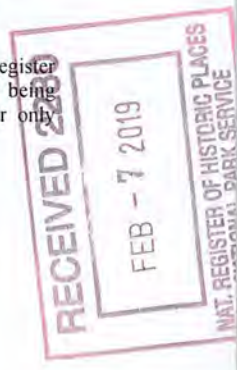


3544

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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



1. Name of Property

Historic name: Blackwell Historic District

Other names/site number: DHR No. 127-5817

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: Roughly bounded by Decatur St., E. 14th St., Dinwiddie Avenue, and Jefferson Davis Hwy/U.S/ Route 1

City or town: Richmond 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Not For Publication: N/A Vicinity: N/A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

	<u>2-5-19</u>
Signature of certifying official/Title:	Date
<u>Virginia Department of Historic Resources</u>	
State or Federal agency/bureau or Tribal Government	

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

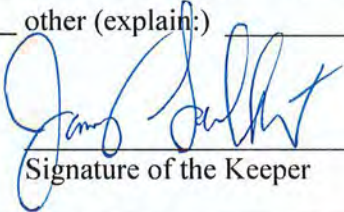
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4. National Park Service Certification

I hereby certify that this property is:

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


Signature of the Keeper

3-20-2019
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>339</u>	<u>175</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>5</u>	structures
<u>0</u>	<u>1</u>	objects
<u>339</u>	<u>181</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling, Multiple Dwelling

COMMERCE/TRADE: Business, Specialty Store

EDUCATION: School

RELIGION: Religious Facility: Church

GOVERNMENT: Correctional Facility: Police station, Jail

Current Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling, Multiple Dwelling

COMMERCE/TRADE: Business, Specialty Store

EDUCATION: School

RELIGION: Religious Facility: Church

FUNERARY: Mortuary: Funeral Home

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Italianate, Queen Anne, Romanesque Revival

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival, Tudor, Neo-Classical Revival

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS: Craftsman

MODERN MOVEMENT: International Style, Contemporary

OTHER: Post-Modern

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD: weatherboard, shingle, plywood; BRICK; CONCRETE; METAL; SYNTHETICS

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Blackwell Historic District was part of the original City of Manchester/Manchester Ward annexed by the City of Richmond in 1910 and 1914, and is inextricably connected to the development and history of Manchester. Approximately half of the district lies north of Maury Street and was platted during the mid-nineteenth century; it was included in the 1910 annexation. Most of the extant buildings in this area were developed in the early twentieth century with sporadic earlier and later buildings spread throughout as well. South of Maury Street, the acreage was platted by the Richmond & Manchester Land Company, which was chartered in 1896. Most development, however, occurred following the annexation of Manchester by the City of Richmond in 1914, and continued through the mid-twentieth century. The historic district encompasses a significant concentration of late nineteenth to mid-twentieth century development. The vast majority of properties within the district are residential, with the remaining made up of three churches, a few small commercial enterprises such as barbershops and corner stores, a school, and a community pool. The historic district has integrity of location and setting due to its small urban lots, mature trees, and rather narrow paved streets. The built environment is generally dense, although there are intermittent vacant lots where houses once stood. The dwellings are generally modest in scale, architectural design, and detailing, but feature consistent setbacks and massing that lend consistent rhythm to the streetscapes. Typical updates, such as replacement siding, window sash, and entry doors, are found on many dwellings. The community-oriented resources, such as the school and churches, are more architecturally distinctive. The district's overall integrity of workmanship, design, and materials

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conveys that this has historically been and continues to be a working-class area. Due to lack of inappropriate or out-of-scale infill construction, the district's integrity of feeling as an early to mid-20th century suburban neighborhood is very good. The intact character of the built environment also strengthens the district's integrity of association as an example of a residential development in Richmond's traditionally more blue-collar environs south of the James River.

Narrative Description

Setting

The Blackwell Historic District covers roughly 102 acres of development spread out across approximately 40 city blocks as far south as Dinwiddie Avenue, and as far west as the Jefferson Davis Highway/U.S. Route 1 corridor. The district's eastern boundary generally follows historic subdivision boundaries and "stairsteps" along E. 13th, E. 16th, and E. 17th streets. Development occurs on blocks set in a mostly gridded pattern. Properties within the historic district are primarily oriented towards the east-west streets, with the exception of those fronting Jefferson Davis Highway.

About half of the historic district, north of Maury Street, is comprised of urban blocks platted as part of the Town of Manchester in 1856. These areas remained largely undeveloped prior to the Civil War, and it was not until the early 1870s that the local economy recovered sufficiently to prompt new commercial and industrial activity. Nevertheless, today, the 1856 plat remains apparent in the gridded block layout established at that time as well as the street naming convention. The north-south streets are numbered, while the east-west streets were named for naval heroes, such as Decatur, Stockton, Everett, and Maury streets.

South of Maury Street, the lands generally comprise one primary subdivision – the Richmond-Manchester Land Company Plat of 1896. Development in this area adheres to the earlier street and grid pattern established in the older areas of Manchester, continuing the numbered north-south streets, but begins a new parallel street naming convention of utilizing alphabetically-oriented place names, including Albany, Boston, Chicago, and the former Delaware (now Dinwiddie) Avenue. Layout and composition in this area complements the older areas through the basic grid pattern, but is distinguishable as a later subdivision through various attributes such as street width, lot size and orientation, and scale and setback of buildings.

Streets in the original Manchester plat vary in width and design and generally have curbs, including historic granite in select locations. All of the streets are paved with asphalt, but only Decatur and Maury streets have painted center lines and shoulders. East of Jefferson Davis Highway, Decatur and Stockton streets were likely the earliest developed and are both approximately 40 feet wide, although today are limited to one lane of travel in each direction plus a designated parking lane on each side. Meanwhile, Everett and Maury streets are slightly narrower at 30 feet. The numbered cross streets in this area are narrower yet, at roughly 20 feet, necessitating some to be limited to one-way of vehicular traffic. Street widths are consistent in the Richmond-Manchester Land Company Plat between Maury Street and Dinwiddie Avenue, with primary named streets at 30 feet wide and numbered cross streets at 20 feet. Street parking

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is allowed throughout this area, with parking permitted on both sides of the primary streets and one side only on the cross streets.

Pedestrian infrastructure is fairly consistent throughout the historic district, with most areas having some form of sidewalks. East of Jefferson Davis Highway, all blocks and streets have sidewalks flanking both sides of the road. On the primary named streets, the sidewalks are set back with a narrow grassy berm between them and the road, while on the numbered cross streets the sidewalks immediately abut the roadway.

Lot sizes throughout the historic district vary depending on location and associated development area or subdivision pattern. Most are typical urban properties measuring less than 1/10 of an acre. Because the properties in the older areas, north of Maury Street, were developed individually and not as part of a platted subdivision, their lot dimensions vary considerably. Average sized residential lots in these areas have between 30 and 35 feet of street frontage, with some as narrow as 20 feet in denser areas. Average property depth in this area is 120 feet, although 70 feet is common for those facing Decatur and Stockton streets. Individual blocks also vary in development orientation. On some blocks, all properties face the numbered cross streets, on others they all face the named streets, and on others yet there are a mix of properties facing the named and numbered streets. Many of these lots, but not all, back up to alleys extending centrally through the blocks. Lot sizes in the Richmond-Manchester Land Company Plat south of Maury Street are more consistent, with either 40 or 50 feet of frontage and 120 feet in depth. All lots are oriented towards the named streets with central alleys that parallel them and are accessed off the numbered streets. The exception is one row of parcels along the east side of Jefferson Davis Highway/U.S. Route 1.

Despite the presence of alleyways throughout many blocks, there are few garages situated along them. More common are small sheds and workshops at the back of the properties that are accessible from the alley. Driveways are limited to only a handful of properties that have more recent infill construction.

Building size, scale, setback, and density within the district vary somewhat due to differing development timelines and location within either the more organically developed part of the district within the 1850s plat of Manchester versus the planned Richmond-Manchester Land Company Plat. Nearly all of the houses are modestly sized, detached, one- and two-story buildings, with occasional larger dwellings along Decatur and Stockton streets. Some more recently built attached townhouses and duplexes, as well as multiple-family apartment buildings, are related to a federally funded, HOPE VI housing redevelopment effort that occurred during the late 20th/early 21st century. Churches and commercial buildings typically adhere to the size and scale of residential development in the area, with the exception of larger, and mostly later, development in adjacent areas along Jefferson Davis Highway/U.S. Route 1.

Building setbacks depend on whether resources are within the older Manchester plat or the 1896 Richmond-Manchester Land Company Plat. Setback is minimal to none in the Manchester plat with many houses and commercial buildings set immediately adjacent to the sidewalk or with

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only a narrow strip of yard, often set behind a bermed knee wall, between the front porch and the sidewalk. The limited setback, coupled with the often-narrower lots, results in a higher density built environment. In contrast, dwellings and other buildings within the Richmond-Manchester Land Company Plat south of Maury Street are typically of the same size and scale as those in the district's older portions, but are generally setback further on their properties, almost always with a small grassy front yard. The buildings also have more setback from the sides of their wider lots, even on corner lots, which has resulted in a slightly less dense streetscape.

Despite slight variations in street widths, lot sizes, and building configurations, the historic district has an overall harmoniously blended built environment. A consistent pattern of gridded block layout, comparable development scale, residential uses, and architectural styles unify the historic district and lend a cohesive feel to its various sections.

Architectural Analysis

The Blackwell Historic District features a diverse collection of residential architecture that represents a wide range of typical and popular styles from the late nineteenth through the mid-twentieth century, which reflect the growth and development Manchester experienced during that period. The majority of historic properties are single-family dwellings, although several multiple-family residential units, as well as a school, three churches, a small selection of modest commercial enterprises, and a community pool are also present. Distinct patterns in architectural idiom that are present in the various streets and blocks illustrate the district's evolution from its earliest development c. 1870 through the present day. The ratio of historic properties to vacant lots or more recent infill construction remains high, as does the historical integrity of most individual resources.

A handful of resources built in the last decades of the nineteenth century through the first decade of the twentieth century are present, generally north of Maury Street. The district's vast majority of extant buildings date to the 1920s and 1930s, following annexation of Manchester by Richmond and an ensuing real estate boom. During the Great Depression, very little new construction occurred. After World War II, a renewed pace of development occurred to meet over a decade of pent-up demand for new housing. By the late 1950s, the subdivided lots had been largely built out, after which little new construction occurred until the late twentieth century, when the federal government initiated the new HOPE VI housing program in the Blackwell neighborhood.

The district's earliest development dates to c. 1870, when the local economy began to recover from the Civil War, and picked up speed after Manchester was incorporated as an independent city in 1874. This was a period of relative wealth and expansion for Manchester, as reflected by the many larger and high-style residences built at that time on the north side of Hull Street in the neighboring Manchester Residential and Commercial Historic District (NRHP 2002). The Blackwell Historic District contains a handful of similar properties, mostly along Decatur Street. Excellent examples of popular-styled houses from this period include a Queen Anne residence at 1219 Decatur Street and Italianate residences at 1214 and 1301 Decatur Street. The house at

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1219 Decatur reflects a typical urban interpretation of the Queen Anne style with a boxy brick form and ornamentation focused on the façade with a fish-scale shingled pent roof and an engaged two-story half-hexagonal bay topped by a shingled turret. The dwelling at 1301 Decatur; also a frame building, has a two-story half-hexagonal bay, but is topped by a cross-gabled roof. Because the house is set on a corner lot, its complex, cross-gabled roofline can be seen along the side elevation as well. At 1214 Decatur, a vernacular interpretation of an Italianate townhouse features a rubbed brick façade topped by a heavy bracketed cornice. The front windows are topped by flat stone lintels while the side windows are arched. A projecting bay window further adorns one side elevation. The Italianate residence at 1301 Decatur is slightly more elaborate with arched second-story windows on the façade ornamented by compound brickwork over the arch, as well as a mouse-toothed string course.

One of the most notable examples of Victorian-era architecture is a Queen Anne-style residence at 601 Jefferson Davis Highway. This two-and-a-half-story, frame house features a tall front gable embellished with fish-scale shingles and a bent wood arch with an integral window opening. The façade is further ornamented with an angled projecting corner bay set on a 45-degree angle. A similar engaged bay projects from the side of the building. Both feature fish-scale gables and beadboard panels below the window openings on each level.

Contemporary to these higher style residences are more modest dwellings built for middle- and working class families employed at the many local small industries and commercial concerns that operated in Manchester. These houses typically display vernacular interpretations of popular styles such as Folk Victorian and Italianate. Most are typically two-story frame buildings, although a handful of one-story examples have been identified as well. Sanborn maps from 1895 and 1910 show this is consistent with historical development in the area. Variations on this template are the gable-and-wing form examples at 1715 and 1915 Albany Avenue, as well as 2017 Boston Avenue. These dwellings likewise feature a three-bay, gable façade as well as an intersecting side gable wing and are typically ornamented with gable returns, friezes, dentils, and full-width or wraparound porches. A more diminutive example is a one-story, Folk Victorian house at 1716 Stockton Street, which features a front gable with a recessed side wing. The front gable is adorned by spindlework, which is repeated on the full-width porch along with a denticulated cornice.

Vernacular interpretations of popular styles are prevalent throughout the historic district, with dwellings embellished with subtle, classically-derived embellishments drawn from the Italianate, Colonial Revival, and Neo-Classical Revival styles. Typical of these are houses at 1303, 1307, and 1315 Decatur Street, which are all frame, three-bay dwellings with low-pitched roofs, wide eaves, and full-width porches with classically-influenced details. A duplex brick example is located at 1417-1419 Decatur and is accented with a bracketed cornice and concrete window lintels. The house at 1709 Stockton reflects a one-story vernacular interpretation of the Italianate style, with a rear-sloping shed roof adorned by a simple bracketed cornice on the front.

In addition to stylistically-influenced dwellings, the historic district has a substantial number of houses with vernacular hall-and-parlor, I-house, and bungalow/shotgun forms. A one-story hall-

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and-parlor house is located at 106 E 16th Street. This frame house is topped by a hipped roof with an end chimney, and reflects its form through a slightly offset, centered entry. A group of three similar dwellings that reflect an urban two-thirds I-house form are at 1409 and 1411 Decatur Street; an early twenty-first century infill example at 1407 Decatur also has an I-house form. Each features an offset three-bay form, full-width porch, and hipped roof. The early twentieth century houses at 1815 and 1817 Maury Street display a one-story bungalow form, with a full-width front porch supported by square posts, an offset primary entrance, and a single large window.

By far the busiest period of development occurred during the 1920s and the district's extant resources constructed during that period reflect a wealth of popular forms and styles. Most frequently occurring are vernacular interpretations of Colonial Revival that drew from an amalgam of earlier styles, including Italianate, Queen Anne, Greek Revival, and Federal. For example, the Colonial Revival/Italianate-influenced buildings from this period are nearly all two-story frame buildings with offset three-bay forms. Most often, rear-sloping shed roofs are highlighted by a compound bracketed front cornice. Dozens of examples are located along Everett Street between 17th and 18th streets, along E. 14th Street south of Stockton Street, and individually scattered on nearly every block within the district. Less frequent are examples that replace the top cornice with a short pent roof, often clad with shingles in a decorative configuration, such as the houses at 109 E. 16th Street and 1714 and 1716 Albany Avenue, as well as the much more recently built dwelling at 1605 Stockton Street.

Craftsman-inspired styles and building forms from this period are typically one- and two-story bungalows and American Foursquare houses. Frame construction, front porches with battered columns, shallow-pitch roofs, exposed rafter tails, and paired windows are typical features of these buildings. Good examples of American Foursquare dwellings are at 1416 and 1418 Decatur Street, 1806 and 1808 Stockton Street, and 2006 Boston Avenue; all feature character-defining hipped roofs with a central hipped dormer. Examples of the Bungalow form can be found at 224 E 17th Street, 2004 Boston Avenue; and 1902, 1906, and 1908 Albany Avenue (the dwelling at 1902 Albany Avenue has a rather awkward side addition). The majority of Bungalows are simply one-story buildings topped by either a front gable or hipped roof, although there are a handful of more complex and elaborate examples, such as a Colonial Revival-influenced house at 123 Lipscomb with a cross-gable roof and wraparound porch embellished by Ionic columns set atop masonry piers.

Extant original and/or historic-age outbuildings, such as garages, sheds, workshops, and other domestic outbuildings are relatively rare in the Blackwell Historic District. However, more recently built prefabricated sheds and storage buildings are common.

A handful of commercial properties are mixed into the historic district's residential blocks. An example of a mixed-use building with a commercial storefront on the first story and a residential flat above is located at 1916 Albany Avenue. This frame building is topped by a low-pitch hipped roof and features a nearly full-width first-story storefront with plate glass windows and a

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recessed entry bay. Another commercial building is located at 1702 Stockton, and consists of a small one-story commercial block appended to the side of a bungalow residence.

