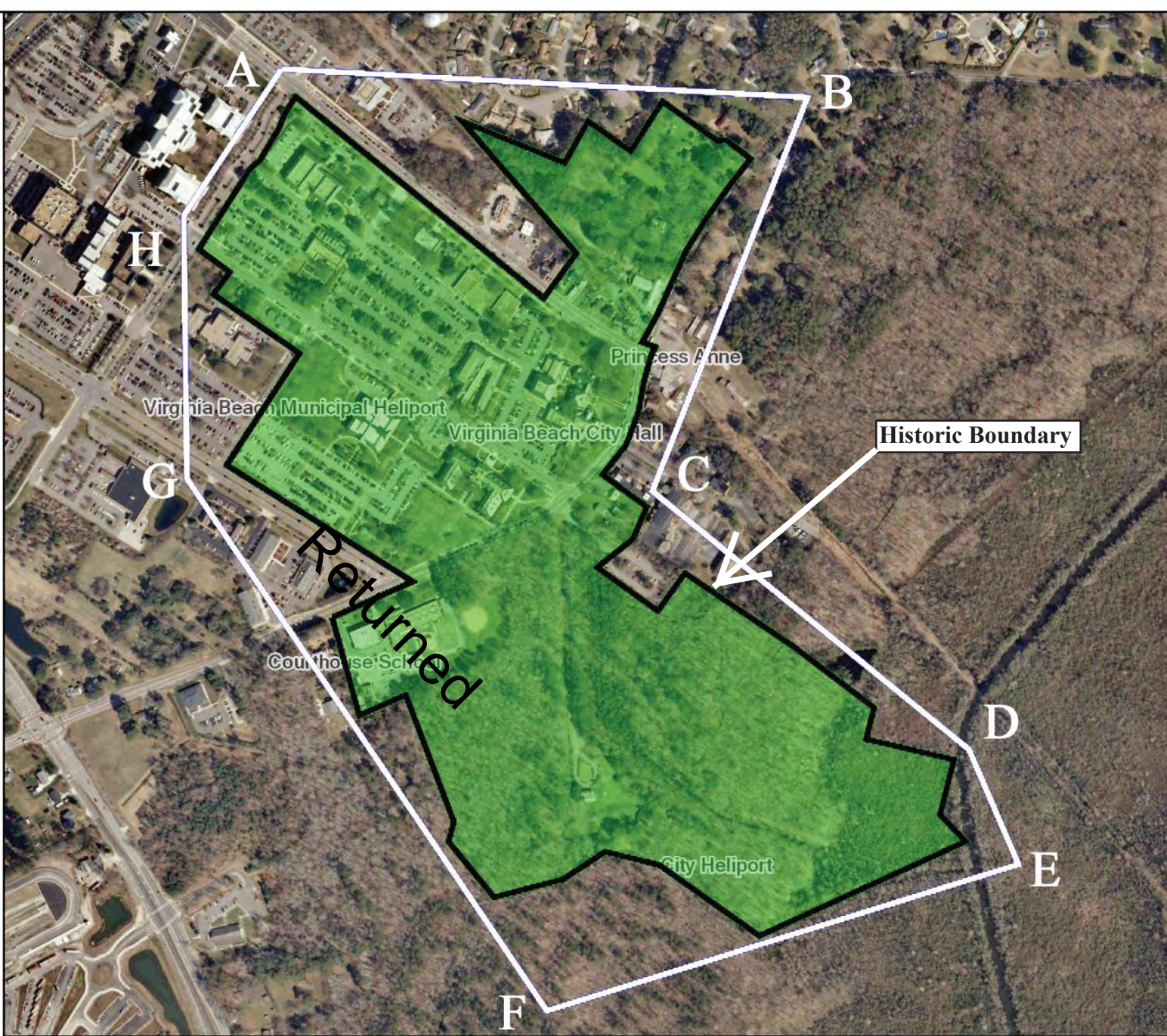
D. Latitude: -76.049240  
Longitude: 36.747400

E. Latitude: -76.048570  
Longitude: 36.746110

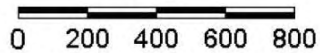
F. Latitude: -76.055080  
Longitude: 36.744510

