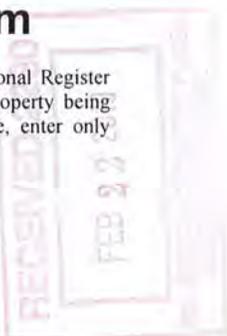


United States Department of the Interior  
National Park Service

3606

# 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: Cavalier Shores Historic District  
Other names/site number: VDHR File #134-5379  
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: Bounded generally by 42<sup>nd</sup> Street/Cavalier Drive, Hollies Road, 45<sup>th</sup> Street, and the Atlantic Ocean  
City or town: Virginia Beach State: VA County: Independent City  
Not For Publication:  N/A Vicinity:  N/A

### 3. State/Federal Agency Certification

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

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

    national     statewide   X   local

Applicable National Register Criteria:

  X   A     B   X   C     D

*Julie D. Langan* 2-19-19  
Signature of certifying official/Title: Date  
Virginia Department of Historic Resources  
State or Federal agency/bureau or Tribal Government

In my opinion, the property     meets     does not meet the National Register criteria.  
  
\_\_\_\_\_  
Signature of commenting official: Date  
  
\_\_\_\_\_  
Title : State or Federal agency/bureau or Tribal Government

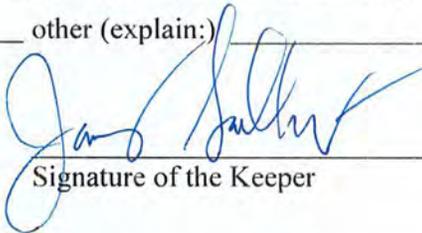
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**4. National Park Service Certification**

I hereby certify that this property is:

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

  
Signature of the Keeper

4-2-2019  
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>135</u>	<u>57</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>135</u>	<u>57</u>	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

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

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

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

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>th</sup> and 20<sup>th</sup> CENTURY REVIVALS: Colonial Revival, Tudor Revival, Mediterranean Revival, Georgian Revival, Dutch Colonial Revival, Monterey Revival

LATE 19<sup>th</sup> and EARLY 20<sup>th</sup> CENTURY AMERICAN MOVEMENTS: Craftsman

MODERN MOVEMENT: Contemporary, Ranch

OTHER: Minimal Traditional, Cape Cod, American Foursquare

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

Principal exterior materials of the property: WOOD; BRICK; STONE: Slate; SYNTHETICS: Vinyl

### Narrative Description

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

### Summary Paragraph

The Cavalier Shores Historic District is located in the north end of Virginia Beach, Virginia. The district is situated along the oceanfront, just north of the resort area and is the first of the residential neighborhoods spanning the shoreline leading to Cape Henry. Named for the residential development of the same name, the historic district is situated immediately north of the Cavalier Hotel. The Cavalier Hotel was responsible for the original development of the Cavalier Shores neighborhood, and as such, the neighborhood was connected to the hotel property by a public brick walkway and ornamental gate that remains in place. The district is composed of seven blocks of residential properties arranged in a grid fashion between Cavalier Drive/42<sup>nd</sup> Street to the south, 45<sup>th</sup> Street to the north, Hollies Road to the west, and the oceanfront to the east. The district spans Atlantic Avenue that bisects the district from north to south. Paralleling Atlantic Avenue is a grassy median that previously served as the right-of-way for the Norfolk and Southern Railroad and now is a landscaped garden. The four blocks east of Atlantic Avenue, platted as Section A of the community, are further divided by a secondary road, Ocean Front Avenue, that creates a narrow block of development facing the ocean. The three blocks to the west of Atlantic Avenue were platted as Section B and are bisected by the brick promenade. The district contains a total of 120 residential properties built between 1927 and 2018. The vast majority were built during the period of significance of 1927-1968. All of the residential properties are single family dwellings, although many have garage/apartments or guesthouses lining the rear alleys. The most prevalent architectural style throughout the district is Colonial Revival, with Tudor Revivals and Minimal Traditional representing the bulk of those not reflecting the Colonial Revival style. In general,

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the buildings throughout the district, as well as the neighborhood as a whole, continue to retain a high degree of historic integrity. Although window and door replacements are common, as are additions to the rear of a number of houses, most buildings continue to reflect their historic character and the neighborhood overall continues to convey its historic development patterns. Of the resources within the district, 135 are considered contributing to the historic district and 57 are noncontributing due to age.