The extant historic-age churches in the Blackwell Historic District were constructed using a variety of eclectic and revival styles. The Broomfield Christian Methodist Episcopal Church at 609 Jefferson Davis Highway is an imposing Romanesque Revival building of brick construction fronted by a crenelated belfry tower. The frame Christian Tabernacle Baptist Church at 1900 Everett Street is an excellent example of the Queen Anne style as applied to a church, and features a compound roofline, multiple towers and belfrys, shingled walls, and a compound arched, stained-glass window. At 1501 Decatur Street, the two-story, front-gabled, brick First Baptist Church of South Richmond is an austere example of Colonial Revival design with a three-story corner tower, projecting pedimented entry bay with entry arcade and engaged Doric columns, and rectangular stone window sills and lintels.

At 1320 Stockton Street is the historic district's lone municipal building. Constructed during the 1920s, the modestly-sized, two-story, brick building is a former precinct police station and jail. Its design reflects a slight Neo-Classical Revival style influence through its parapet with cast stone coping, compound cornice, three-part façade with a central projecting bay, and centered entry highlighted by a decorative entablature, scrolled consoles, and dentil cornice.

Continued development within the historic district was more sporadic during the 1930s, with roughly two dozen resources identified as dating either to either 1930-1932, before the Great Depression had fully taken hold, or after 1938 when the worst of the economic crash had passed. The pace of construction rebounded after World War II, filling in the majority of remaining empty lots, particularly those south of Maury Street. Buildings constructed during this time represent the typical and popular styles of the era and reflect the modest, middle- and working-class property owners who bought them. By far the most prevalent house type built during the postwar era were various iterations of the Minimal Traditional form, typically a one-story dwelling with an offset primary entrance fronted by a stoop, a picture window to one side of the entrance, and minimal detailing around the door and occasionally along the roofline. Cape Cod dwelling forms also proliferated; these are two-story buildings with side-gable roofs, often but not always featuring one or two dormers, an interior chimney, a centered entrance with embellishment such as a decorative hood or molded surround, and symmetrical fenestration. If present, exterior chimneys on Minimal Traditional and Cape Cod dwellings sometimes feature some ornamental masonry, such as weathered shoulders or a corbeled cap. The historic district's postwar housing stock also includes slightly more elaborate takes on the Colonial Revival style, as well as a few later examples of Craftsman style. These houses are usually one or two stories in height, and have a mix of frame and masonry construction. Ornamentation is typically focused on porches and entrances.

By the 1950s, residential development in the neighborhood slowed as remaining vacant lots were infilled with a handful of single- and multiple-family dwellings or apartment buildings. The Minimal Traditional continued to represent the bulk of housing construction through this period, as well as architecturally austere one-story ranch houses.

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Located at 1600 Everett Street is the Blackwell Elementary School complex (DHR no. 127-0327). A public school has been located here since 1888 and today it remains one of the neighborhood's most important community assets. Named for locally significant educational leader James Blackwell Sr., the property occupies a large T-shaped parcel bounded by Stockton and Maury street on the north and south, E. 13th and E. 14th streets on the east, and E. 15th and E. 16th streets on the west. Behind the current main school building stands a 1967 annex. An interesting example of early Post-Modern design, the one-story building has a round footprint. The masonry structural system is clad by sections of brick curtain wall interspersed between bays consisting of groups of large windows surmounted over metal panels. The roof has wide eaves and a slight elevated cone in the center. Projecting from one side of the building is a smaller round vestibule connected by a hyphen. The building is accessed via E. 14th Street, which ends in a looped drive that includes a small parking area.

Contemporary to the 1967 annex, there is a community pool and pool house located at the southwestern end of the campus, along Maury and E. 16th streets. The pool house has a Colonial Revival design with a Palladian-influenced central, three-bay entrance arcade flanked by symmetrical wings. The masonry structural system rests on a concrete foundation and the hipped roof is covered with asphalt shingles. Currently the windows are boarded over.

The 1888 Blackwell School building was demolished in 1999 and a new school was constructed on its site. Now the primary resource on the school campus, the two-story, L-shaped, Post-Modern style building has a masonry structural system on a continuous foundation and is topped by a gable roof clad with standing-seam metal. The brick-clad veneer uses a contrasting color scheme of blonde brick on the lower wall sections and red brick above. The main entrance is set at the juncture where the wings join and is highlighted by a round tower with decorative brickwork and a projecting canopy supported by heavy round columns. An attached community center occupies the building's southwestern wing. Its entrance has a round projecting canopy supported by heavy round columns. The fenestration pattern is asymmetrical and includes an eclectic mix of arched and rectangular window openings.

Between the 1960s and the end of the twentieth century, Blackwell saw little additional development. The neighborhood was largely built out which, along with a period of economic downturn for much of Manchester, combined to limit new construction activity. In 1963, the area's first public housing project of the modern era was built along Chicago Avenue. The group of four multiple-unit townhouse buildings reflect the stripped-down approach to construction that characterize publicly funded housing of the period. Beyond the historic district boundaries, in 1970, an urban renewal project in Manchester resulted in demolition of many older buildings to make way for a series of multiple-family units on the blocks between Hull Street, Maury Street, Commerce Street, and E. 13th Street. Just thirty years later, however, these buildings were razed and replaced with another group of subsidized housing projects.

From the early 2000s until today, continued construction of low-income, subsidized, and assorted investment housing has been ongoing. Thus far, approximately 88 single-family,

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detached or semi-detached dwellings have been built in the past two decades. In general, these houses blend seamlessly into the blocks and streetscapes of the Blackwell neighborhood through the use of compatible styles, size, scale, materials, and setback. Because federal funds often were used in construction, the designs of the buildings was subject to review under the National Historic Preservation Act. Many of these newer residences have captured the character and appearance of the neighborhood's historic streetscape but have differentiating details, such as poured concrete foundations, prefabricated composite material details, and lack of chimneys, that set them apart from historic-age resources. Consequently, the new construction does not detract from the historic district's character, nor does it create a false sense of the historic setting.

Integrity Analysis

The vast majority of the historic district's architectural resources were constructed during the period of significance, which spans from c. 1870-1968. More recent infill construction that is present is generally compatible and blends with the district's historic fabric through complementing styles and similar size, scale, and massing. Overall, the density of the neighborhood and suburban streetscapes remain intact as developed. The street and block patterns that were platted and developed from the mid-nineteenth century through the mid-twentieth century are also retained. In general, roads have not been widened or rerouted, nor has modern infrastructure interrupted these patterns. The exception is Jefferson Davis Highway, which extends along parts of the district's western boundary; the roadway has been widened, but generally retains its historic boulevard configuration.

So, too, do the district's individual buildings and properties retain their historic design and character. While most houses exhibit typical and expected maintenance and cosmetic updating, modifications are typically nonintrusive and do not significantly detract from historical integrity. Replacement doors and window sash are the most common alterations, although fenestration patterns have not been altered. Vinyl and aluminum siding also are common updates. Small additions to the rear or side elevations of dwellings are found as well, while facades have been maintained as designed, including open front porches. Few historic-age outbuildings remain, although historic maps reveal that these were relatively uncommon during the district's period of significance. More recently built garages and sheds are placed along rear alleys. The vast majority of these are small-scale, prefabricated buildings placed either directly at grade or on footers. Importantly, relationships of dwellings to streets and alleys have not been changed by installation of driveways or other off-street parking; this contributes to the district's integrity of setting and feeling as a largely late 19th/early 20th century entity.

Inventory

The following inventory identifies all properties located within the Blackwell Historic District and is organized alphanumerically by street and then address number. Each inventory entry identifies the property's primary resource and its type (building, site, structure, or object) and includes its construction date and, where applicable, architectural style and number of stories. Secondary resources also are listed when present. Each property has been assigned a DHR

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inventory number, and properties are keyed to the attached Sketch Map by the last four digits of the inventory number.

The Blackwell Historic District has a total of 520 resources, of which 339 are classified as contributing and 181 as noncontributing. The contributing status of each resource was determined based on its direct association with the district's significance in the areas of Ethnic Heritage: African American, Education, Social History, and Architecture during the district's period of significance, c. 1870-1968, and on each resource's ability to convey its historic association(s) through integrity of location, design, workmanship, and materials. Retention of original form, massing, rooflines, and scale were considered the baseline for a building to be classified as contributing. With regard to dwellings, common alterations, such as replacement siding, window sash, and exterior doors, were taken into account but not found, in and of themselves, to warrant classifying a resource as non-contributing. Rather, these were viewed within the context of rapidly changing construction materials that were available by the mid-20th century. Often marketed with the promise of utility savings and lower maintenance requirements, such replacement materials have proven attractive to property owners since asbestos shingle siding was introduced during the 1930s. These updates also are directly associated with efforts by property owners to enhance curb appeal and, by blending into the district's streetscapes, contribute to the district's overall setting and feeling as a historically working-class area. With regard to commercial resources, business owners have often made similar calculations, and have updated storefront designs, signage, and other exterior finishes to attract potential customers. Modernized building codes that address fire safety and physical accessibility also have influenced alterations to churches, schools, and commercial resources. For the most part, code compliance-related materials are concentrated in mechanical systems, but also may be reflected in width of doors, presence of a fire escape, installation of a ramp to access entries, or other changes to a building's original envelope.

14th Street

114 14th Street 127-5817-0473 Other DHR Id#:

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

Contributing Total: 1

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

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

Non-contributing Total: 1

East 109 14th Street 127-5817-0009 Other DHR Id#:

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

Non-contributing Total: 1

Secondary Resource : Single Dwelling (Building) Non-contributing Total: 1

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

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

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Contributing Total: 1

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

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

Non-contributing Total: 1

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

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

Non-contributing Total: 1

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

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

Non-contributing Total: 1

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

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

Non-contributing Total: 1

East 119 14th Street 127-5817-0469 *Other DHR Id#:*

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

Non-contributing Total: 1

East 121 14th Street 127-5817-0470 *Other DHR Id#:*

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

Contributing Total: 1

East 220 14th Street 127-5817-0499 *Other DHR Id#:*

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

Contributing Total: 1

222 East 14th Street 127-5795 *Other DHR Id#: 127-5817-0500*

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

Contributing Total: 1

224 E. 14th Street 127-5817-0501 *Other DHR Id#:*

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

Contributing Total: 1

226 E. 14th Street 127-5817-0502 *Other DHR Id#:*

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

Contributing Total: 1

East 228 14th Street 127-6043 *Other DHR Id#: 127-5817-0503*

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

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Contributing Total: 1

230 E. 14th Street 127-5817-0504 Other DHR Id#:

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

Contributing Total: 1

232 E. 14th Street 127-5817-0505 Other DHR Id#:

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

Contributing Total: 1

East 234 14th Street 127-5817-0506 Other DHR Id#:

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

Contributing Total: 1

East 236 14th Street 127-5817-0507 Other DHR Id#:

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

Contributing Total: 1

15th Street

East 105 15th Street 127-5817-0428 Other DHR Id#:

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

Contributing Total: 1

East 106 15th Street 127-5817-0446 Other DHR Id#:

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

Contributing Total: 1

East 107-109 15th Street 127-5817-0427 Other DHR Id#:

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

Contributing Total: 1

East 108 15th Street 127-5817-0445 Other DHR Id#:

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

Non-contributing Total: 1

East 111 15th Street 127-5817-0426 Other DHR Id#:

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

Non-contributing Total: 1

East 112 15th Street 127-5817-0444 Other DHR Id#:

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

Contributing Total: 1

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114 E 15th Street 127-6047 Other DHR Id#: 127-5817-0443

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

Contributing Total: 1

East 115 15th Street 127-5817-0425 Other DHR Id#:

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

Contributing Total: 1

East 116 15th Street 127-5817-0442 Other DHR Id#:

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

Contributing Total: 1

East 118 15th Street 127-5817-0441 Other DHR Id#:

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

Contributing Total: 1

East 119 15th Street 127-5817-0424 Other DHR Id#:

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

Contributing Total: 1

Secondary Resource: Shed (Building) Contributing Total: 1

East 121 15th Street 127-5817-0423 Other DHR Id#:

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

Contributing Total: 1

East 122 15th Street 127-5817-0440 Other DHR Id#:

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

Contributing Total: 1

East 125 15th Street 127-5817-0019 Other DHR Id#:

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

Non-contributing Total: 1

East 201 15th Street 127-5817-0346 Other DHR Id#:

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

Non-contributing Total: 1

East 207 15th Street 127-5817-0347 Other DHR Id#:

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

Contributing Total: 1

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

East 209 15th Street 127-5817-0348 Other DHR Id#:

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

East 217 15th Street 127-5817-0349 Other DHR Id#:

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

East 219 15th Street 127-5817-0350 Other DHR Id#:

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

East 221 15th Street 127-5817-0351 Other DHR Id#:

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

East 223 15th Street 127-5817-0352 Other DHR Id#:

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

East 225 15th Street 127-5817-0353 Other DHR Id#:

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

16th Street

East 105 16th Street 127-5817-0329 Other DHR Id#:

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

East 106 16th Street 127-5817-0434 Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Hall-Parlor, Ca 1925
Contributing Total: 1

East 107 16th Street 127-5817-0330 Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate, Ca 2006
Non-contributing Total: 1

East 108 16th Street 127-5817-0435 Other DHR Id#:

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

East 109 16th Street 127-5817-0331 Other DHR Id#:

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

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Contributing Total: 1

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

East 113 16th Street 127-5817-0332 Other DHR Id#:

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

Contributing Total: 1

East 115 16th Street 127-5817-0333 Other DHR Id#:

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

Non-contributing Total: 1

East 203 16th Street 127-5817-0292 Other DHR Id#:

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

Contributing Total: 1

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

East 205 16th Street 127-5817-0293 Other DHR Id#:

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

Contributing Total: 1

East 206 16th Street 127-5817-0010 Other DHR Id#:

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

Non-contributing Total: 1

East 207 16th Street 127-5817-0294 Other DHR Id#:

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

Contributing Total: 1

East 210 16th Street 127-5817-0345 Other DHR Id#:

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

Contributing Total: 1

East 212 16th Street 127-5817-0344 Other DHR Id#:

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

Non-contributing Total: 1

East 213 16th Street 127-5817-0013 Other DHR Id#:

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

Contributing Total: 1

East 214 16th Street 127-5817-0014 Other DHR Id#:

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

Contributing Total: 1

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East 216 16th Street 127-5817-0015 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1, Style: No discernible style, Ca 1921
Contributing Total: 1

East 301 16th Street 127-5817-0253 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 2006
Non-contributing Total: 1

East 305 16th Street 127-5817-0252 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Folk Victorian, 2009
Non-contributing Total: 1

East 309 16th Street 127-5817-0251 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2009
Non-contributing Total: 1

East 313 16th Street 127-5817-0250 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2009
Non-contributing Total: 1

East 317 16th Street 127-5817-0249 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 2012
Non-contributing Total: 1

East 321 16th Street 127-5817-0248 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Folk Victorian, 2009
Non-contributing Total: 1

17th Street

East 105 17th Street 127-5817-0313 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1925
Contributing Total: 1
Secondary Resource: Shed (Building) Non-contributing Total: 1

East 106 17th Street 127-5817-0321 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1930
Contributing Total: 1
Secondary Resource: Shed (Building) Non-contributing Total: 1

East 108 17th Street 127-5817-0320 *Other DHR Id#:*

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

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East 110 17th Street 127-5817-0319 *Other DHR Id#:*

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

Non-contributing Total: 1

East 111 17th Street 127-5817-0314 *Other DHR Id#:*

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

Non-contributing Total: 1

East 113 17th Street 127-5817-0317 *Other DHR Id#:*

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

Non-contributing Total: 1

East 115 17th Street 127-5817-0318 *Other DHR Id#:*

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

Non-contributing Total: 1

East 202 17th Street 127-5817-0006 *Other DHR Id#:*

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

Non-contributing Total: 1

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

East 205 17th Street 127-5817-0289 *Other DHR Id#:*

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

Non-contributing Total: 1

East 207 17th Street 127-5817-0290 *Other DHR Id#:*

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

Non-contributing Total: 1

East 224 17th Street 127-5817-0016 *Other DHR Id#:*

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

Contributing Total: 1

East 300 17th Street 127-5817-0243 *Other DHR Id#:*

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

Non-contributing Total: 1

East 304 17th Street 127-5817-0244 *Other DHR Id#:*

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

Non-contributing Total: 1

East 308 17th Street 127-5817-0245 *Other DHR Id#:*

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Primary Resource: **Single Dwelling (Building), Stories 2, Style: Vernacular, 2011**
Non-contributing Total: 1

East 312 17th Street 127-5817-0246 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Folk Victorian, 2010**
Non-contributing Total: 1

East 316 17th Street 127-5817-0247 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 2, Style: Folk Victorian, 2010**
Non-contributing Total: 1

18th Street

East 100 18th Street 127-5817-0308 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 2, Style: Georgian, 1910**
Contributing Total: 1

East 108 18th Street 127-5817-0307 *Other DHR Id#:*

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

East 110 18th Street 127-5817-0306 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Craftsman, 2004**
Non-contributing Total: 1