G. Latitude: -76.060140  
Longitude: 36.750360

H. Latitude: -76.060190  
Longitude: 36.753240



Feet



1:9,028 / 1"=752 Feet

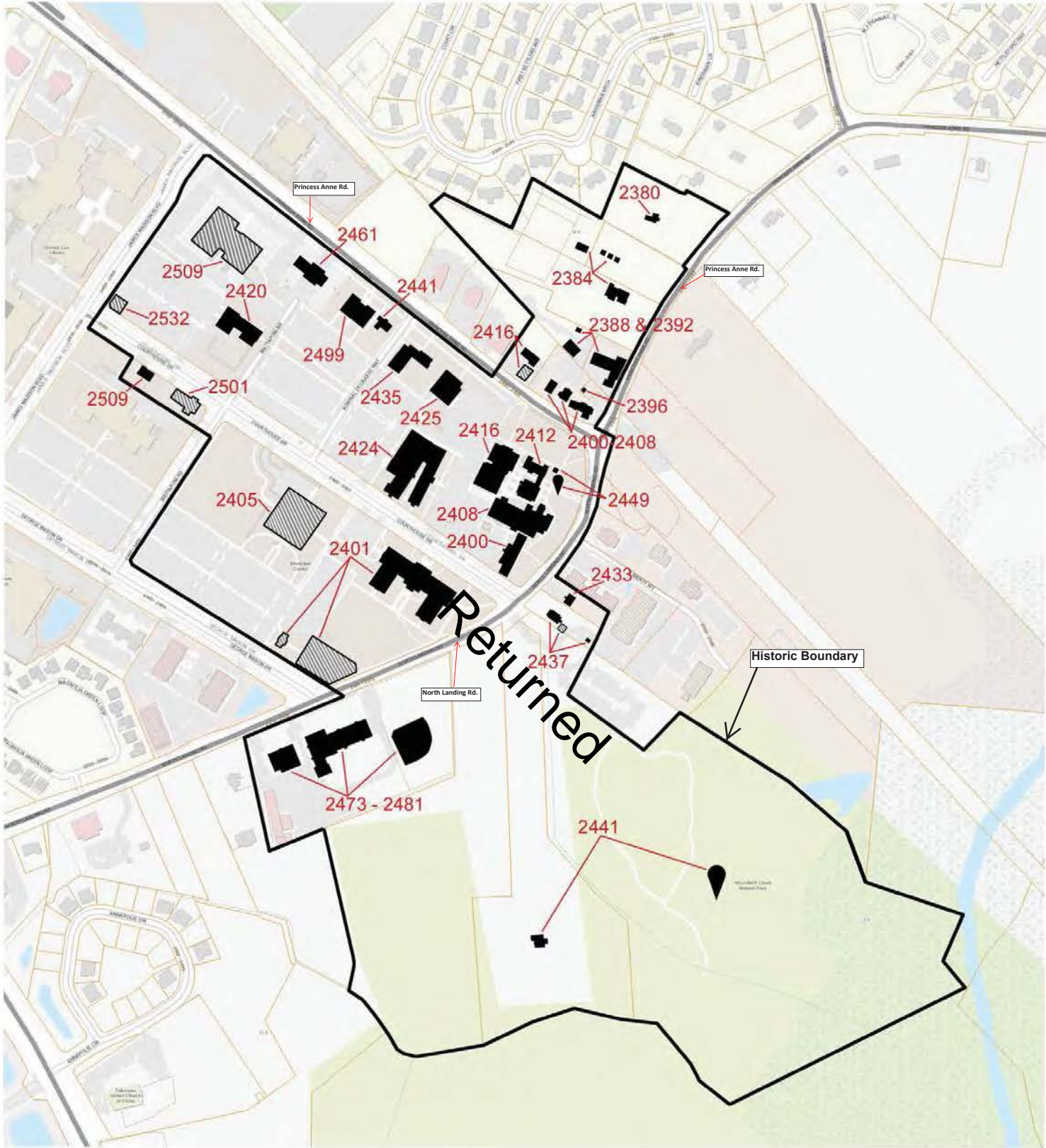
**Title: Virginia Beach Courthouse Village and Municipal Center Historic District**

**Date: 5/24/2017**

*DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.*

*Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.*





- = Contributing
- ▨ = Non-contributing
- 📍 = Contributing site

0 200 400 ft.