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## Narrative Description

### SETTING

The Cavalier Shores Historic District is comprised of a seven block residential neighborhood of the same name that was platted in 1927 by Cavalier Shores, Inc., a subsidiary of the adjacent Cavalier Hotel. The district is located immediately north of the Cavalier Hotel property and thus is the first neighborhood between the more commercial and high-density “resort area” and the primarily residential “north end” area between it and Cape Henry. This section of Virginia Beach is flat and narrow between the ocean to the east and various branches of Lynnhaven Bay to the west. The setting is naturally sandy with a plethora of low, scrub vegetation, although this has been supplemented with more lush and ornamental landscaping by both private and municipal efforts.

Atlantic Avenue and the former Norfolk and Southern Railroad corridor that parallels it creates a distinct developmental divide within the historic district, with each side exhibiting similar and differentiating characteristics. As platted, the portion of the district east of the corridor, between it and the ocean, was classified as “Section A”, while the portion west of Atlantic and the railroad was termed “Section B”. In both sections, the blocks are subdivided into suburban lots oriented towards the grid of streets. The lots are generally uniform in size with slightly more variation in Section A. In that section, the lots range from 40 to 65 feet wide with most being 50 feet, and from 85 to 140 feet deep with 110 feet the most common. Lots in Section B are nearly all 50 feet wide by 115 feet deep with variation limited to those lots on the outside corners of blocks and the northernmost block that has slightly larger lots.

All of the streets in the district are paved and roughly 25 feet wide for two unmarked lanes of travel. There are no raised curbs bordering the streets, just a narrow strip of gravel which is used for on-street parking. Most of the blocks also have interior alleys that extend between the rows of lots, off of which many properties have garages or open parking spots. Because of the alleys and rear garages, most properties do not have street-oriented driveways, particularly in Section B; however there are some driveways in Section A, especially the northernmost block which does not have an alley.

Sidewalks extend along all the roads in Section B, but only select blocks have sidewalks in Section A. Most of the sidewalks in Section B are brick laid in a herringbone pattern. The few sections of sidewalk that are located in Section A are poured concrete, as are the public beach access walkways at the end of each street. In Section B, the sidewalks are illuminated at select locations by historic streetlamps set on concrete posts.

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Development in both sections consist of single-family dwellings that are typically two stories although some one-story homes are scattered throughout. Setback tends to vary with houses generally set closer to the road in Section A and slightly more setback in Section B. Section B also tends to have more vegetation and landscaping with mature trees. Section B is also characterized by a promenade brick walkway that cuts through the blocks in a north-south fashion providing its residents direct access to the property of the Cavalier Hotel to the south. A narrow strip park stretches between the hotel property and those properties along the southern edge of Section B. The entry from the district to the hotel property is adorned by a landscaped brick wall and gateway.

Overall, the district retains a lush, cohesive, and attractive neighborhood feel through consistent scale, setback, and style of homes and a well-planned and maintained layout. The neighborhood is further complemented by decorative street lights which also adorn the brick promenade and some sidewalks. Overhead power and utility lines are hidden within the alleys in the interior of the block and thus do not intrude in the historic character of the neighborhood.

### Architectural Analysis

At present, there are a total of 120 houses and 73 outbuildings located within the district with nearly every parcel developed. The dwellings range in construction date from 1927 to as recently as 2011, and nearly 100 were constructed in 1968 or earlier. Most are modest-sized, middle-class houses typical of suburban development in the first half of the twentieth century. The neighborhood features a variety of styles that were popular from the second quarter of the twentieth century through the present-day including Colonial Revival, Tudor Revival, Mediterranean Revival, Craftsman, Minimal Traditional, and the Contemporary style of the Modern Movement. Colonial Revivals are particularly prevalent in the district. There is one Mediterranean Revival home that reportedly was built with materials left over from the construction of the Cavalier Hotel, and may have served as an early guesthouse; however this could not be confirmed. There is also lore that several of the early homes originally functioned as hunting lodges or cottages for the hotel, but this too could not be substantiated.

Many of the dwellings reveal influence of their beach setting through details such as screened porches and exterior wood shingles, which in Virginia is distinct to coastal regions like Virginia Beach. A number of properties also feature rear garages and/or guest apartments accessed by the neighborhood's interior alleys, a feature typical of coastal development in the 1920s when vacationing and tourism were growing in popularity. Most of the homes built directly on the oceanfront were built sideways to take most advantage of the narrower lots as well as take advantage of the ocean breeze for cooling.