East 113 18th Street 127-5868 *Other DHR Id#: 127-5817-0316*

Primary Resource: **Single Dwelling (Building), Stories 2, Style: Vernacular, 1915**
Contributing Total: 1

East 114 18th Street 127-5817-0305 *Other DHR Id#:*

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

East 118 18th Street 127-5817-0304 *Other DHR Id#:*

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

East 122 18th Street 127-5817-0303 *Other DHR Id#:*

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

East 128 18th Street 127-5817-0300 *Other DHR Id#:*

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

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Contributing Total: 1

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

East 205 18th Street 127-5817-0280 Other DHR Id#:

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

Non-contributing Total: 1

East 208 18th Street 127-5817-0282 Other DHR Id#:

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

Contributing Total: 1

East 210 18th Street 127-5817-0281 Other DHR Id#:

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

Contributing Total: 1

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

East 211 18th Street 127-5817-0023 Other DHR Id#:

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

Contributing Total: 1

19th Street

East 202 19th Street 127-5872 Other DHR Id#: 127-5817-0271

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

Contributing Total: 1

East 204 19th Street 127-5802 Other DHR Id#: 127-5817-0270

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

Contributing Total: 1

Secondary Resource: Shed (Building) Contributing Total: 1

East 309 19th Street 127-5817-0240 Other DHR Id#:

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

Contributing Total: 1

East 310 19th Street 127-5817-0235 Other DHR Id#:

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

Contributing Total: 1

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

East 311 19th Street 127-5817-0239 Other DHR Id#:

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

Contributing Total: 1

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East 312 19th Street 127-5817-0236 Other DHR Id#:

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

Non-contributing Total: 1

East 314 19th Street 127-5817-0237 Other DHR Id#:

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

Non-contributing Total: 1

South 19th Street

316 South 19th Street 127-6168 Other DHR Id#: 127-5817-0238

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

Non-contributing Total: 1

Albany Ave

1601 Albany Avenue 127-5817-0187 Other DHR Id#:

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

Contributing Total: 1

1603 Albany Avenue 127-5817-0186 Other DHR Id#:

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

Contributing Total: 1

1604 Albany Avenue 127-5817-0145 Other DHR Id#:

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

Contributing Total: 1

1605 Albany Avenue 127-5817-0185 Other DHR Id#:

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

Contributing Total: 1

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

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

Contributing Total: 1

1607 Albany Avenue 127-5817-0184 Other DHR Id#:

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

Contributing Total: 1

1608 Albany Avenue 127-5817-0146 Other DHR Id#:

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

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Contributing Total: 1

1616 Albany Ave 127-5817-0147 Other DHR Id#:

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

Contributing Total: 1

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

1701 Albany Avenue 127-5817-0183 Other DHR Id#:

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

Contributing Total: 1

1702 Albany Avenue 127-5817-0148 Other DHR Id#:

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

Contributing Total: 1

1703 Albany Avenue 127-5817-0182 Other DHR Id#:

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

Contributing Total: 1

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

1704 Albany Avenue 127-5817-0149 Other DHR Id#:

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

Contributing Total: 1

1706 Albany Avenue 127-5730 Other DHR Id#: 127-5817-0171

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

Contributing Total: 1

1707 Albany Avenue 127-5817-0181 Other DHR Id#:

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

Non-contributing Total: 1

1710 Albany Avenue 127-5817-0150 Other DHR Id#:

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

Contributing Total: 1

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

1711 Albany Avenue 127-5817-0180 Other DHR Id#:

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

Contributing Total: 1

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

1714 Albany Avenue 127-5817-0151 Other DHR Id#:

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

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Contributing Total: 1

1715 Albany Avenue 127-5817-0179 Other DHR Id#:

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

Contributing Total: 1

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

1716 Albany Avenue 127-5817-0152 Other DHR Id#:

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

Contributing Total: 1

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

1801 Albany Avenue 127-5817-0178 Other DHR Id#:

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

Contributing Total: 1

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

1804 Albany Avenue 127-5817-0153 Other DHR Id#:

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

Contributing Total: 1

1806 Albany Avenue 127-5817-0154 Other DHR Id#:

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

Contributing Total: 1

1902 Albany Avenue 127-5817-0155 Other DHR Id#:

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

Contributing Total: 1

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

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

1903 Albany Avenue 127-5817-0177 Other DHR Id#:

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

Contributing Total: 1

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

1905 Albany Avenue 127-5817-0176 Other DHR Id#:

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

Contributing Total: 1

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

1906 Albany Avenue 127-5817-0156 Other DHR Id#:

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

Contributing Total: 1

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1908 Albany Avenue 127-5817-0157 Other DHR Id#:

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

Contributing Total: 1

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

1910 Albany Avenue 127-5817-0158 Other DHR Id#:

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

Contributing Total: 1

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

1911 Albany Avenue 127-5817-0175 Other DHR Id#:

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

Non-contributing Total: 1

1915 Albany Avenue 127-5817-0169 Other DHR Id#:

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

Contributing Total: 1

1916 Albany Avenue 127-5817-0159 Other DHR Id#:

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

Contributing Total: 1

2000 Albany Avenue 127-5817-0160 Other DHR Id#:

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

Contributing Total: 1

2001 Albany Avenue 127-5817-0168 Other DHR Id#:

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

Contributing Total: 1

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

2002 Albany Avenue 127-5817-0161 Other DHR Id#:

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

Contributing Total: 1

2007 Albany Avenue 127-5817-0167 Other DHR Id#:

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

Contributing Total: 1

2008 Albany Avenue 127-5817-0162 Other DHR Id#:

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

Non-contributing Total: 1

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2010 Albany Avenue 127-5817-0163 *Other DHR Id#:*

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

Contributing Total: 1

2012 Albany Avenue 127-5817-0164 *Other DHR Id#:*

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

Contributing Total: 1

2014 Albany Avenue 127-5799 *Other DHR Id#: 127-5817-0172*

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

Contributing Total: 1

2016 Albany Avenue 127-5817-0165 *Other DHR Id#:*

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

Contributing Total: 1

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

2020 Albany Avenue 127-5873 *Other DHR Id#: 127-5817-0174*

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

Contributing Total: 1

Boston Ave

1601 Boston Avenue 127-5817-0144 *Other DHR Id#:*

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

Contributing Total: 1

1603 Boston Avenue 127-5817-0143 *Other DHR Id#:*

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

Non-contributing Total: 1

1605 Boston Avenue 127-5817-0142 *Other DHR Id#:*

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

Contributing Total: 1

1607 Boston Avenue 127-5817-0141 *Other DHR Id#:*

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

Contributing Total: 1

1613 Boston Avenue 127-5817-0140 *Other DHR Id#:*

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

Contributing Total: 1

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1615 Boston Avenue 127-5817-0139 *Other DHR Id#:*

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

1706 Boston Ave 127-5817-0121 *Other DHR Id#:*

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

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

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

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

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1950
Contributing Total: 1

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

Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, 1924
Contributing Total: 1
Secondary Resource: Shed (Building) Non-contributing Total: 1

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

Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, 1919
Contributing Total: 1

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

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2007
Non-contributing Total: 1

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

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 1952
Contributing Total: 1

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

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1952
Contributing Total: 1

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

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2013
Non-contributing Total: 1

1812 Boston Ave 127-5817-0115 *Other DHR Id#:*

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

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

1813 Boston Avenue 127-5817-0135 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 1941
Contributing Total: 1

1905 Boston Avenue 127-5817-0134 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1928
Contributing Total: 1

1906 Boston Ave 127-5817-0114 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1948
Contributing Total: 1

1911 Boston Avenue 127-5817-0133 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1938
Contributing Total: 1

1912 Boston Ave 127-5817-0113 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2009
Non-contributing Total: 1

1914 Boston Ave 127-5817-0112 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1919
Contributing Total: 1

1917 Boston Avenue 127-5817-0132 *Other DHR Id#:*

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

2000 Boston Ave 127-5817-0111 *Other DHR Id#:*

Primary Resource: Double/Duplex (Building), Stories 1.5, Style: Vernacular, 1921
Contributing Total: 1

2001 Boston Avenue 127-5817-0131 *Other DHR Id#:*

Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, 1921
Contributing Total: 1

2004 Boston Ave 127-5817-0110 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, 1921
Contributing Total: 1

2005 Boston Avenue 127-5817-0130 *Other DHR Id#:*

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

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Contributing Total: 1

2006 Boston Ave 127-5817-0109 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 2, Style: American Foursquare, 1919**

Contributing Total: 1

2007 Boston Avenue 127-5817-0129 *Other DHR Id#:*

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

Non-contributing Total: 1

2008 Boston Ave 127-5817-0108 *Other DHR Id#:*

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

Contributing Total: 1

2011 Boston Avenue 127-5817-0128 *Other DHR Id#:*

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

Contributing Total: 1

2012 Boston Ave 127-5817-0107 *Other DHR Id#:*

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

Non-contributing Total: 1

2013 Boston Avenue 127-5817-0127 *Other DHR Id#:*

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

Contributing Total: 1

2016 Boston Ave 127-5817-0106 *Other DHR Id#:*

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

Non-contributing Total: 1

2017 Boston Avenue 127-5804 *Other DHR Id#: 127-5817-0173*

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

Contributing Total: 1

2018 Boston Ave 127-5817-0105 *Other DHR Id#:*

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

Contributing Total: 1

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

2022 Boston Ave 127-5817-0104 *Other DHR Id#:*

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

Contributing Total: 1

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

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2023 Boston Avenue 127-5817-0126 Other DHR Id#:

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

2027 Boston Avenue 127-5817-0125 Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1925
Contributing Total: 1
Secondary Resource: Shed (Building) Non-contributing Total: 1

2100 Boston Ave 127-5817-0103 Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, 1922
Non-contributing Total: 1

2102 Boston Ave 127-5817-0102 Other DHR Id#:

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

2104 Boston Ave 127-5817-0101 Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 2008
Non-contributing Total: 1

2106 Boston Ave 127-5817-0100 Other DHR Id#:

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

Chicago Ave

2001 Chicago Ave 127-5817-0090 Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Craftsman, 1922
Contributing Total: 1
Secondary Resource: Shed (Building) Non-contributing Total: 1

2007 Chicago Ave 127-5817-0091 Other DHR Id#:

Primary Resource: Double/Duplex (Building), Stories 2, Style: Folk Victorian, 1921
Contributing Total: 1
Secondary Resource: Barbecue Pit (Object) Non-contributing Total: 1
Secondary Resource: Shed (Building) Non-contributing Total: 1

2009 Chicago Ave 127-5817-0092 Other DHR Id#:

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

2011 Chicago Ave 127-5817-0093 Other DHR Id#:

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

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Contributing Total: 1

2015 Chicago Ave 127-5817-0094 Other DHR Id#:

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

Non-contributing Total: 1

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

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

Contributing Total: 1

2021 Chicago Ave 127-5817-0096 Other DHR Id#:

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

Contributing Total: 1

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

2101-2103 Chicago Ave 127-5817-0097 Other DHR Id#:

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

Contributing Total: 1

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

2105 Chicago Ave 127-5817-0098 Other DHR Id#:

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

Non-contributing Total: 1

2109-2111 Chicago Ave 127-5817-0099 Other DHR Id#:

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

Contributing Total: 1

2112-2114 Chicago Ave 127-5817-0059 Other DHR Id#:

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

Contributing Total: 1

2116 Chicago Ave 127-5817-0058 Other DHR Id#:

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

Non-contributing Total: 1

2118 Chicago Ave 127-5817-0057 Other DHR Id#:

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

Non-contributing Total: 1

Chicago Avenue

1700 Chicago Avenue 127-5817-0081 Other DHR Id#:

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

Contributing Total: 1

1701 Chicago Avenue 127-5817-0082 Other DHR Id#:

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

Contributing Total: 1

1703 Chicago Avenue 127-5817-0083 Other DHR Id#:

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

Contributing Total: 1

1800 Chicago Avenue 127-5817-0080 Other DHR Id#:

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

Contributing Total: 1

1801 Chicago Avenue 127-5817-0084 Other DHR Id#:

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

Contributing Total: 1

1900 Chicago Avenue 127-5817-0079 Other DHR Id#:

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

Contributing Total: 1

1901 Chicago Avenue 127-5817-0085 Other DHR Id#:

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

Contributing Total: 1

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

1903 Chicago Avenue 127-5817-0086 Other DHR Id#:

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

Contributing Total: 1

1905 Chicago Avenue 127-5817-0087 Other DHR Id#:

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

Contributing Total: 1

1907 Chicago Avenue 127-5817-0088 Other DHR Id#:

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

Contributing Total: 1

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1908 Chicago Avenue 127-5817-0078 Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1940
Contributing Total: 1

1910 Chicago Avenue 127-5817-0077 Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1940
Contributing Total: 1

1912 Chicago Avenue 127-5817-0076 Other DHR Id#:

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

1914 Chicago Avenue 127-5817-0075 Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Vernacular, 1916
Contributing Total: 1

1917 Chicago Avenue 127-5817-0089 Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, 1925
Contributing Total: 1

2004 Chicago Avenue 127-5817-0074 Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Vernacular, 1920
Contributing Total: 1
Secondary Resource: Shed (Building) Non-contributing Total: 1

2008 Chicago Avenue 127-5817-0073 Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1920
Contributing Total: 1
Secondary Resource: Shed (Building) Non-contributing Total: 1

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

Primary Resource: Single Dwelling (Building), Stories 2, Style: Folk Victorian, 1922
Contributing Total: 1
Secondary Resource: Shed (Building) Non-contributing Total: 1

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

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

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

Primary Resource: Double/Duplex (Building), Stories 2, Style: No discernible style, 1968
Contributing Total: 1

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

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Primary Resource: Double/Duplex (Building), Stories 2, Style: No discernible style, 1968
Contributing Total: 1

2100 Chicago Avenue 127-5817-0068 *Other DHR Id#:*

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

Contributing Total: 1

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

2102 Chicago Avenue 127-5817-0067 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 2002

Non-contributing Total: 1

2104 Chicago Avenue 127-5817-0066 *Other DHR Id#:*

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

Non-contributing Total: 1

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

2110 Chicago Avenue 127-5817-0065 *Other DHR Id#:*

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

Non-contributing Total: 1

Decatur Street

1214 Decatur Street 127-5817-0481 *Other DHR Id#:*

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

Contributing Total: 1

1218 Decatur Street 127-5796 *Other DHR Id#: 127-5817-0480*

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

Contributing Total: 1

1219 Decatur Street 127-5817-0482 *Other DHR Id#:*

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

Contributing Total: 1

1221 Decatur Street 127-5797 *Other DHR Id#: 127-5817-0483*

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

Contributing Total: 1

Secondary Resource: Garage (Building) Contributing Total: 1

1301 Decatur Street 127-5817-0484 *Other DHR Id#:*

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

Contributing Total: 1

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1303 Decatur Street 127-5817-0485 *Other DHR Id#:*

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

Contributing Total: 1

1307 Decatur Street 127-5817-0486 *Other DHR Id#:*

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

Contributing Total: 1

1309 Decatur Street 127-5817-0487 *Other DHR Id#:*

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

Contributing Total: 1

1310 Decatur Street 127-5817-0479 *Other DHR Id#:*

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

Contributing Total: 1

1314 Decatur Street 127-5817-0478 *Other DHR Id#:*

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

Contributing Total: 1

1315 Decatur Street 127-5817-0488 *Other DHR Id#:*

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

Contributing Total: 1

1316 Decatur Street 127-5817-0477 *Other DHR Id#:*

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

Non-contributing Total: 1

1317 Decatur Street 127-5817-0489 *Other DHR Id#:*

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

Contributing Total: 1

1320 Decatur Street 127-5817-0476 *Other DHR Id#:*

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

Contributing Total: 1

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

1321 Decatur Street 127-5798 *Other DHR Id#: 127-5817-0490*

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

Non-contributing Total: 1

Secondary Resource: Single Dwelling (Building) Total: 1

1400 Decatur Street 127-5817-0465 *Other DHR Id#:*

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

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Contributing Total: 1

1402 Decatur Street 127-5817-0464 *Other DHR Id#:*

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

Contributing Total: 1

1406 Decatur Street 127-5817-0463 *Other DHR Id#:*

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

Contributing Total: 1

1407 Decatur Street 127-5817-0491 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 2, Style: I-house, 2006**

Non-contributing Total: 1

1408 Decatur Street 127-5817-0462 *Other DHR Id#:*

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

Contributing Total: 1

1409 Decatur Street 127-5800 *Other DHR Id#: 127-5817-0492*

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

Contributing Total: 1

1411 Decatur Street 127-5817-0493 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 2, Style: I-house, 1918**

Contributing Total: 1

1412 Decatur Street 127-5817-0461 *Other DHR Id#:*

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

Contributing Total: 1

1413 Decatur Street 127-5817-0494 *Other DHR Id#:*

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

Contributing Total: 1

1415 Decatur Street 127-5817-0495 *Other DHR Id#:*

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

Non-contributing Total: 1

1416 Decatur Street 127-5817-0451 *Other DHR Id#:*

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

Contributing Total: 1

1417 Decatur Street 127-5817-0496 *Other DHR Id#:*

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

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Contributing Total: 1

1418 Decatur Street 127-5817-0450 *Other DHR Id#:*

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

Contributing Total: 1

1420 Decatur Street 127-5817-0449 *Other DHR Id#:*

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

Contributing Total: 1

1424 Decatur Street 127-5817-0448 *Other DHR Id#:*

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

Contributing Total: 1

1432 Decatur Street 127-5817-0447 *Other DHR Id#:*

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

Contributing Total: 1

1500 Decatur Street 127-5817-0429 *Other DHR Id#:*

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

Non-contributing Total: 1

1501 Decatur Street 127-5817-0509

Other DHR Id#: 127-5008

Primary Resource: **Church/Chapel (Building), Stories 2, Style: Neo-Classical Revival, 1896**