Virginia Beach Courthouse Village and  
Municipal Center Historic District

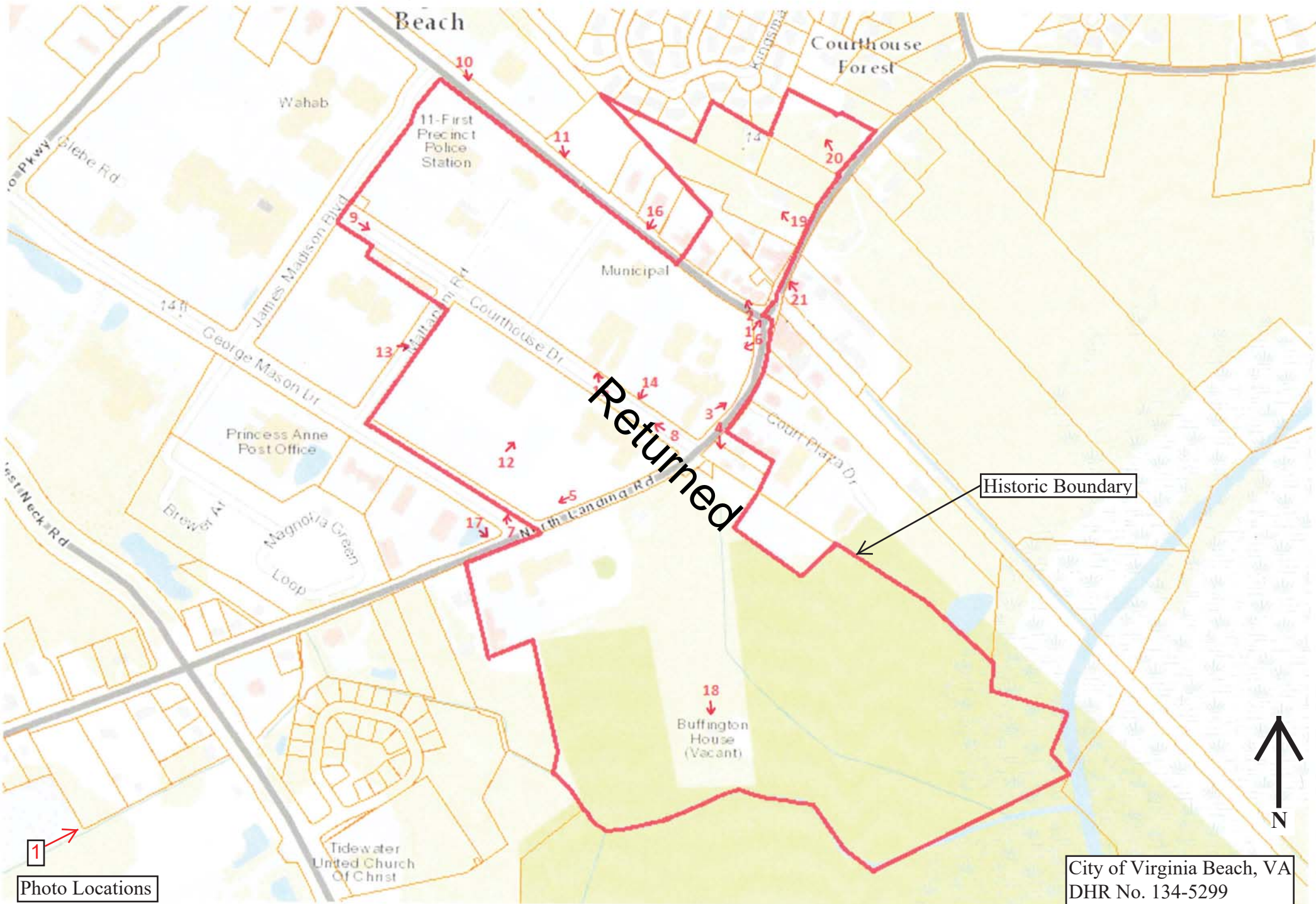
Virginia Beach, Virginia

DHR No. 134-5299

April 2017



# PHOTO KEY



1  
Photo Locations

Historic Boundary

City of Virginia Beach, VA  
DHR No. 134-5299

## VIRGINIA BEACH COURTHOUSE VILLAGE & MUNICIPAL CENTER HISTORIC DISTRICT

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Virginia Beach Courthouse Village and Municipal Center Historic District

Multiple Name: \_\_\_\_\_

State & County: VIRGINIA, Virginia Beach

Date Received: 1/24/2018      Date of Pending List: 2/26/2018      Date of 16th Day: 3/13/2018      Date of 45th Day: 3/12/2018      Date of Weekly List: \_\_\_\_\_