When the Cavalier Shores neighborhood was platted in 1927, the land within the boundaries was largely unimproved scrub and sand dune. It was bisected by the right-of-way of the Norfolk-Southern Railroad, laid in 1883, as well as State Highway 10 (present-day Atlantic Avenue) laid in 1924. Both of these routes connected the Virginia Beach resort area to the Cape Henry community to the north before extending into Norfolk. The earliest construction in the district boundaries may have been a small passenger station for the railroad, set on the west side of the tracks near present-day Cavalier Drive. Upon the filing of the plat for Cavalier Shores in April 1927, lots were marketed and many were immediately purchased. The same day the deed for the neighborhood was filed, the sale of 18

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individual lots were also recorded. A map from 1928 depicts eight homes built by that time, however there were likely many more under construction and/or completed soon thereafter for several aerial photographs identified as having been taken in the “late-1920s” depict many more buildings present. It appears that the first area of the neighborhood completely developed were the lots in Section A lining the oceanfront. These were nearly all two-story Colonial Revival-styled residences oriented sideways to the beach, such as the five-bay Georgian Revival at 4200 Ocean Front Avenue. Other early construction in Section A was also grouped on the lots nearest the ocean, leaving the area closer to the railroad less developed. The earliest development in Section B was likewise set away from the railroad, but otherwise scattered throughout the area. Lots set near the brick promenade were particularly popular. The houses built in Section B in the 1920s also appear to primarily have been Colonial Revival with a few eclectic revivals as well. Early homes lining the promenade include a brick Dutch Colonial Revival at 214 44<sup>th</sup> Street and a wood-shingled three-bay Georgian Revival at 211 44<sup>th</sup> Street. Bird’s eye views from the Cavalier Hotel in the late 1920s depict a Tudor Revival at 207 43<sup>rd</sup> Street, as well as the one and only Mediterranean Revival home in the neighborhood at 220 Cavalier Drive. According to local tradition, this house was constructed using materials leftover from the Cavalier Hotel and may have served as a guesthouse. This has not been substantiated, and deeds reveal it was sold from the Cavalier Shores, Inc. to Harriet Johnson in August 1927 for a cost of \$2,000. This was the same price other lots in Section B were being sold for, indicating it was not yet constructed when sold to the first private owner. Local tradition also states that many other homes in the neighborhood were built by the Cavalier Hotel as hunting lodges or beach cottages, but this could not be substantiated. The notion could come from the fact that many deeds were recorded as having been transferred from Cavalier Shores, Inc. to the Cavalier Development Company to the first private owner as part of the same recording. This may indicate that the homes on these properties were financed and built through a subsidiary of the Cavalier rather than a privately-obtained architect and builder. The notion that they were affiliated with the Cavalier Hotel could also have come from the fact that a number of the early homes in the neighborhood were designed by local architect Bradford Tazewell, whose blueprints identify the homes as “Beach Cottage.” Such blueprints were consulted during the previous preparation of City of Virginia Beach Historical Register Applications for several properties in the district (City of Virginia Beach 2014-2015).

Sales and construction in the neighborhood stalled between 1929 and 1931 with the beginning of the Great Depression, but slowly resumed over the remainder of the 1930s. During this period, many sales were not just for individual lots, but for multiple properties, revealing speculative acquisition remained ongoing. Despite slow sales for the first few years of the Depression, home construction continued throughout the decade 1930-1940, with 36 houses recorded as having been built during that period. Some of these may have been built on lots acquired in the 1920s, but not built until later. The majority of the 1930s dwellings reflect similar Colonial Revival influences as the 1920s homes, although with increasingly more diverse embellishments, particularly Tudoresque. There are also several “Williamsburg Revival” houses in the district reflecting the popularity and recognition of the ongoing Colonial Williamsburg Restoration Project. These are similar to the Cape Cod style, although can have a side-gabled or gambrel roof with dormers, and has an offset or unsymmetrical fenestration pattern. Good examples of Colonial Revival architecture include a three-bay Georgian Revival at 209 43<sup>rd</sup> Street, a Cape Cod at 110 45<sup>th</sup> Street, a Dutch Colonial Revival at 207 44<sup>th</sup> Street, a Williamsburg Revival at 216 Cavalier Drive, a Colonial/Tudor Revival at 102 and 108 45<sup>th</sup> Street, and a more

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traditional Tudor Revival at 4308 Ocean Front Avenue. Although less prevalent than in other contemporary neighborhoods across Virginia, there were several Arts and Crafts or “Craftsman” bungalows built in Cavalier Shores during this period as well. Good examples include a one-story, front-gabled bungalow at 223 44<sup>th</sup> Street, two-story side-gabled bungalows at 103 and 221 44<sup>th</sup> Street, and a pair of American Foursquare houses at 227 43<sup>rd</sup> Street and 202 44<sup>th</sup> Street.