Contributing Total: 1

1506 Decatur Street 127-5817-0430 *Other DHR Id#:*

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

Contributing Total: 1

1510 Decatur Street 127-5817-0431 *Other DHR Id#:*

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

Non-contributing Total: 1

1514 Decatur Street 127-5817-0432 *Other DHR Id#:*

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

Contributing Total: 1

1518 Decatur Street 127-5817-0433 *Other DHR Id#:*

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

Non-contributing Total: 1

1600 Decatur Street 127-5732 *Other DHR Id#: 127-5817-0362*

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

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Contributing Total: 1

1602 Decatur Street 127-5817-0328 Other DHR Id#:

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

Contributing Total: 1

1604 Decatur Street 127-5817-0327 Other DHR Id#:

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

Contributing Total: 1

1605 Decatur Street 127-5817-0335 Other DHR Id#:

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

Contributing Total: 1

1606 Decatur Street 127-5817-0326 Other DHR Id#:

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

Contributing Total: 1

1608 Decatur Street 127-5817-0325 Other DHR Id#:

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

Non-contributing Total: 1

1609 Decatur Street 127-5817-0336 Other DHR Id#:

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

Contributing Total: 1

1610 Decatur Street 127-5817-0324 Other DHR Id#:

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

Non-contributing Total: 1

1613 Decatur Street 127-5817-0337 Other DHR Id#:

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

Contributing Total: 1

1617 Decatur Street 127-5817-0338 Other DHR Id#:

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

Contributing Total: 1

1618 Decatur Street 127-5817-0323 Other DHR Id#:

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

Contributing Total: 1

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

1620 Decatur Street 127-5817-0322 Other DHR Id#:

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Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1915
Contributing Total: 1

1701 Decatur Street 127-5817-0339 Other DHR Id#:

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

1703 Decatur Street 127-5817-0340 Other DHR Id#:

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

1704 Decatur Street 127-5817-0020 Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2006
Non-contributing Total: 1

1705 Decatur Street 127-5817-0341 Other DHR Id#:

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

1706 Decatur Street 127-5817-0312 Other DHR Id#:

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

1707 Decatur Street 127-5817-0342 Other DHR Id#:

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

1708 Decatur Street 127-5817-0311 Other DHR Id#:

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

1709 Decatur Street 127-5817-0343 Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, Ca 2013
Non-contributing Total: 1

1710 Decatur Street 127-5817-0310 Other DHR Id#:

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

1714 Decatur Street 127-5817-0309 Other DHR Id#:

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

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Dinwiddie Ave

1701 Dinwiddie Avenue 127-5817-0024 Other DHR Id#:

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

Contributing Total: 1

Secondary Resource: Shed (Building) Contributing Total: 1

1703 Dinwiddie Avenue 127-5817-0025 Other DHR Id#:

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

Contributing Total: 1

1705 Dinwiddie Avenue 127-5817-0026 Other DHR Id#:

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

Contributing Total: 1

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

1707 Dinwiddie Avenue 127-5817-0027 Other DHR Id#:

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

Contributing Total: 1

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

1709 Dinwiddie Avenue 127-5817-0028 Other DHR Id#:

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

Contributing Total: 1

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

1801 Dinwiddie Avenue 127-5817-0029 Other DHR Id#:

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

Contributing Total: 1

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

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

1803 Dinwiddie Avenue 127-5817-0030 Other DHR Id#:

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

Contributing Total: 1

Secondary Resource : Shed (Building) Contributing Total: 1

1807 Dinwiddie Avenue 127-5817-0031 Other DHR Id#:

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

Contributing Total: 1

Secondary Resource: Shed (Building) Contributing Total: 1

1809 Dinwiddie Avenue 127-5817-0032 Other DHR Id#:

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

Contributing Total: 1

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1901 Dinwiddie Avenue 127-5817-0033 Other DHR Id#:

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

Contributing Total: 1

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

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

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

1903 Dinwiddie Avenue 127-5817-0034 Other DHR Id#:

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

Contributing Total: 1

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

1909 Dinwiddie Avenue 127-5817-0035 Other DHR Id#:

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

Contributing Total: 1

1913 Dinwiddie Avenue 127-5817-0036 Other DHR Id#:

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

Contributing Total: 1

1915 Dinwiddie Avenue 127-5817-0037 Other DHR Id#:

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

Contributing Total: 1

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

2003 Dinwiddie Ave 127-5817-0038 Other DHR Id#:

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

Contributing Total: 1

Secondary Resource: Shed (Building) Contributing Total: 1

2007 Dinwiddie Ave 127-5817-0039 Other DHR Id#:

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

Contributing Total: 1

2011 Dinwiddie Ave 127-5817-0040 Other DHR Id#:

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

Contributing Total: 1

2013 Dinwiddie Ave 127-5817-0041 Other DHR Id#:

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

Contributing Total: 1

2015 Dinwiddie Ave 127-5817-0042 Other DHR Id#:

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Primary Resource: **Double/Duplex (Building), Stories 2, Style: No discernible style, 1921**
Contributing Total: 1

2021 Dinwiddie Ave 127-5817-0043 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 2, Style: Craftsman, 1915**
Contributing Total: 1

2023 Dinwiddie Ave 127-5817-0044 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 2, Style: Craftsman, 1924**
Contributing Total: 1

2101 Dinwiddie Ave 127-5817-0045 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1925**
Contributing Total: 1
Secondary Resource: **Shed (Building) Non-contributing Total: 1**

2103 Dinwiddie Ave 127-5817-0046 *Other DHR Id#:*

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

2105 Dinwiddie Ave 127-5817-0047 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1936**
Contributing Total: 1

2107 Dinwiddie Ave 127-5817-0048 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1930**
Contributing Total: 1
Secondary Resource: **Shed (Building) Non-contributing Total: 1**

2109 Dinwiddie Ave 127-5817-0049 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1930**
Contributing Total: 1

2115 Dinwiddie Ave 127-5817-0050 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1928**
Contributing Total: 1
Secondary Resource: **Shed (Building) Non-contributing Total: 1**

2117 Dinwiddie Ave 127-5817-0051 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1928**
Contributing Total: 1
Secondary Resource: **Shed (Building) Non-contributing Total: 1**

2119 Dinwiddie Ave 127-5817-0052 *Other DHR Id#:*

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

2201 Dinwiddie Ave 127-5817-0053 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Folk Victorian, 1919
Contributing Total: 1

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

2203 Dinwiddie Ave 127-5817-0054 *Other DHR Id#:*

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

Everett Street

1600 Everett Street 127-0327 *Other DHR Id#: 127-5817-0508*

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

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

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

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

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

Secondary Resource: Shed (Building) Contributing Total: 1

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

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

Secondary Resource: Shed (Building) Contributing Total: 1

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

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

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

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

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

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

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

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

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Contributing Total: 1

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

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

Contributing Total: 1

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

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

Contributing Total: 1

1711 Everett Street 127-5817-0259 Other DHR Id#:

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

Contributing Total: 1

1713 Everett Street 127-5817-0260 Other DHR Id#:

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

Contributing Total: 1

1715 Everett Street 127-5817-0261 Other DHR Id#:

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

Contributing Total: 1

1717 Everett Street 127-5817-0262 Other DHR Id#:

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

Non-contributing Total: 1

1718 Everett Street 127-5817-0227 Other DHR Id#:

Primary Resource: Commercial Building (Building), Stories 2, Style: No discernible style, 1954

Contributing Total: 1

1719 Everett Street 127-6152 Other DHR Id#: 127-5817-0272

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

Non-contributing Total: 1

1720 Everett Street 127-7156 Other DHR Id#: 127-5817-0022

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2015

Non-contributing Total: 1

1800 Everett Street 127-5817-0228 Other DHR Id#:

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

Contributing Total: 1

1802 Everett Street 127-5817-0229 Other DHR Id#:

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

1806 Everett Street 127-5817-0230 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, 1938
Contributing Total: 1

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

1808 Everett Street 127-5817-0231 *Other DHR Id#:*

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

1810 Everett Street 127-5817-0232 *Other DHR Id#:*

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

1812 Everett Street 127-5817-0233 *Other DHR Id#:*

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

1813 Everett Street 127-5817-0263 *Other DHR Id#:*

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

1816 Everett Street 127-5817-0234 *Other DHR Id#:*

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

1900 Everett Street 127-5817-0241 *Other DHR Id#:*

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

Jefferson Davis Highway

Jefferson Davis Highway and Chicago Avenue NE Corner 127-5856 *Other DHR Id#: 127-5817-0122*

Primary Resource: Church/Chapel (Building), Stories 3, Style: Gothic Revival, 1900
Contributing Total: 1

221 Jefferson Davis Highway 127-5865 *Other DHR Id#: 127-5817-0266*

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

231 Jefferson Davis Highway 127-5864 *Other DHR Id#: 127-5817-0265*

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

Non-contributing Total: 1

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

233 Jefferson Davis Highway 127-5863 Other DHR Id#: 127-5817-0264

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

Contributing Total: 1

301 Jefferson Davis Highway 127-5817-0242 Other DHR Id#:

Primary Resource: Workshop (Building), Stories 1, Style: No discernible style, 1981

Non-contributing Total: 1

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

601 Jefferson Davis Highway 127-5858 Other DHR Id#: 127-5817-0124

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

Contributing Total: 1

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

603 Jefferson Davis Highway 127-5857 Other DHR Id#: 127-5817-0123

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

Contributing Total: 1

701 Jefferson Davis Hwy 127-5817-0056 Other DHR Id#:

Primary Resource: Store/Market (Building), Stories 1, Style: Vernacular, 1940

Contributing Total: 1

705 Jefferson Davis Hwy 127-5817-0055 Other DHR Id#:

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

Contributing Total: 1

707 Jefferson Davis Highway 127-5854 Other DHR Id#: 127-5817-0064

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

Contributing Total: 1

709 Jefferson Davis Highway 127-5853 Other DHR Id#: 127-5817-0062

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

Contributing Total: 1

711 Jefferson Davis Highway 127-5852 Other DHR Id#: 127-5817-0061

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

Contributing Total: 1

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

713 Jefferson Davis Highway 127-5851 Other DHR Id#: 127-5817-0060

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Primary Resource: Commercial Building (Building), Stories 1, Style: Spanish/Mission Revival, 1963

Contributing Total: 1

Lipscomb Street

107 Lipscomb Street 127-5817-0452 Other DHR Id#:

Primary Resource: Single Dwelling (Building), Stories 2, Style: No discernible style, 1918

Contributing Total: 1

108 Lipscomb Street 127-5817-0460 Other DHR Id#:

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

Contributing Total: 1

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

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

Non-contributing Total: 1

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

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

Contributing Total: 1

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

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

Contributing Total: 1

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

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

Contributing Total: 1

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

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

Non-contributing Total: 1

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

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

Contributing Total: 1

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

Primary Resource: Single Dwelling (Building), Stories 2, Style: No discernible style, 2000

Non-contributing Total: 1

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Maury Street

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

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

Contributing Total: 1

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

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

Contributing Total: 1

1608-10 Maury Street 127-5817-0190 *Other DHR Id#:*

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

Contributing Total: 1

1614 Maury Street 127-5817-0191 *Other DHR Id#:*

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

Contributing Total: 1

1616 Maury Street 127-5817-0192 *Other DHR Id#:*

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

Contributing Total: 1

1618 Maury Street 127-5817-0193 *Other DHR Id#:*

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

Contributing Total: 1

1700 Maury Street 127-5817-0194 *Other DHR Id#:*

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

Non-contributing Total: 1

1702 Maury Street 127-5817-0195 *Other DHR Id#:*

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

Non-contributing Total: 1

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

1705 Maury Street 127-5817-0224 *Other DHR Id#:*

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

Non-contributing Total: 1

1710 Maury Street 127-5817-0196 *Other DHR Id#:*

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

Contributing Total: 1

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Secondary Resource: Shed (Building) Contributing Total: 1

1711 Maury Street 127-5817-0223 *Other DHR Id#:*

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

1712 Maury Street 127-5817-0197 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, 1947
Contributing Total: 1

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

1713 Maury Street 127-5817-0222 *Other DHR Id#:*

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

1717 Maury Street 127-5817-0221 *Other DHR Id#:*

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

1801 Maury Street 127-5817-0220 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 2007
Non-contributing Total: 1

1802 Maury Street 127-5817-0198 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1919
Non-contributing Total: 1

1803 Maury Street 127-5817-0219 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 2007
Non-contributing Total: 1

1811 Maury Street 127-5817-0218 *Other DHR Id#:*

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

1815 Maury Street 127-5817-0217 *Other DHR Id#:*

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

1816 Maury Street 127-5817-0199 *Other DHR Id#:*

Primary Resource: Double/Duplex (Building), Stories 1, Style: Ranch, 1990
Non-contributing Total: 1

1817 Maury Street 127-5817-0216 *Other DHR Id#:*

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

Contributing Total: 1

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

1820 Maury Street 127-5817-0200 Other DHR Id#:

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

Non-contributing Total: 1

1821 Maury Street 127-5817-0215 Other DHR Id#:

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

Non-contributing Total: 1

1903 Maury Street 127-5817-0214 Other DHR Id#:

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

Non-contributing Total: 1

1904 Maury Street 127-5817-0201 Other DHR Id#:

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

Non-contributing Total: 1

1907 Maury Street 127-5817-0213 Other DHR Id#:

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

Contributing Total: 1

1908 Maury Street 127-5817-0202 Other DHR Id#:

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

Non-contributing Total: 1

1909 Maury Street 127-5817-0212 Other DHR Id#:

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

Contributing Total: 1

1910 Maury Street 127-5817-0203 Other DHR Id#:

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

Non-contributing Total: 1

1911 Maury Street 127-5817-0211 Other DHR Id#:

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

Contributing Total: 1

1912 Maury Street 127-5817-0204 Other DHR Id#:

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

Contributing Total: 1

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2000 Maury Street 127-5817-0205 *Other DHR Id#:*

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

Contributing Total: 1

Secondary Resource: Shed (Building) Contributing Total: 1

2002 Maury Street 127-5817-0206 *Other DHR Id#:*

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

Non-contributing Total: 1

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

2006 Maury Street 127-5817-0207 *Other DHR Id#:*

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

Non-contributing Total: 1

2010 Maury Street 127-5862 *Other DHR Id#: 127-5817-0208*

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

Contributing Total: 1

Stockton Street

1315 Stockton Street 127-5817-0471 *Other DHR Id#:*

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

Contributing Total: 1

1320 Stockton Street 127-5817-0498 *Other DHR Id#:*

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

Contributing Total: 1

1509 Stockton Street 127-5817-0439 *Other DHR Id#:*

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

Contributing Total: 1

1511 Stockton Street 127-5817-0438 *Other DHR Id#:*

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

Contributing Total: 1

1513 Stockton Street 127-5817-0437 *Other DHR Id#:*

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

Non-contributing Total: 1

1515 Stockton Street 127-5817-0436 *Other DHR Id#:*

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

Contributing Total: 1

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

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

*Primary Resource: **Single Dwelling (Building), Stories 2, Style: Folk Victorian, 2005***

Non-contributing Total: 1

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

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

Non-contributing Total: 1

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

*Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Vernacular, 1949***

Contributing Total: 1

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

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

Non-contributing Total: 1

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

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

Contributing Total: 1

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

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

Non-contributing Total: 1

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

*Primary Resource: **Single Dwelling (Building), Stories 2, Style: Folk Victorian, 1916***

Contributing Total: 1

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

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

Non-contributing Total: 1

1702 Stockton Street 127-5817-0288 Other DHR Id#:

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

Contributing Total: 1

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

1704 Stockton Street 127-5817-0287 Other DHR Id#:

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

Contributing Total: 1

1706 Stockton Street 127-5817-0286 Other DHR Id#:

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

1707 Stockton Street 127-5817-0299 *Other DHR Id#:*

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

1709 Stockton Street 127-5803 *Other DHR Id#: 127-5817-0315*

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

1716 Stockton Street 127-5817-0285 *Other DHR Id#:*

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

1718 Stockton Street 127-5817-0284 *Other DHR Id#:*

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

1722 Stockton Street 127-5817-0283 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 2, Style: Vernacular, 2007**
Non-contributing Total: 1

1800 Stockton Street 127-5817-0279 *Other DHR Id#:*

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

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

1802 Stockton Street 127-5817-0278 *Other DHR Id#:*

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

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

1804 Stockton Street 127-5817-0277 *Other DHR Id#:*

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

1806 Stockton Street 127-5817-0276 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 2, Style: American Foursquare, 1928**
Contributing Total: 1

1808 Stockton Street 127-5817-0275 *Other DHR Id#:*

Primary Resource: **Single Dwelling (Building), Stories 2, Style: American Foursquare, 1928**
Contributing Total: 1

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1812 Stockton Street 127-5817-0274 Other DHR Id#:

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

Contributing Total: 1

1814 Stockton Street 127-5817-0269 Other DHR Id#:

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

Contributing Total: 1

Secondary Resource: Shed (Building) Contributing Total: 1

1818 Stockton Street 127-5817-0268 Other DHR Id#:

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

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.)