Reference number: SG100002196

Nominator: State

Reason For Review:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Appeal           | <input type="checkbox"/> PDIL            | <input type="checkbox"/> Text/Data Issue               |
| <input type="checkbox"/> SHPO Request     | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo                         |
| <input type="checkbox"/> Waiver           | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary                  |
| <input type="checkbox"/> Resubmission     | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period                        |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP             | <input checked="" type="checkbox"/> Less than 50 years |
|   | <input type="checkbox"/> CLG             |  |

Accept       Return       Reject      3/7/2018 Date

Abstract/Summary  
Comments:

Recommendation/  
Criteria      Nomination is being returned to State for technical correction. See National Register of Historic Places Return Sheet dated 3/7/2018 for detailed comment

Reviewer Patrick Andrus *Patrick Andrus*      Discipline Historian

Telephone (202)354-2218      Date 3/7/2018

DOCUMENTATION:      see attached comments : No      see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.





## United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, DC 20240

IN REPLY REFER TO:

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

#### National Register of Historic Places Evaluation/Return Sheet

Property Name: Virginia Beach Courthouse Village and Municipal Center Historic District

STATE & COUNTY: VIRGINIA, Virginia Beach (Ind. City)

Reference Number: SG100002196

#### Reasons for Return:

The nomination for the Virginia Beach Courthouse Village and Municipal Center Historic District is being returned for technical corrections related to the inventory and the district sketch map.

The nomination form keys the inventory (Section 7 of the form) to the district sketch map by using the four digits of the street address of the contributing and noncontributing properties. This approach causes confusion because some of the address numbers are repeated on different streets (and thus the numbers are repeated on the map). In discussion with the staff of the State Historic Preservation Office it was agreed that the State would revise the nomination text and the sketch map to use the last four digits of the Division of Historic Resources' (DHR) inventory number (rather than the street address numbers). The DHR inventory numbers are unique, so there will be no repetition. In the introduction to the inventory (Section 7, p. 15) the State will change the text from "their address number" to "the last four digits of their DHR inventory number."

On the district sketch map, the street names on the map are not very legible because a grey line runs down the middle of each road. The State has agreed to revise the map to make the street names more visible.

*Patrick Andrus*

Patrick Andrus, Historian  
National Register of Historic Places  
3/07/2018





# COMMONWEALTH of VIRGINIA

## Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Matt Strickler  
Secretary of Natural Resources



Walter V. Langan  
Director

Tel: (804) 367-2323  
Fax: (804) 367-2391  
www.dhr.virginia.gov

May 4, 2018

Mr. Paul Loether  
Chief, National Register of Historic Places and National Historic Landmarks Programs  
National Park Service 2280  
National Register of Historic Places  
Mail Stop 7228  
1849 C St., NW  
Washington, D.C. 20240

**Re: Virginia Beach Courthouse Village and Municipal Center Historic District, City of Virginia Beach, resubmission**

Dear Mr. Loether:

The enclosed nomination, referenced above, is being re-submitted for inclusion in the National Register of Historic Places. The nomination was returned in March 2018 for the following substantial and technical reasons: revisions to the Section 7 inventory and sketch map to use non-repeating inventory numbers to mark each resource's location and to mark street names more clearly on the map. We feel the nomination and additional materials have been revised in accordance with the requests. Any letters of comment or objection have been copied at the end of the nomination material, along with any FPO notification letters.

This historic district includes properties owned by 9 property owners. No letters of objection were received concerning this nomination. Four letters of support, including two from parties associated with the Virginia Beach Certified Local Government, were received and copies are attached hereto.

Should you have any questions, please do not hesitate to contact me. My direct phone line is 804-482-6439.

Sincerely,

Lena Sweeten McDonald  
National/State Register Historian

### Enclosures

Western Region Office  
962 Kime Lane  
Salem, VA 24153  
Tel: (540) 387-5443  
Fax: (540) 387-5446

Northern Region Office  
5357 Main Street  
PO Box 519  
Stephens City, VA 22655  
Tel: (540) 868-7029  
Fax: (540) 868-7033

Eastern Region Office  
2801 Kensington Avenue  
Richmond, VA 23221  
Tel: (804) 367-2323  
Fax: (804) 367-2391