The early Colonial Revivals with Tudoresque embellishments and more traditional Tudor Revivals presaged construction of simpler Minimal Traditional dwellings built in the late 1930s through the 1940s. Minimal Traditional homes are recognized for blending aspects of a variety of earlier styles, but in a simplified form and with less applied ornamentation. Minimal Traditional examples in Cavalier Shores are present in both one- and two-story configurations, and reflect the most common offset gable form as well as less typical central or double gable forms as well. Good examples of the common offset gable form can be found at 104 and 314 45<sup>th</sup> Street, both of which exhibit minimal Colonial Revival influence. An interesting double-gabled H-form house with Colonial Revival influence is located at 200 44<sup>th</sup> Street. A two-story form with a blend of Craftsman and Tudor influences is located at 302 45<sup>th</sup> Street and a Monterey styled two-story Minimal Traditional is located at 224 44<sup>th</sup> Street. The Monterey was a popular style typically found in warmer regions at this time, and is characterized by a side-gabled roof with second floor jetty projecting over the first floor. Often the second floor featured a full- or partial width balcony further sheltering the first floor, although the simplified example located in Cavalier Shores exhibits only a jetty.

There was a brief pause in home construction in Cavalier Shores during World War II, but work resumed quickly thereafter as much of Virginia Beach and the Tidewater region experienced a surge in development as service members returned to live in the area. The late-1940s and 1950s brought an eclectic blend of architecture to the region reflecting both old and new trends. Masonry construction became more prevalent than frame during this period, likely as a result of the extensive damage to area buildings in a 1944 tornado. Many new homes continued to be built in the continually popular Colonial Revival style, although generally in a more subdued fashion than their older counter parts. This includes a toned-down Adamesque Colonial Revival at 308 45<sup>th</sup> Street, a Georgian Revival at 216 44<sup>th</sup> Street, a Dutch Colonial Revival at 110 44<sup>th</sup> Street, and a Cape Cod at 208 43<sup>rd</sup> Street. A “Williamsburg” styled Colonial Revival from this period is located at 4207 Ocean Front Avenue. The Minimal Traditional style also remained popular during this period and is represented through homes such as at 4207 Atlantic Avenue. Meanwhile, the more characteristic mid-twentieth century Ranch style can also be seen on several properties in Cavalier Shores including at 200 43<sup>rd</sup> Street and 316 45<sup>th</sup> Street.

The 1960s brought continued eclectic architecture to the neighborhood through the seven houses built during that decade. These include several of the enduring Colonial Revival style applications such as an Adamesque at 209 44<sup>th</sup> Street, a Federal at 108 44<sup>th</sup> Street, and a Cape Cod at 112 45<sup>th</sup> Street. There are also two houses that are good local examples of the Contemporary style at 106 43<sup>rd</sup> Street and 106 44<sup>th</sup> Street. The style is reflected on these homes through low, horizontal lines and a geometric influence as applied by board-and-batten or horizontal-board siding, wide roof overhangs with exposed beams, undivided window lights, and wide chimney stacks.

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Between the 1970s and 1990s, infill construction took place on those lots in the neighborhood not yet developed and accounts for seventeen dwellings. Many of these homes continued to be built in traditional Colonial Revival forms and styles including those at 212, 224, and 226 43<sup>rd</sup> Street. There were several Shed style houses, characterized by vertical board siding, complex rooflines, and undivided window panes, including at 105 42<sup>nd</sup> Street, 232 43<sup>rd</sup> Street, and 4408 Atlantic Avenue. There was one Mansard style home built in the neighborhood during this period at 113 43<sup>rd</sup> Street as characterized by its second story which is faced by a steep wraparound hipped roof. The two homes built in the 1990s reflect general trends in Postmodern architecture with stuccoed exteriors and a blend of stylistic embellishments derived from different eras.