EDUCATION
ETHNIC HERITAGE: African American
SOCIAL HISTORY
ARCHITECTURE

Period of Significance

c. 1870-1968

Significant Dates

1896
1910
1914

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

The Blackwell Historic District was historically associated with the late nineteenth/early twentieth century development of Manchester proper, and later became identified as the Blackwell neighborhood with its history inextricably linked to the evolution and identity of Manchester starting in the 1950s. The district is locally significant under Criterion A in the areas of Ethnic Heritage: African American, Education, and Social History, and is locally significant under Criterion C in the area of Architecture. The district's period of significance begins c. 1870, when Manchester's economy began to recover from the Civil War and the first new development occurred within the district boundaries. A significant date for the district is 1896, when the Richmond & Manchester Land Company platted a large portion of the district for development. In 1910, the northern half of the district was included in the annexation of Manchester by the City of Richmond; the southern half of the district was annexed in 1914. The period of significance includes the mid-twentieth century era of white flight and urban divestment that occurred throughout Richmond's inner ring neighborhoods, as well as early efforts at redevelopment and neighborhood aid. This more recent history has become a defining aspect of the district's significance. The period of significance ends in 1968, coinciding with the traditional 50-year end date for places where significant activities have continued into the more recent past. Publicly financed housing development from the 1970s to early 2000s is associated with important trends in the district's significance in the area of Social History. Although these events are not currently thought likely to meet Criteria Consideration G for properties that have achieved significance within the more recent past, use of the traditional 50-year guideline is appropriate for ending the district's period of significance.

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

Historical Background

Early Development of Manchester

The Blackwell Historic District is intrinsically tied to the evolution of the former City of Manchester as a whole, from its incorporation first as a Town, then as an independent city, through its annexation by the City of Richmond and on to the present.

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

Full-scale railroads came to Manchester beginning in 1836, with the charter of the Richmond-Petersburg Railroad, which extended around the west and north sides of the town. That line,

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coupled with the Richmond and Danville Railroad built through Manchester in 1847, made Manchester one of the most important commercial and industrial centers in Virginia at that time (Laffoon 2000).

Some of the largest industries in Manchester prior to the Civil War were flour, cotton and woolen mills, as well as a wealth of tobacco processing facilities. Most of these industries stood along the James River to make use of water power. The elevated plateau uphill of the river attracted wealthier citizens and entrepreneurs who began to build houses and estates on the streets off the Turnpike Road (today's Hull Street) (Weisiger III 1993).

By the time of the Civil War, the plat of Manchester extended two blocks south of Hull Street to include Decatur and Stockton Streets, within the historic district. Census records indicate these streets were occupied by residents who worked in the area mills and other industries, and likely lived in small, impermanent housing that has since been replaced (U.S.C.B. various). Meanwhile, the area beyond remained a rural landscape associated with several large farms and plantations (Beers 1877). During the war years, all efforts turned toward fortifying and defending Richmond, which had been named the capital of the Confederate States of America. Fortifications were constructed along the highlands overlooking the James River, including in the nearby Springhill Historic District (NRHP 2014). Manchester's many industries were repurposed to supply war materiel and its warehouses stored military supplies. Few survived the war without incurring at least some damage. In April 1865, as Union troops approached civilians fled to Manchester across the Mayo Bridge from Richmond and set fire to the bridge afterward. Manchester nevertheless surrendered to Union forces soon afterward.

Reconstruction Era to Early Twentieth Century

Within just a few years of the Civil War's end in 1865, Manchester experienced a period of unparalleled growth and success. The Mayo Bridge was rebuilt (and replaced several times due to flooding, until the current concrete and steel bridge was built in 1912). Economic growth and expansion led to Manchester being designated the seat of Chesterfield County in 1871, and in 1874, being incorporated as an independent city (Valentine 2011). However, because of its unique relationship and interdependence with neighboring Richmond (on the north side of the James River), Manchester was also considered a city ward at that time (Weisiger III 1993, p.17-20). A contemporary map of Richmond and its wards from 1877 depicts the four wards of Manchester as bound generally by the James River, Pilkington Street, and Maury Street. Wards 1 and 2 between the river and Commerce Street are represented by the location of the NRHP-listed Manchester Industrial Historic District (NRHP 2000; VDHR# 127-0457). The area that comprises the Manchester Residential and Commercial Historic District (NRHP 2002; VDHR #127-0859) was part of Ward No. 4, bound by Semmes Avenue to the north, Commerce Street to the east, Hull Street to the south, and Pilkington to the west.

South of Hull Street in today's Blackwell Historic District was Ward No. 3, which by that time extended as far south as Maury Street. Meanwhile, the area south of Maury Street remained

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outside of the platted Manchester Ward, and was still a part of the rural estate of Dr. F. Marx (Beers 1877).

Just as its economy was focused on commerce and industry in the years leading up to the Civil War, the post-Reconstruction growth and success of Manchester was driven by the city's numerous mills. Flour from Manchester's mills was widely exported and tobacco from across the state was brought to Manchester for processing. Numerous lumber and wood yards also operated in Manchester. The area between the Richmond-Petersburg Turnpike (present-day Jefferson Davis Highway/Cowardin) and the Richmond-Petersburg Railroad, was a mix of commercial and industrial facilities. The large labor force required by these industries led to dense development and solidified Manchester's identity as a "working class" community and earned it the nickname of "Dogtown" (Kollatz Jr. 2015). The Sanborn Maps of 1886 and 1895 illustrate the rapid establishment of dense urban neighborhoods that remain today.

Early Twentieth Century Expansion

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

A movement to have Manchester annexed by Richmond had begun as early as the 1880s; and was debated at length by residents on both sides of the river. Although commerce and industry in Manchester remained strong, much of the economic activity increasingly shifted to Richmond as rail lines, shipping ports, and more financially vibrant industries favored the north side of the river. On a number of occasions, Manchester was forced to seek assistance from Richmond for financial and other assistance. Those in favor of annexation sought to benefit from each municipality's combined commercial and industrial resources; to streamline manufacturing; and to better manage bridges and connections across the James River. Many whites in Manchester also saw it as an opportunity to increase their share of the city's population. Meanwhile, Manchester residents opposed to annexation argued their taxes would increase substantially, and Richmonders opposed to the merger foresaw increased expenses from administering another large district. Eventually, an agreement was reached in 1909 and Manchester was officially annexed by Richmond in 1910 (Valentine 2011). The initial annexation included that portion of Manchester north of Maury Street. In 1914, additional areas beyond the Manchester commercial core were annexed. The annexations led to a renewed vigor of growth and development in the former Manchester, now dubbed "South Richmond."

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

By the end of the decade in 1919, nearly all of the district between Hull Street and Maury Street was developed with single family dwellings lining the streets and blocks in addition to a number of neighborhood churches and the Dunbar Public School for African Americans. The Dunbar School was previously the Maury School, led by Principal James H. Blackwell, however, upon annexation of Manchester by Richmond, the name was changed and Blackwell removed as principal. The name was changed to Dunbar in honor of Paul Laurence Dunbar, an African American poet, novelist, and playwright of the late nineteenth and early twentieth century, while the name Maury School was shifted to a new school for white pupils across Hull Street on Bainbridge Street. Blackwell was removed as principal at that time due to discriminatory Richmond city code, which restricted African Americans from serving as principal of a public school. From that date through his retirement, Blackwell remained on the faculty at the Dunbar School as a teacher.

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

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

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

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and other restaurants, and a variety of other businesses (Sanborn 1951). The post-World War II suburban boom brought additional residential development to the area in the form of infill on remaining vacant lots and additional commercial and industrial development between Jefferson Davis Highway and the Atlantic Coast Line Rail corridor.

Economic Downturn in the Second Half of the 20th Century

Between 1950 and 1970, conditions within South Richmond/Manchester changed considerably. A host of factors contributed to widespread economic and demographic transition and downturn in the area. Changing living patterns included movement to suburban neighborhoods in counties surrounding Richmond, the rise of suburban shopping malls, and increasing racial tension as various factions jockeyed for political position in the post-Civil Rights Movement era (Valentine 2011). The opening of the new Richmond-Petersburg Turnpike (predecessor of Interstate 95) pulled many of the regional travelers away from routes such as the Jefferson Davis Highway, which caused declines in commercial activity for the many businesses that lined the highway. Middle- and upper-class whites fled many inner ring neighborhoods to move to newer suburban neighborhoods in western Henrico County and northern Chesterfield County. Meanwhile, new shopping centers and strip malls in those areas caused the Hull Street commercial corridor to slide into economic stagnation, leaving nearby residents with few options for shopping even for basic needs. In general, the only new residents moving to Manchester in the late 1960s were displaced residents from Oregon Hill and Randolph due to construction of the Downtown Expressway and from Fulton Bottom and other East End neighborhoods due to various urban renewal projects that had destroyed their neighborhoods.

Beginning in the 1950s, the City of Richmond built new public housing projects to replace substandard housing in various urban neighborhoods. Manchester was not included in the earliest housing efforts, although other civic projects were undertaken there. In 1951, a new building was constructed for the African American Dunbar School, and it was renamed Blackwell School in honor of former principal, teacher, and neighborhood advocate, James H. Blackwell Sr. As a result, the surrounding neighborhood came to identify itself as “Blackwell,” a name it retains to the present day. In 1963, Chicago Manor, multiple-family, apartment style housing for low-income residents, was built in the Blackwell area on several blocks between Chicago and Dinwiddie streets, followed by additional construction in the Stovall Bainbridge housing project in a nearby neighborhood (Valentine 2011).

In 1964, a gymnasium complex was constructed on 16th Street, across from the 1951 school and between Everett and Maury streets, and in 1967, a detached building to serve primary through 3rd grade students was constructed. This architecturally distinctive building is an example of a round school building, a form that was briefly popular during the 1960s to comport with changing pedagogical theories. Round school buildings were envisioned to provide central activity spaces for different types of instruction while the outer perimeter of the building housed smaller rooms that served as offices or classrooms. In some schools, the central round space might house a common space such as a library or cafeteria, with classrooms in a surrounding ring along the

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perimeter. Also in 1967, the City constructed a community pool and bathhouse on the school property (Kappatos 2015). These were early attempts by the City to invest and provide for the neighborhood during a time of prolonged economic decline.

By the late 1960s, many of the commercial establishments on Hull Street were vacant or in disrepair, while houses in the adjacent neighborhoods were abandoned and deteriorated, and businesses along nearby Jefferson Davis Highway were shuttered (Kollatz Jr. 2015). Following the assassination of civil rights icon the Reverend Dr. Martin Luther King, Jr. in 1968, riots erupted along Hull Street, where properties sustained damage and police made arrests (Valentine 2011). Economic conditions worsened when much of the tobacco industry relocated to North Carolina and the processing facilities throughout Manchester and South Richmond were closed or downsized, leading to loss of employment for many of the area's residents. Soon after, the Atlantic Coast Line spur through Manchester was abandoned, resulting in further decline among employers and job losses for residents.

The mid-twentieth century's loss of demographic diversity is still evident in Blackwell today; total population in the census tract surrounding Blackwell decreased by 1,786 residents between 1970 and 2010 (3,864 residents in 1970 compared to 2,078 residents in 2010). Although the number of African American residents has remained relatively consistent from 1970 to 1980, the number of white residents decreased by half over the same period.

Late Twentieth Century Redevelopment

Starting in 1970, redevelopment projects in Manchester that attempted to renew commercial activity in the area made substantial changes to the district's streetscapes and building stock. Much of the redevelopment occurred without meaningful input from residents and small business owners. In 1970, the local Overnite Transportation Company, which had been founded in 1935, built a nine-story corporate headquarters at 1000 Semmes Avenue (beyond the historic district boundaries). Numerous smaller buildings were razed during the project and, soon thereafter, the company acquired nearly 180 parcels in a 40-block area. Almost everything in sight of the new headquarters building was demolished, causing "uneasiness throughout the neighborhood," the *Richmond Times-Dispatch* reported in February 1977; "It is an uneasiness that is heightened by the roar of a bulldozer grinding old houses into oblivion."

Also in 1970, the City of Richmond embarked on its largest investment in the area with the Blackwell Housing Project, the last of the City's public housing campaign that had started during the 1950s (Murden 2009). The housing included multi-family buildings and single-family dwellings interspersed throughout the neighborhood. These efforts were part of a national, federally-funded public housing initiative focused on rehabilitating the housing stock through strict code enforcement, demolition of dilapidated buildings, and construction of new public housing units. This approach, which was experimental at the time, ultimately undermined neighborhoods by concentrating poverty into just a few areas of the city, which then were

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deemed as poor candidates for economic investment, thus perpetuating cycles of poverty and lack of job opportunities.

In 1996, the City of Richmond again selected Blackwell, as well as several other Manchester neighborhoods, for revitalization, this time under the Neighborhoods in Bloom program (Kollatz Jr. 2015). The program provided a vehicle for federal Housing Opportunities for People Everywhere (HOPE VI) funding beginning in 1998 (Blevins 2010). From 1999 to late 2001, 440 public housing units, along with other condemned buildings were razed. In their place, HOPE VI helped fund the construction of 161 apartments, 188 single-family houses, a new school, and a park. The program also provided family-support services (Johnson-Hart 2007). Because these projects received federal funding, they were subject to design review under the National Historic Preservation Act. The resulting designs proved to be aesthetically compatible with the neighborhood. Due to the very recent vintage of this development, however, the areas where much of the project occurred, between Hull Street, Commerce, Maury Street, and E. 13th Street, are not included in the boundaries of the Blackwell Historic District.

Area of Significance: Education

During the Reconstruction Era, Manchester became home to a growing number of African American-owned businesses and institutions, and nearly half of the city's total population were African Americans. Maps and census records reveal that white-owned houses and businesses predominated in the northern and eastern portions of the city closer to the river, while black-owned properties were located further inland to the south and west, including within the Blackwell Historic District (Valentine 2011).

In 1888, the Maury School opened within the area at the corner of 17th Street and Maury Street. The school was one of the earliest educational facilities in Manchester, and was the first public school for African Americans. James H. Blackwell Sr., a prominent African American in the community as an entrepreneur and schoolteacher, co-founded the school with Antony Binga, who had been serving as pastor of the First Baptist Church of Richmond (today's First Baptist Church of South Richmond; DHR no. 127-5008) since 1872. In 1888, Blackwell was promoted to principal of the school, a position he kept until 1910 (n.a. 1931). During that time, he helped develop the high school curriculum for Manchester's first African American high school.

Following annexation of Manchester by Richmond in 1910, the Maury School was renamed Dunbar School, in honor of Paul Laurence Dunbar, an African American poet, novelist, and playwright of the late 19th and early 20th century. Meanwhile, a new "Maury School" strictly for white pupils was built across Hull Street on Bainbridge Street (beyond the district boundaries). Blackwell was also removed from his position as principal at that time as Richmond's segregationist city code banned African Americans from holding such positions of leadership. Further, the high-school students and curriculum were removed from the Dunbar School and transferred to the larger Armstrong High School. From that date through his retirement in 1921, Blackwell remained on the faculty at the Dunbar School as a teacher.

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

The renaming of the school also led to the surrounding neighborhood coming to be known as “Blackwell” at that time. Through the 1950s, the Blackwell School continued to operate as a segregated school for Manchester’s African American children. For junior high school students, a gymnasium was built in 1964 on 16th Street between Everett and Maury Streets. A neighborhood pool was also built on the property around that time. In 1967, the complex was expanded with the Blackwell School Annex, located at 238 East 14th Street. In 1970, the school transitioned to become solely an elementary school (Kneebone 2016).

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

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

Areas of Significance: Ethnic Heritage – African American and Social History

The significance of the Blackwell Historic District for its role in the African American heritage and social history of Manchester is well recognized. The area was home to a large population of African American residents throughout the nineteenth century. These individuals worked as laborers at the town’s numerous mills and factories; some were enslaved and some were free persons of color, and together they comprised about half of the population. The abolition of slavery following the Civil War spurred the business interests of many recently freed African Americans who chose to stay in Manchester. Throughout the late nineteenth and early twentieth century, the African American and white populations of the city generally worked at similar occupations, although segregation laws prohibited too much intermingling. Similarly neighborhoods in Manchester had minimally defined boundaries, although racial covenants and deed restrictions prevented African Americans from acquiring houses in many neighborhoods.

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This trend largely continued through the following decades, with a resulting consolidation of black residents south of Hull Street, forming today's Blackwell neighborhood. The segregated pattern was emphasized by placement of the area's first school for African Americans in Manchester on Maury Street in 1888, while a new all-white school was placed across Hull Street on Bainbridge Street in 1910. Hull Street itself, however, remained a diverse commercial corridor with businesses owned by African Americans and whites situated side-by-side during the early twentieth century.

The Manchester-Blackwell area is a center of Richmond's and Virginia's African American cultural heritage. This area's history dating back to the early nineteenth century is currently noted, north of the Blackwell Historic District, by several of the recently erected Richmond Slave Trail markers, including Marker 1 at the historic site of the Manchester Docks, where enslaved families were brought up the James River from the coastal ports, often to face sale and forced separation. The historic district area was open land at this time, but remnants of the 19th century cultural fabric exist. The Emily Winfree Cottage, which was moved from the Porter Street area in Manchester to the Main Street Station area in 2003, is a simple two-room dwelling that was built for an enslaved African American woman, Emily Winfree, likely by her owner, David Winfree (Richardson 2008). The house is a good example of the smaller dwellings that once would have dotted Manchester when it was still semi-rural and today, several of the smaller workers houses in the historic district are close to the same scale and form (although dating to the last quarter of the 19th century). Emily Winfree (1834-1919) is buried at Mount Olivet cemetery, the historic African American burial area of the City-owned Maury Cemetery, just south of the Blackwell neighborhood.

The community also has associations with Reconstruction Era leaders. James B. Carter (ca. 1816–1870), a shoemaker and later a store owner, lived in Manchester and became involved in the early years of Reconstruction activism, serving at Virginia's Constitutional Convention of 1867-1868, representing Chesterfield. He did not seek office after his political involvement in the 1860s (Julienne 2013). One of the most notable individuals is Ballard T. Edwards (1828-1881). Edwards represented Chesterfield and Powhatan counties for one term in the House of Delegates (1869–1871). He started as a skilled laborer, owned property, and played a key role in his church. By 1867 Edwards had become involved with Republican Party politics. Two years later he won a seat in the House of Delegates in racially polarized voting. Edwards actively fought for the rights of freed people during his career (Tarter 2015).

One of the most important cultural and religious institutions in Blackwell during the late nineteenth century was the African American church. Prior to the Civil War, race laws had limited free exercise of religion for both enslaved African Americans and free persons. African Americans were forbidden to assemble for religious services without a white minister present. With emancipation, African Americans embraced opportunities to establish their own social, cultural, religious, and political institutions. Among the earliest African American churches established in Manchester was First Baptist Church of Manchester (today known as First Baptist Church of South Richmond; DHR no. 127-5008), which traces its roots to 1821, when it was known as the African Church of Manchester. After the Civil War, the congregation changed the

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church's name to First Baptist Church of Manchester; the present name was adopted following annexation of Manchester by Richmond. Between 1865-1870, the Reverend Richard Wells served as the church's first African American pastor.

Anthony Binga Jr., a Canadian born to parents who had escaped slavery in the United States, was born in 1843. His father was a Baptist minister and leader of the fugitive slave community in Canada's Amherstburg. The younger Binga initially studied to become a physician, but after completing his studies in 1865, he moved to Kansas to work as a schoolteacher. Following an illness, Binga experienced a spiritual conversion and was ordained a Baptist minister. After serving as a pastor in Ohio and briefly returning to Canada, Binga and his family moved to Richmond in 1872, where he became pastor of First Baptist Church (it is not known who served as pastor between 1807-1872). As mentioned above, Binga also helped to establish Manchester's first school for African Americans. He served as a teacher and principal, in addition to his pastoral duties, for sixteen years, after which he devoted his energies entirely to the ministry. Binga served as a mentor to James H. Blackwell, Sr. who followed Binga as principal of the Maury School in 1888. Under Binga's supervision, the current church was constructed in 1896 (the building has been renovated and expanded since then). Binga held numerous other leadership roles, including as recording secretary of the Virginia Baptist State Convention and as the first chairman of the Foreign Mission Board of the Baptist Foreign Mission Convention in 1880. He remained as pastor until his sudden death in 1919 (Kneebone 2013).

Reverend Binga's second wife, Mary Virginia Young Binga, became a noted civil rights activist in her own right and was best known for her advocacy of improved recreational facilities for African Americans (Kneebone 2013). Mary Binga was president of the Colored Playground and Recreation Association, and in her efforts to get an improved swimming pool built for African American children, inspired the Richmond NAACP Youth Council to attempt access at an all-whites pool during the summer of 1938 (Crisis 1938). The Colored Recreation Association building at 12 Charity Street in Jackson Ward was renamed the Mary V. Binga Community Center. For a long period, the center was the only gymnasium available for African American youth in Richmond. It served as a practice court for Virginia Union University's basketball team and also was the main venue for black high school tournaments (Norfolk Journal and Guide 1981).

Reverend William Lee Ransome followed Binga's leadership at First Baptist Church from 1920-1973. Dr. Ransome was very active in organizing the community and as a civil rights leader. In 1949, he ran in the August Democrat primary for the Virginia House of Delegates and his campaign distributed blotters with the encouragement: "DR. W.L. RANSOME Who For a Quarter of a Century Has Been a Champion For Our Civil Rights." Ransome was active in the governing board of the NAACP and was an active speaker and prolific writer; he served as the editor-in chief of *The Bee Hive*, the official publication of the Most Worshipful Prince Hall, a powerful Masonic group where he had also served as the Grand Master (Cox Great Black Men of Masonry). Dr. Ransome was the only African American editor on the Baptist Herald editorial committee and he voiced strong opinions against school segregation after the Supreme Court's *Brown v. Board of Education* ruling in 1954; he also wrote against racial zoning codes and

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housing covenants then commonly in use. Ransome was a contemporary and friend of notable Civil Rights attorney Oliver Hill. Ransome is buried at Mount Olivet Cemetery

The Blackwell family and the legacy established by James H. Blackwell Sr. and his work with Anthony Binga is a typical example of a middle-class family that evolved in the Blackwell community, bridging the 19th to 20th centuries. James Blackwell's sons went on to very successful careers. James Blackwell, Jr. (1887-1950) served the community as a medical doctor. His house at 211 E. 18th Street stood in the district area until 2018 when it was demolished due to fire damage. A second son, George Wendall Blackwell (1888-1960) fought in World War I. A graduate of Tuskegee University and Howard University Law School, he went on to serve as an Assistant Attorney for the City of Chicago. He was later elected to the Illinois House where he specialized in laws related to the real estate industry. The Blackwell family has a prominent burial plot in Mount Olivet Cemetery.

Dorothy I. Height (1912-2010) was born in Newtown, just south of the Blackwell community. She lived in Richmond until 1916, but maintained close ties with the community. For more than 50 years, she worked for racial justice and gender equality. Serving on the national staff of the Young Women's Christian Association (YWCA) from 1944 to 1977, Height fostered interracial dialogue and moved the YWCA toward full integration. As president of the National Council of Negro Women for 40 years, she promoted economic development and voting rights and advised United States presidents. She worked closely with the Reverend Dr. Martin Luther King Jr. and was an organizer of the March on Washington in 1963. Height was awarded the Presidential Medal of Freedom in 1994 (DHR Highway Marker 2010)

The aforementioned trend of whites leaving Blackwell for suburban areas coincided with changing economic patterns of development, but also occurred during the beginnings of the modern Civil Rights Movement after World War II. Richmond, like other cities, experienced racial tensions that were aggravated by loss of local factory jobs that had provided employment for many of the area's white and African American residents. In 1968, the Hull Street corridor was the site of some of Richmond's largest protests after the assassination of the Reverend Dr. Martin Luther King Jr. in Memphis, Tennessee. Throughout this period, Manchester's African American population expanded around the South Richmond area into neighborhoods such as Swansboro, Oak Grove, Spring Hill, and Woodland Heights. Blackwell remained one of the most recognizable and defining locales, in part due to continuing community identification with the school named after James Heyward Blackwell. In 1970, the conspicuous Blackwell Housing Project further cemented the neighborhood's name in the popular consciousness.

Throughout the rest of the twentieth century, Manchester in general and the Blackwell Historic District weathered prolonged divestment and poorly conceived public housing projects that concentrated poverty in the neighborhood. The early twenty-first century HOPE VI project sought to remedy past policy mistakes with new affordable housing, but proved inadequate to offer housing to all eligible residents. Simultaneously, the advent of a state historic tax credit in 1999 spurred new investment in Richmond's many historic areas. By the 2010s, Manchester had become a locus of redevelopment activity that brought younger, more affluent, and whiter

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residents to rehabilitated factory buildings that had once housed industrial concerns and local jobs. As investors have rediscovered the Hull Street commercial corridor and historic houses in surrounding neighborhoods, current residents of Blackwell, Swansboro, and other neighborhoods have grown concerned about gentrification. Numerous neighborhoods in northern Richmond have witnessed this pattern and today Manchester stands as the last large area in the city with relatively low property valuations combined with a high density of historic-age resources. Whether the Blackwell Historic District will maintain its identity, or be subsumed by gentrification, is a topic of considerable debate. City officials, neighborhood leaders, developers, business owners, and residents have competing visions that are yet to coalesce into shared goals for Blackwell's future.

Area of Significance: Architecture

The Blackwell Historic District is a cohesive historic residential and commercial neighborhood that reflects important trends in urban and suburban development and is a significant part of the developmental history of Manchester. As a whole, the historic district comprises a significant collection of dwellings, churches, and commercial buildings that retain a high degree of integrity and character-defining features reflective of late nineteenth through mid-twentieth century development patterns. The district also reflects typical urban and suburban development patterns in its layout and configuration, as well as massing, footprint, and setback of its buildings, which creates unified streetscapes evocative of the early to mid-twentieth century.

Decatur and Stockton Streets were included in the 1856 plat of Manchester and adhered to the street naming convention honoring early Naval heroes. By the 1870s, additional blocks were developed between Everett and Maury Streets, continuing to follow the naming convention. Within this area, the neighborhood is characterized by a gridded street pattern with residential and commercial properties fronting the streets. Because of their early vintage, the blocks do not include integral alleyways, and most properties do not have garages, although pedestrian infrastructure and sidewalks connecting the area to the primary commercial strip on Hull Street are present.

The southern portion of the Blackwell neighborhood is more characteristically representative of early to mid-twentieth century development trends and patterns. Although platted by the Richmond Manchester Land Company plat in 1896, this area's busiest period of development occurred during 1900-1920. Typical of suburban development from that period, the land that comprises the plat was originally part of large parcels of undeveloped agricultural land on the outskirts of Manchester and were subdivided and sold to assorted investors and speculators. These were in-turn platted to adhere to the existing street grid and residential lots were sold individually. Following national trends of naming conventions to evoke a sense of cohesiveness and familiarity, streets in the plat were named alphabetically after other place names in the country. Unlike the older area of Blackwell, streets within in the 1896 plat have central alleyways.

Blackwell Historic District
Name of Property

Richmond, VA
County and State

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

The Blackwell Historic District is locally significant for its buildings and architecture that represent the district's various periods of development as well as the types of houses, businesses, and institutions that have historically characterized it. The district retains a diverse representative sampling of the form, type, and style of buildings that characterized the neighborhood as a distinct working-class neighborhood from the late nineteenth through mid-twentieth century.

While most of the extant buildings reflect simpler vernacular forms and styles prevalent during their period of construction, the district also retains a select number of more architecturally distinct buildings. These include the neighborhood's churches, which remain as some of the most ornate and diverse architectural works in the district.

Several larger and more ornate houses along Decatur and Stockton Street reflect the area's association with the success experienced by entrepreneurs and businessmen in Manchester during the late nineteenth century. These dwellings reflect relatively embellished versions of the popular Queen Anne and Italianate styles. They are interspersed with more stripped-down versions of Folk Victorian architecture with mass-produced detailing such as molded window and door surrounds, porch columns, and other classically inspired decorative elements.

By the 1920s, Manchester, and particularly the Blackwell area, had solidified itself as a working class neighborhood and hundreds of extant dwellings reflect simplified and vernacular interpretations of popular styles ranging from Folk Victorian, Craftsman, Colonial Revival, and a few other more eclectic revivals. The vast majority of these houses are detached frame buildings, although a handful feature masonry construction. Housing forms and design continued to simplify through the economic straits of the Great Depression, which brought the introduction of the "Minimal Traditional" house type. As its name implies, the type continues to draw on earlier housing forms and styles but these are displayed in very modest ways, such as with an accented primary entry, a slightly projecting gabled bay, and the advent of the iconic picture window that came to define post-World War II housing well into the 1970s. The simpler designs, smaller footprints, and standardized construction materials also proved well suited to the district's changing socioeconomic measures, as working-class residents could still afford to purchase these dwellings. Through its diverse, yet cohesive building stock, the Blackwell Historic District's architectural resources continue to evoke the commercial, residential, and institutional history of Manchester across more than 150 years.

Blackwell Historic District
Name of Property

Richmond, VA
County and State

9. Major Bibliographical References

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

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Name of Property

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Blackwell Historic District
Name of Property

Richmond, VA
County and State

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: Virginia Department of Historic Resources, Richmond, VA; City of Richmond, VA

Historic Resources Survey Number (if assigned): DHR #127-5817

10. Geographical Data

Acreeage of Property 102 (approximate)

Blackwell Historic District
Name of Property

Richmond, VA
County and State

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

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

- | | |
|------------------------|-----------------------|
| 1. Latitude: 37.517270 | Longitude: -77.448300 |
| 2. Latitude: 37.520180 | Longitude: -77.444230 |
| 3. Latitude: 37.517070 | Longitude: -77.441610 |
| 4. Latitude: 37.512300 | Longitude: -77.442360 |
| 5. Latitude: 37.508990 | Longitude: -77.447660 |

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 Blackwell Historic District includes roughly 102 acres of development spread out across portions of approximately 40 city blocks in the Manchester area of Richmond, Virginia. The true and correct historic boundaries are shown on the attached Sketch Map and Tax Parcel Map.

Boundary Justification (Explain why the boundaries were selected.)

The historic boundaries are drawn to include the core of the residential and commercial development in the area known as Blackwell that retain the highest concentration of historic resources and that remain visually cohesive. Areas where demolition of older building stock and construction of new infill have occurred are excluded from the boundaries. The district's historic setting and all known historic resources associated with the district are included in the boundaries.