Construction in the twenty-first century accounts for just eight houses, many of which appear to have replaced smaller and older homes. In general, this recent development reflects the continued affluence of the neighborhood through large and elaborate, architect-designed homes. The most popular style employed blends Craftsman, Colonial, and Victorian Eastlake influences that can best be described as “Beach Vernacular.” These dwellings feature complex rooflines, multiple porches, numerous windows, and shingled exteriors with an abundance of trim. Excellent examples are located at 201 43<sup>rd</sup> Street, 205 44<sup>th</sup> Street and 4210 Ocean Front Avenue. Other styles represented on recent construction in the neighborhood includes a very streamlined Modern design at 212 Cavalier Drive and a Neo-Mediterranean Revival at 4288 Ocean Front Avenue.

### **Outbuilding Analysis**

Set to the rear of many of the dwellings in the district are contemporary outbuildings that line the alleyways. These resources range from small sheds or workshops to garages, garage/apartment combinations, and stand-alone guesthouses. Many properties in the district include a garage, reflecting the importance of automobile travel to the neighborhood’s development. Garages in the district are typically one- or two-car and are found as attached, semi-attached, and detached. Many of the semi-attached or detached garages include secondary living space above or to the side.

Secondary dwellings in one form or another account for nearly half of the total outbuildings and are a character-defining aspect of the built environment in the neighborhood. Thirty-eight outbuildings that include living space were counted in the district, including 22 that are combined with or attached to garages, and 16 that are stand-alone guesthouses or rental units. In most cases, these outbuildings mimic the architectural design and character of the primary residence, but in a simplified or subdued manner. Garage and pedestrian doorways are accessed by the alleys that extends centrally through most blocks.

Garage/apartment units set to the rear of houses is a common development pattern encountered in coastal areas of the Eastern United States in the first-half of the twentieth century, and provided property owners a way to facilitate visits from friends and family, as well as profit from short- or long-term rentals. Interestingly, the Cavalier Shores covenants from 1927 ban the use of the properties from “boarding” or occupation by more than one family; however, newspaper listing advertising these units as rentals show up as early as 1928 (RTD various).

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## Integrity Analysis

As a whole, the Cavalier Shores Historic District is considered to retain all seven aspects of integrity as defined by the National Register program. Its *location* is retained and no buildings have been removed or relocated to the district. The district's *setting* also remains intact as the Cavalier Hotel continues to be located to the south, the a golf club to the west, the beach to the east, and suburban neighborhoods to the north. Throughout the district are numerous mature trees, decorative walls, gardens, sidewalks, and other features that further reflect the historic character of the neighborhood. The historic *design* of the district is intact and conveyed through its street and block pattern, lot configuration, and pedestrian circulation patterns. *Workmanship* is retained and evidenced through the brickwork of Myrtle Walk and the neighborhood entry gateway, as well as the sidewalks throughout the district. *Materials* are also retained through these brick features, as well as historic light posts, lining neighborhood streets. The district retains a strong sense of *feeling* through its tree-shaded streets lined with historic homes in consistent setback, size, and scale. Although the neighborhood's direct *association* to the Cavalier Hotel is less pronounced at present-date, Myrtle Walk and the gateway still reflect the historic connection. Further, it retains its association to the beach and reflects this connection through the retention of beach access paths at the end of each street as originally platted.

In addition to the neighborhood and district as a whole, the individual buildings and properties that are located within it also retain a relatively high level of physical integrity and are reflective of their historic character. In addition to representing the evolution of architecture in the district as a whole, many buildings present are excellent examples of their particular architectural types and styles. Additionally, many incorporate various adaptations or embellishments characteristic of their coastal setting. These consist of features characteristic of coastal development up and down the East Coast and include wood shingle cladding, numerous screened porches, and numerous windows to take advantage of sea breezes. Many of the homes also feature rear garages and/or guest apartments, a typical feature of coastal development in the first half of the twentieth century. In general, the majority of properties dating from the period of significance retain their historic location, setting, design, workmanship, materials, feeling, and association, as well as their historic character-defining features. The most common alterations to buildings in the district are replacement doors and windows, which are generally compatible with the design of the buildings and are set within original openings. Additions to enlarge buildings are also present, but most are appended to the rear or less-visible sides and do not detract from the front façade. The buildings also retain a high level of historical integrity and remain as excellent representations of the history of the area, illustrating the changes in development patterns over time, and tell the story of the evolution from an early resort community to an affluent coastal neighborhood.

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## Inventory

The following inventory lists the buildings within the Cavalier Shores Historic District. The contributing status was determined based upon each resource's date of construction according to the period of significance of 1927-1968, retention of historic integrity from that period, and its ability to convey historic significance. Contributing resources to the Cavalier Shores Historic District were built during the period of significance, reflect the historic development patterns as a single-family dwelling exhibiting early- to mid-twentieth century suburban architectural trends, and continue to maintain the historic character and materials. In the Cavalier Shores Historic District, inspection revealed that all buildings and structures built during the period of significance retain sufficient integrity and are considered contributing. Noncontributing resources are those that were built after the period of significance.