11. Form Prepared By

name/title: Robert J. Taylor, Jr. / Department of Historic Resources staff
organization: Dutton+ Associates, LLC/ Department of Historic Resources
street & number: 1115 Crowder Drive/ 2801 Kensington Avenue
city or town: Midlothian/ Richmond state: VA zip code: 23113/23221

Blackwell Historic District
Name of Property

Richmond, VA
County and State

e-mail: rtaylor@dutton-associates.com/ lena.mcdonald@dhr.virginia.gov
telephone: 804-897-1960/ 804-513-6278
date: March 2018/ December 2018

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Photo Log

The following information is common to all photos:

Name of Property: Blackwell Historic District

City or Vicinity: Richmond

County: Independent City

State: Virginia

Photographer: Kiernan Ziletti (unless otherwise noted)

Photo 1 of 35: Houses along Stockton Street

Street View, Facing West

Photo Taken February 28, 2018

Photo 2 of 35: Stockton Street

Street view from corner of Stockton and E. 16th Street, Facing Northeast

Photo Taken February 28, 2018

Photo 3 of 35: E. 16th Street towards Hull Street

Street View, Facing Northwest

Photo Taken February 28, 2018

Photo 4 of 35: Blackwell Elementary Property, corner of Stockton and E. 15th Street

Landscape View, Facing Southeast

Photo Taken February 28, 2018

Blackwell Historic District
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Photo 5 of 35: Empty Lot with Blackwell House in background from E. 16th Street
Landscape View, Facing Southwest
Photo Taken February 28, 2018

Photo 6 of 35: New Development between Everett Street and Maury Street from E. 16th
Street
Street View, Facing Southeast
Photo Taken February 28, 2018

Photo 7 of 35: Maury Street at E. 17th Street
Street View, Facing Northeast
Photo Taken February 28, 2018

Photo 8 of 35: Maury Street at E. 17th Street
Street View, Facing Southwest
Photo Taken February 28, 2018

Photo 9 of 35: Apartment Buildings along Maury Street, east of E. 17th Street
Apartment Buildings, Facing Southeast
Photo Taken February 28, 2018

Photo 10 of 35: Houses along Albany Avenue
Houses, Facing Southeast
Photo Taken February 28, 2018

Photo 11 of 35: Empty lot on Boston Avenue at E. 17th Street
Landscape View, Facing Southwest
Photo Taken February 28, 2018

Photo 12 of 35: Chicago Avenue at E. 17th Street
Street View, Facing Southwest
Photo Taken February 28, 2018

Photo 13 of 35: Houses on Chicago Avenue at E. 20th Street
Houses, Facing Northwest
Photo Taken February 28, 2018

Photo 14 of 35: Chicago Avenue at E. 20th Street
Street View, Facing Northeast
Photo Taken February 28, 2018

Photo 15 of 35: Dinwiddie Avenue towards Jefferson Davis Highway
Street View, Facing Southwest
Photo Taken February 28, 2018

Blackwell Historic District
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Photo 16 of 35: Dinwiddie Avenue at E. 21st Street
Street View, Facing Northeast
Photo Taken February 28, 2018

Photo 17 of 35: Houses along Dinwiddie Avenue (outside historic district showing
contemporaneous neighborhood that developed separately from Blackwell area)
Houses, Facing Southeast
Photo Taken February 28, 2018

Photo 18 of 35: Boston Avenue
Birdseye, Facing Southwest
Photo Taken February 28, 2018

Photo 19 of 35: Boston Avenue and Albany Avenue
Birdseye Landscape, Facing West
Photo Taken February 28, 2018

Photo 20 of 35: From E. 17th Street, looking toward Blackwell Elementary (at right,
background)
Birdseye Landscape, Facing Northeast
Photo Taken February 28, 2018

Photo 21 of 35: Blackwell Elementary at center background
Birdseye Landscape, Facing Northeast
Photo Taken February 28, 2018

Photo 22 of 35: Chicago Place Apartment Complex
Birdseye, Facing South/Southwest
Photo Taken February 28, 2018

Photo 23 of 35: Chicago Place Apartment Landscape
Birdseye Landscape, Facing Southwest
Photo Taken February 28, 2018

Photo 24 of 35: Minimal Traditional representative example
2107 Dinwiddie Avenue, Facing Northwest
Photo Taken October 31, 2017

Photo 25 of 35: Craftsman Style Bungalow representative example
2100 Chicago Avenue, Facing Southeast
Photo Taken October 31, 2017

Photo 26 of 35: Craftsman Style Bungalow representative example

Blackwell Historic District

Name of Property

Richmond, VA

County and State

1917 Chicago Avenue, Facing North/Northeast
Photo Taken October 31, 2017

Photo 27 of 35: Craftsman Style Bungalow representative example
Boston Avenue, Facing South/Southeast
Photo Taken October 31, 2017

Photo 28 of 35: Craftsman Style American Foursquare representative example
1905 Albany Avenue, Facing Northeast
Photo Taken November 1, 2017

Photo 29 of 35: Colonial Revival Style representative example
311 E. 19th Street, Facing Southwest
Photo Taken November 1, 2017

Photo 30 of 35: Modern Infill representative example
1722 Stockton Street, Facing South
Photo Taken November 10, 2017

Photo 31 of 35: Italianate Style representative example
213 E. 16th Street, Facing West
Photo Taken November 10, 2017

Photo 32 of 35: Modern Infill representative example
110 E. 18th Street, Facing Northeast
Photo Taken November 10, 2017

Photo 33 of 35: Italianate Style representative example
1701 Decatur Street, Facing Northwest
Photo Taken November 10, 2017

Photo 34 of 35: Colonial Revival representative example
122 E. 15th Street, Facing Northeast
Photo Taken November 10, 2017

Photo 35 of 35: Queen Anne Style representative example
1900 Everett Street, Facing Southeast
Photo Taken November 1, 2017

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

LOCATION MAP

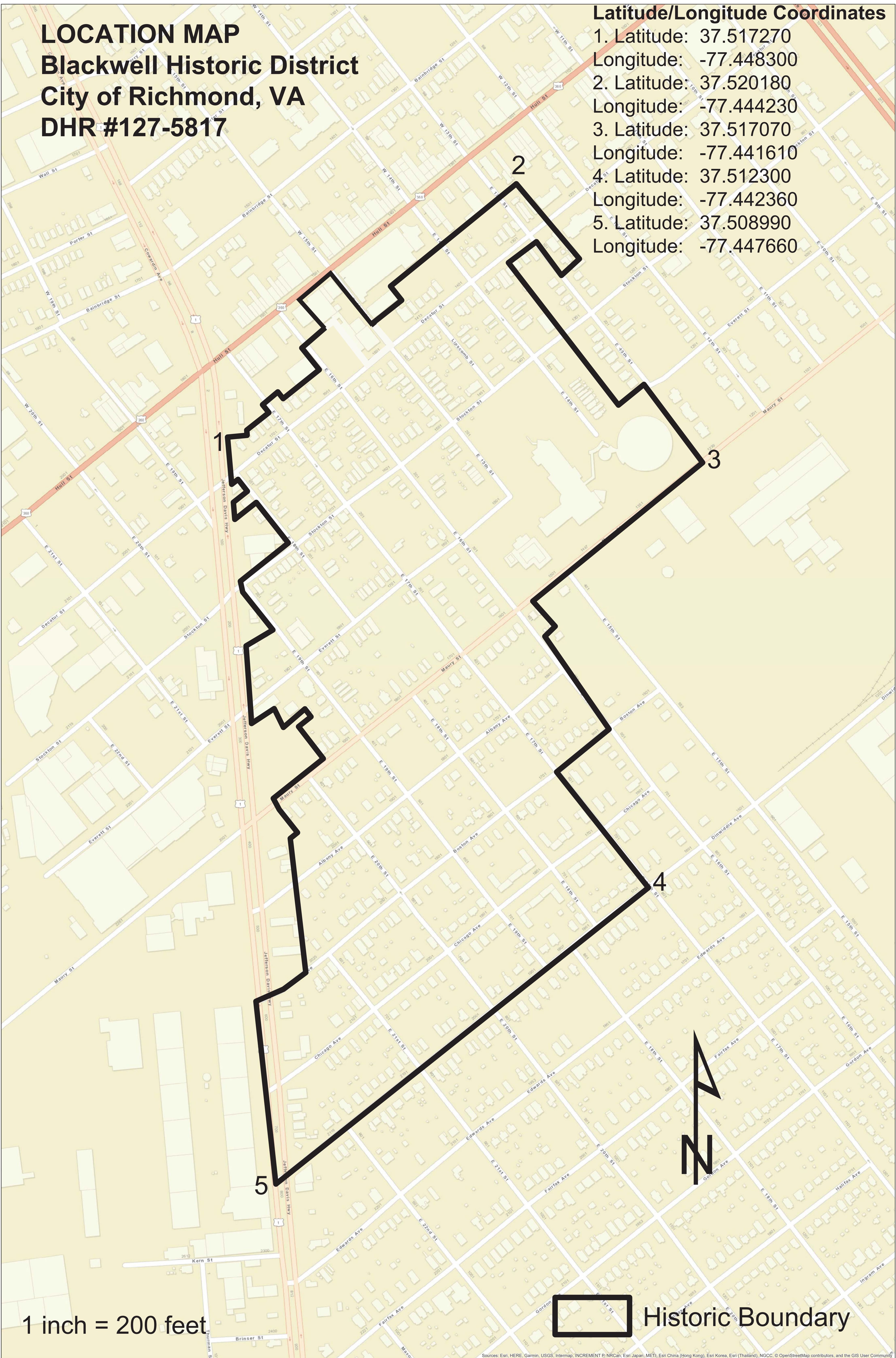
Blackwell Historic District

City of Richmond, VA

DHR #127-5817

Latitude/Longitude Coordinates

- 1. Latitude: 37.517270
Longitude: -77.448300
- 2. Latitude: 37.520180
Longitude: -77.444230
- 3. Latitude: 37.517070
Longitude: -77.441610
- 4. Latitude: 37.512300
Longitude: -77.442360
- 5. Latitude: 37.508990
Longitude: -77.447660



1 inch = 200 feet

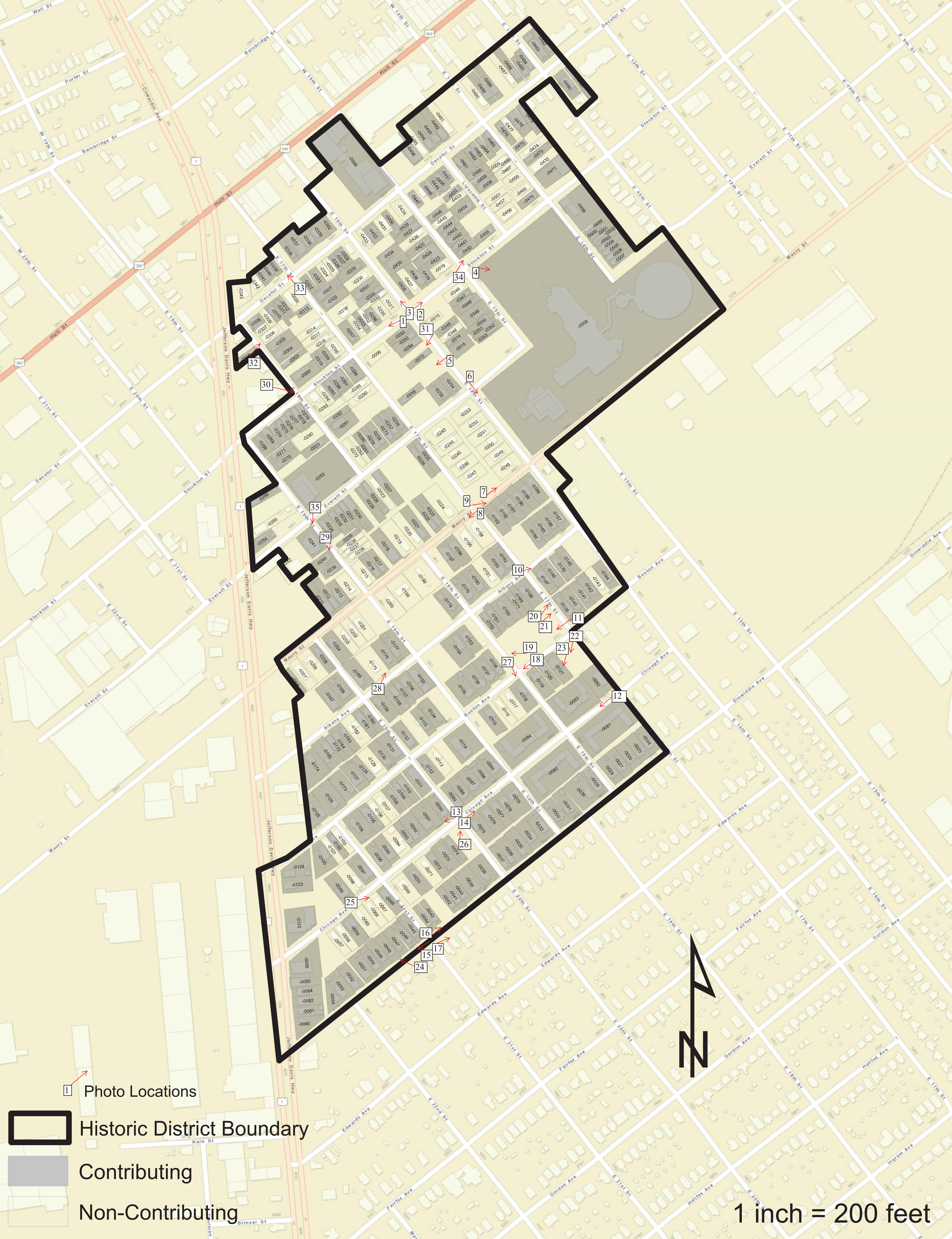
 Historic Boundary

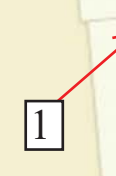
SKETCH MAP/ PHOTO KEY

Blackwell Historic District

City of Richmond, VA


VDHR #127-5817

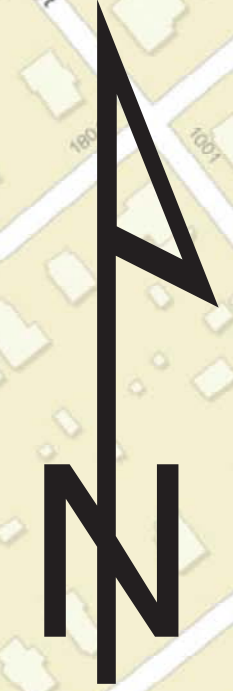


 Photo Locations

 Historic District Boundary

 Contributing

 Non-Contributing



1 inch = 200 feet

TAX PARCEL MAP

Blackwell Historic District

City of Richmond, VA; DHR#127-5817

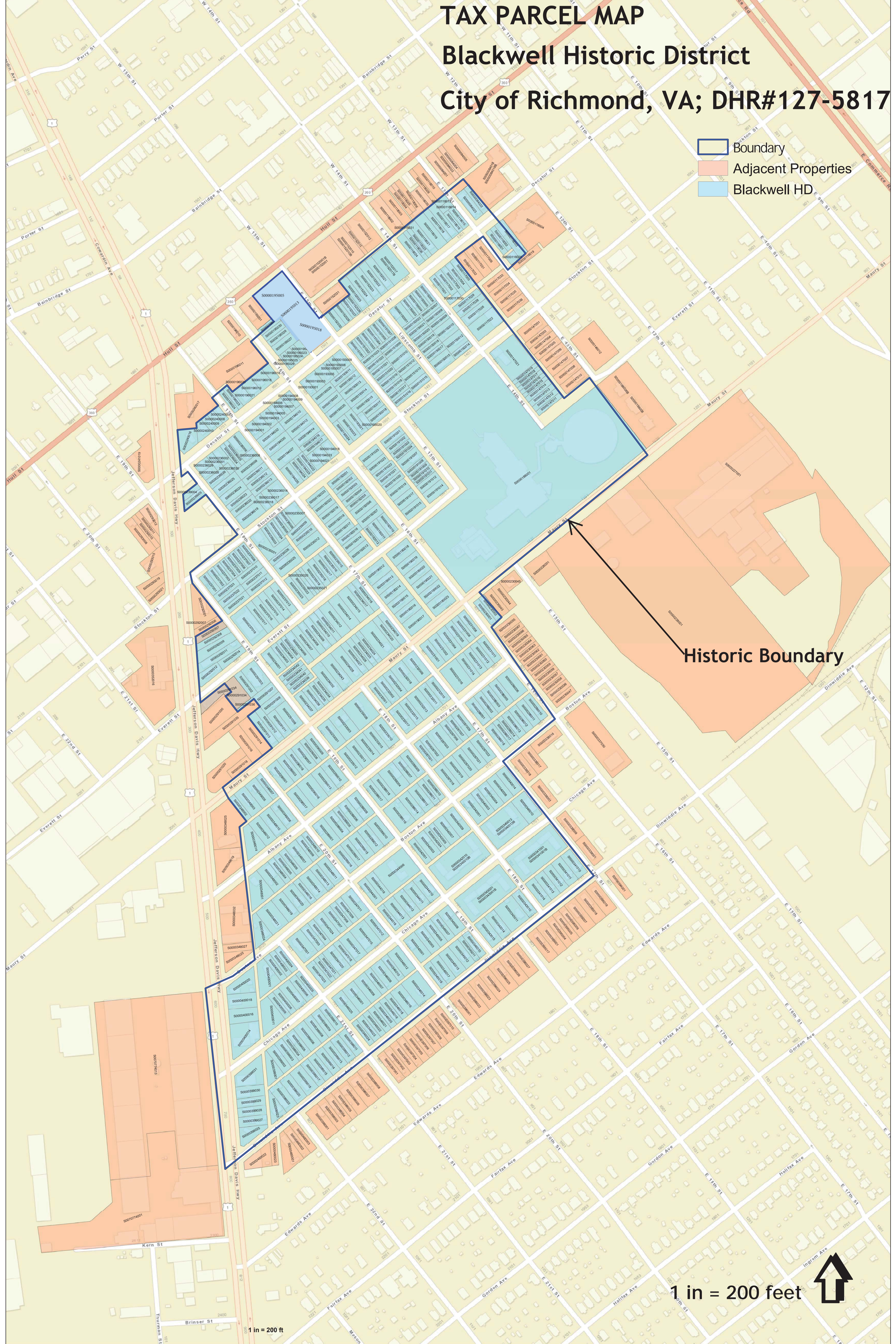
-  Boundary
-  Adjacent Properties
-  Blackwell HD

Historic Boundary

1 in = 200 feet



1 in = 200 ft







VXJ-3393



STOCKTON



25



NO UNLAWFUL USES
This property is zoned for residential use only. Any use not permitted by the zoning ordinance is prohibited. For more information, please contact the Planning Department at (703) 441-2200.







17th St

ONE WAY
←





WARNING
NO PARKING
IN FRONT
OF THIS
BUSINESS

FOR
RENT































17
60











Coming Soon











**CHRISTIAN TABERNACLE
BAPTIST CHURCH**
1100 1st St. N. - Grand Rapids, MI 49503
Phone: 616-941-1111

Sunday Morning Service	10:00am
Sunday Bible Study	11:00am
Wednesday Bible Study	7:00pm

Worship by invitation - call 616-941-1111

TUESDAY
Evening Day
12-1
Bible Study

THURSDAY
Evening Day
12-1
Bible Study

GRST CITY

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: Nomination

Property Name: Blackwell Historic District

Multiple Name: _____

State & County: VIRGINIA, Richmond

Date Received: 2/7/2019 Date of Pending List: 2/28/2019 Date of 16th Day: 3/15/2019 Date of 45th Day: 3/25/2019 Date of Weekly List: _____

Reference number: SG100003544

Nominator: SHPO

Reason For Review: _____

X Accept Return Reject 3/20/2019 Date

Abstract/Summary Comments: Neighborhood of the once-independent town of Manchester which, in the early 20th century, became one of the centers of Black settlement and home to a number of Black churches and businesses along its periphery. Close to industry situated along the river, it was and is a working class neighborhood of modest homes.

Recommendation/ Criteria: Accept / A & C

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

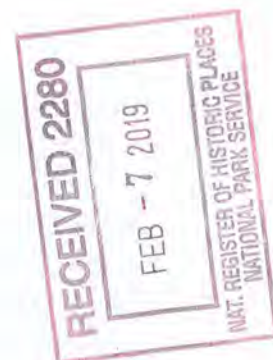
DOCUMENTATION: see attached comments : No see attached SLR : No

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

Laura Goren
1300 Decatur St.
Richmond, VA 23224

June 12, 2018

State Review Board and Board of Historic Resources
State Historic Preservation Officer
Department of Historic Resources
2801 Kensington Ave
Richmond, VA 23221



Dear members of the State Review Board and Board of Historic Resources,

I am writing with regard to the proposed Blackwell Historic District, City of Richmond, #128-5817. I, along with my spouse James Edward Heck, am an adjacent property owner and resident to the proposed district.

I am deeply concerned that VLR and NRHP listing for the proposed Blackwell Historic District would have the practical effect of undermining the historical social fabric of the Blackwell neighborhood even as it enables the preservation and rehabilitation of the neighborhood's physical structures.

Blackwell was never a center of southern Black banking or culture like Jackson Ward, but for well over a century it has been a home to Black workers and families who built churches, ensured their children's educations, and maintained a community. This is not just a legacy--it's the present reality of Blackwell, and it deserves consideration just as the preservation of physical buildings deserves consideration.

Despite the repeated destruction of portions of Blackwell's housing stock through various urban renewal fads (first the removal of single-family homes to build the low-rise Blackwell public housing community then the removal of that public housing community to build single-family homes and low-rise affordable housing), Blackwell has remained a low-cost, predominantly Black neighborhood in close proximity to downtown. The former residents of the Blackwell public housing community were been pushed out in the 1990s and were unable to return, an injustice that has yet to be remedied by the City of Richmond or its public housing agency, but most of the new residents are moderate-income and the remaining older houses are home to many long-time residents. My belief, when I moved to Blackwell in 2010, was that this situation was unlikely to change due to the negative perceptions of many white Richmonders of Blackwell and the lack of a historic district, leading to less interest from rehabbers. What I did not expect was that a developer would notice Blackwell, purchase a number of properties, and then apply for a historic district, setting the conditions for that developer to undertake concerted rehabs of a

number of properties at once, which might be sufficient intervention to raise the values and rents in the neighborhood.

When I first learned of the proposed expansion of the Manchester Residential and Historic District, I realised Blackwell might change enough that it would become significantly less affordable for prospective renters and homebuyers. However, I still was not opposed to the proposed district, since I believed there would be both benefits and drawbacks for existing residents of the neighborhood, including many long-time residents who I had heard complain of the negative impact of vacant properties. However, listening to my neighbors' justifiable concerns that historic district listing would lead to rehabilitation work on properties owned by the large property owner, thereby raising the values and property taxes on their own properties to unaffordable levels, my mind has been changed. I now view the proposed historic district as likely harming more than helping my neighbors in Blackwell, and therefore oppose the listing of the district.

Blackwell has a proud history that deserves to be recognized, and it also has a proud present community. Unfortunately, it seems in this case that historic district listing for the neighborhood has the likely practical effect of undermining the current community. Let's not undermine a strong contemporary Black working-class community in the interests of listing its history or preserving its physical buildings in a way that could lead to people being priced out.

Sincerely,



Laura Goren
1300 Decatur St
Richmond, VA 23224

August 22, 2018

State Historic Preservation Officer
Commonwealth of Virginia, Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221

Dear State Historic Preservation Officer,

I am an adjacent property owner of the proposed Blackwell Historic District, City of Richmond.

I would like to express my support for the proposed districting. The proposal will help ensure that many of the old properties are maintained and restored properly to keep the character of the neighborhood. There are many neglected buildings in the proposed area that have historic significance which could be saved due to the tax credit program rather than demolished. The area is currently rapidly changing, it would be beneficial to have the proposed Historic District in tact to keep its sense of history. In my wholesome opinion, it is unfortunate this proposal had not taken place years ago and been enacted to save James Blackwell's home from demolition after a fire.

Please vote in support of the proposed Blackwell Historic District to keep the neighborhood a historic relic within the City of Richmond.

Sincerely,



Stephen D. Raine, Jr

1428 Bainbridge St.

Richmond, Virginia 23224



McDonald, Lena <lena.mcdonald@dhr.virginia.gov>

Blackwell HD Support Comment 2-McDonald

1 message

Wagner, Marc <marc.wagner@dhr.virginia.gov>

Tue, Aug 28, 2018 at 12:37 PM

To: Julie Langan <julie.langan@dhr.virginia.gov>, Lena Mcdonald <lena.mcdonald@dhr.virginia.gov>, James K Hare <jim.hare@dhr.virginia.gov>

Support Comment 2-McDonald
Marc C. Wagner
Senior Architectural Historian
Eastern Region Preservation Office
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221
Direct Phone Line: 804-482-6099

----- Forwarded message -----

From: **Sam McDonald** <sam@propresults.com>
Date: Wed, Aug 15, 2018 at 5:17 PM
Subject: Expansion of Historic District in Manchester and Blackwell
To: "marc.wagner@dhr.virginia.gov" <marc.wagner@dhr.virginia.gov>

Mr. Wagner:

I am a long-time developer, business owner, resident, and now home owner in Manchester.

I fully support the expansion of the Historic District as proposed in Manchester, Blackwell, and Swansboro. I have seen first-hand the benefits to a community of the historic district and have used this as a tool to save buildings that otherwise would not have been saved. I have been a part of approximately \$250 million of development in the Richmond area in the 20 years I have developed historic properties as an owners rep, owner, and developer.

In the proposed expansion area, there are hundreds of boarded up or dilapidated houses and structures that could benefit by the tax credit program. This incentive causes development and grows neighborhoods. The argument that property values increase too much is a ludicrous one: should we encourage more decay and falling structures to decrease property values for those that make this argument? Should we do nothing and let more historic buildings rot away? Property owners get a choice to participate in the program or not, and for those that do, this is a great incentive.

Thank you for continuing the rehabilitation effort and expanding this district.

Sincerely,

8/28/2018

Commonwealth of Virginia Mail - Blackwell HD Support Comment 2-McDonald

C. Samuel McDonald

www.propertyresults.net

Property Results, LLC

201 Hull Street, Suite A, Richmond, VA 23224

(804) 233-8330

(804) 233-8340 fax

(804) 467-2020 cell



McDonald, Lena <lena.mcdonald@dhr.virginia.gov>

Blackwell HD Support Comment 3-Laura Hild

1 message

Wagner, Marc <marc.wagner@dhr.virginia.gov> Tue, Aug 28, 2018 at 12:39 PM
To: Julie Langan <julie.langan@dhr.virginia.gov>, Lena Mcdonald <lena.mcdonald@dhr.virginia.gov>, James K Hare <jim.hare@dhr.virginia.gov>

Support Comment 3-Laura Hild
Marc C. Wagner
Senior Architectural Historian
Eastern Region Preservation Office
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221
Direct Phone Line: 804-482-6099

----- Forwarded message -----
From: **Laura Hild** <laurahild@churchhillventures.com>
Date: Thu, Aug 23, 2018 at 6:10 PM
Subject: Blackwell Historic District Expansion Designation
To: marc.wagner@dhr.virginia.gov

Marc,

Please accept my letter of support for the Blackwell Historic District Expansion Designation.

I would like to expand on a few points to further the explanation for the support.

It's important to preserve our history so that we may be able to reflect on that history in the present and as we move towards the future. I have a passion for architecture and most importantly historical architecture that dots the landscape of one of the oldest neighborhoods in Richmond, Virginia. Along with that is the history of the people that have lived and worked within the historical neighborhood. The historical story of the neighborhood is diminishing right before our eyes. Mr. James Blackwell's house (man for whom Blackwell is named) was recently torn down and could have been saved if the historic designation had already been in place. We need to make sure going forward that these historical buildings of significance are preserved for posterity.

Unfortunately, the Blackwell area is rapidly seeing a deterioration of homes that are being torn down because they are beyond repair or are too costly to renovate. There are many boarded up historic buildings in the proposed expansion district that are important to historical preservation but are uneconomical to restore without the help of historic tax credits.

Parts of the Blackwell neighborhood have been boarded up and forgotten leading to an area of rampant crime and neglect. Renovation of many of these old buildings would bring much needed life into the area in helping to reduce blight within the community.

Blackwell is but one ripple within the greater community at large. But one ripple can affect the change that is needed for the entire area. This designation gives Blackwell an opportunity to bring positive change and a sense of pride for the neighborhood in the form of recognition. It also gives preservationists the opportunity to save these old structures and lift up a community, not tear it down.

Thank you,

--
Laura Dyer Hild
laurahild@churchhillventures.com



McDonald, Lena <lena.mcdonald@dhr.virginia.gov>

Blackwell HD Support Comment 4-Jarreau

1 message

Wagner, Marc <marc.wagner@dhr.virginia.gov>

Tue, Aug 28, 2018 at 12:41 PM

To: Julie Langan <julie.langan@dhr.virginia.gov>, Lena Mcdonald <lena.mcdonald@dhr.virginia.gov>, James K Hare <jim.hare@dhr.virginia.gov>

Support Comment 4-Jarreau

Marc C. Wagner**Senior Architectural Historian****Eastern Region Preservation Office****Virginia Department of Historic Resources****2801 Kensington Avenue****Richmond, Virginia 23221****Direct Phone Line: 804-482-6099**

----- Forwarded message -----

From: **Matt Jarreau** <MattJarreau@hometownrealtyservices.com>

Date: Fri, Aug 24, 2018 at 10:04 AM

Subject: Support for the Creation of the Blackwell Historical District

To: "julie.langan@dhr.virginia.gov" <julie.langan@dhr.virginia.gov>, "marc.wagner@dhr.virginia.gov" <marc.wagner@dhr.virginia.gov>

Julie and Marc, good morning and happy Friday I hope you've had a good week. I just wanted to reach out thankyou for your work in the Blackwell area. I've lived in Richmond my whole life and do remember that pockets in the late 90s and the transition to today. I've done many sales in this area for investors, owner occupants and lately have been working with project Homes, RRHA and BHC to sell affordable housing here. I'm pretty familiar with the area and quite familiar with the Urban terrain here in Richmond. By establishing this district it would not only allow for the remaining historical structure to be saved but it would also assist property owners in retaining or accelerating the value of their current real estate.

We've worked with many families over the years who have sold their 1920s bungalows and cottages that are in decent shape(central heat and air, hardwood floors, decent baths etc...) but cant net sales over 75-85k as the neighbors are so dilapidated and blighted and no one knows when or if those homes will ever be renovated which stifles interest and value. As these homes sit vacant for years and years eventually the roofs fail and water takes its toll and not only do we loose another piece of history but in the meantime drag down all of the values in the immediate area. This sort of stagnation is always a negative to the community and Richmond as a whole.

By allowing for this district to be created we are allowing and incentivizing some additional investment into the area which will help bring people to the neighborhood, assist with lowering crime rates and give the neighborhood an injection of life that it desperately needs. Please continue moving forward to authorizing this district it will be a huge help to the residents and city as a whole



Matt Jarreau, Realtor,

Distinguished Achiever



Richmond City Council

The Voice of the People

Richmond, Virginia

RICHMOND GATEWAY 6TH VOTER DISTRICT

The Honorable Ellen F. Robertson

Councilwoman, Richmond Gateway 6th Voter District

October 8, 2018

Board of Directors
Virginia Board of Historic Resources
2801 Kensington Avenue
Richmond, VA 23221

Dear Sir or Madame:

Greetings from the desk of Ellen F. Robertson, Councilwoman from the 6th District in the City of Richmond. I do hope this letter find you and your family happy. I write today to express my concerns about the procedure the State of Virginia employed through the Department of Historic Resources in creating the Blackwell Historic District. Whereas I seek resources to promote economic growth which develops real estate, create jobs and expands business growth in the City, citizens must have a voice in all decisions made by government at all levels.

On October 10, 2018, the Board of Historic Resource will make a determination as to whether the Blackwell Community will be added to the State's list of Historic Districts. I expect the Board to vote yes. With such a vote, more than 170 properties will be added to the list of significant historic structures which makes them eligible for State and Federal rehab tax incentives.

Since first learning of the request for the Blackwell Historic District, community residents have raised serious concerns about which the DHR has been considerably responsive. Concessions have been made to give community residents an opportunity to be heard through a variety of means, including several neighborhood stakeholders meeting, educational work sessions, door-to-door campaigns, and delaying the board meetings to ensure greater public input. Below you will see my concerns and recommendations.

1. Existing residents have limited to no voice in the decision as to whether their community becoming a historic district or not.

Currently, Historic Districts are determined only by the owners of historic significant properties listed in the application. Homeowners in the community have no voice in the decision if they are not owners of historically significant properties. Renters living in historic and non-historic properties also have no say in the decision. Property owners that are not included in the application have no say. The procedure for applications should include notification of the local elected government body at the time of the request. Households within the boundaries of the request should also be notified. Signs should be posted in the proposed district prior to the public meeting. Transparency should include a variety of means to make the community aware of the process.

2. Historic Districts have no provisions to address affordability.

Historic district development has proven to increase values for rental properties, forcing existing renters out of the market. When rents increase, so does the value of other properties. The City does not have the power of inclusionary zoning to ensure a fair share of affordable housing is included due to State law restrictions. The State should grant an exemption in all state approved historic districts and/or grant the power of local zoning to localities.

3. Districts are based solely on the age of the building.

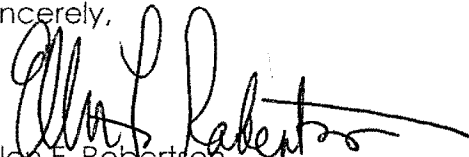
Implementing a Historic district in the city fails to recognize the impact of the current residents. In Blackwell, the community history is rich in African-American culture and has survived years of government forced land use and finance policies of eminent domain, demolition, redlining, discrimination, and realtor block busting. African-Americans have fought to protect their community heritage. Districts should require that a portion of the tax incentives go toward preserving the people's history.

4. In a Historic District the incentives promote real estate development of properties which will generate revenue. This is not a homeownership incentive, but instead is for rental housing or business development. The Blackwell community needs both. Equitable inclusion for low income businesses, minority owned businesses and low income families employment to achieve economic inclusion is needed.

Independent cities throughout the State face ongoing challenges in generating equitable, sustainable economic growth to meet local needs. Our city could not meet citizens' needs without State support. Cities are the building blocks and the cornerstone of the State's existence. The City of Richmond's infrastructure and buildings are older and cost more to maintain than other localities in the State. State and Federal incentives are essential to our success. I do hope the recommendations to change the application procedure and incentives will be given serious consideration.

I welcome an opportunity to discuss. I can be reached at my office through my liaison, Kiya Stokes at 804-646-7964 or via email at ellen.robertson@richmondgov.com. You are also welcome to call me directly at 804-314-7658.

Sincerely,



Ellen F. Robertson
Councilwoman

City/County of Richmond
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 8th day of October, 2018 by Ellen F. Robertson


Notary's Signature

Notary registration number: 263520
My commission expires: 7/31/2022

CC:
Governor Ralph Northam
Lt. Governor Justin Fairfax
State Senator Jennifer McClellan
Mayor Levar Stoney



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

February 5, 2019

Joy Beasley
Keeper of the National Register of Historic Places
National Park Service
Mail Stop 7228
1849 C St., NW
Washington, D.C. 20240

Re: Blackwell Historic District, City of Richmond, Virginia

Dear Ms. Beasley:

The enclosed disk contains the true and correct copy of the nomination for the **Blackwell 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.

This property has one owner and the Department of Historic Resources received no letters of objection concerning the nomination. 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

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962 Kime Lane
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