This inventory includes all primary resources; historic and nonhistoric, throughout the district. It also includes all historic outbuildings as well as nonhistoric outbuildings that are substantial in size and scale. It does not include the assorted small and minor secondary resources such as prefabricated or temporary sheds, or any other minor resource not fixed to the ground that are not substantial in size or scale, and do not convey the significance of the district.

The inventory of resources is arranged numerically by street address. Each resource is keyed to the attached Sketch Map by the last four digits of its VDHR# site number.

### 42<sup>nd</sup> Street

<b>103 42nd Street</b>	<b>134-5379-0107</b>	<i>Other DHR Id#:</i>
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1937</i>		
<b>Contributing Total: 1</b>		
<i>Secondary Resource : Garage (Building)</i>		
<b>Contributing Total: 1</b>		
<b>105 42nd Street</b>	<b>134-5379-0106</b>	<i>Other DHR Id#:</i>
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: Contemporary, 1981</i>		
<b>Non-contributing Total: 1</b>		
<b>107 42nd Street</b>	<b>134-5379-0105</b>	<i>Other DHR Id#:</i>
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial, 1934</i>		
<b>Contributing Total: 1</b>		
<i>Secondary Resource : Garage (Building)</i>		
<b>Contributing Total: 1</b>		
<b>124 42nd Street</b>	<b>134-5379-0104</b>	<i>Other DHR Id#:</i>
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1932</i>		
<b>Contributing Total: 1</b>		



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**113 43rd Street** **134-5379-0093** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Neo-Eclectic, 1976*  
**Non-contributing Total: 1**

**200 43rd Street** **134-5379-0030** *Other DHR Id#:*

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

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

**201 43rd Street** **134-5379-0043** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Queen Anne, 2009*  
**Non-contributing Total: 1**

**202 43rd Street** **134-5379-0029** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival,*  
**1946**

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

**203 43rd Street** **134-5379-0042** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Neo-Eclectic, Ca 2014*  
**Non-contributing Total: 1**

**204 43rd Street** **134-5379-0028** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Dutch Revival, 1945*  
**Contributing Total: 1**

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

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

**205 43rd Street** **134-5379-0041** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1940*  
**Contributing Total: 1**

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

**207 43rd Street** **134-5379-0040** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1936*  
**Contributing Total: 1**

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

**208 43rd Street** **134-5379-0027** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, 1945*  
**Contributing Total: 1**

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<i>Secondary Resource : Shed (Building)</i>		<b>Non-contributing Total: 1</b>
<b>209 43rd Street</b>	<b>134-5379-0039</b>	<i>Other DHR Id#:</i>
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1940</i>		<b>Contributing Total: 1</b>
<i>Secondary Resource : Garage (Building)</i>		<b>Contributing Total: 1</b>
<b>210 43rd Street</b>	<b>134-5379-0026</b>	<i>Other DHR Id#:</i>
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1945</i>		<b>Contributing Total: 1</b>
<i>Secondary Resource : Garage (Building)</i>		<b>Contributing Total: 1</b>
<b>211 43rd Street</b>	<b>134-5379-0038</b>	<i>Other DHR Id#:</i>
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: No discernible style, 1982</i>		<b>Non-contributing Total: 1</b>
<b>212 43rd Street</b>	<b>134-5379-0025</b>	<i>Other DHR Id#:</i>
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1983</i>		<b>Non-contributing Total: 1</b>
<i>Secondary Resource : Greenhouse/Conservatory (Building)</i>		<b>Non-contributing Total: 1</b>
<b>213 43rd Street</b>	<b>134-5379-0037</b>	<i>Other DHR Id#:</i>
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1940</i>		<b>Contributing Total: 1</b>
<i>Secondary Resource : Shed (Building)</i>		<b>Non-contributing Total: 1</b>
<b>214 43rd Street</b>	<b>134-5379-0024</b>	<i>Other DHR Id#:</i>
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1945</i>		<b>Contributing Total: 1</b>
<i>Secondary Resource : Garage (Building)</i>		<b>Non-contributing Total: 1</b>
<b>216 43rd Street</b>	<b>134-5379-0023</b>	<i>Other DHR Id#:</i>
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: Neo-Eclectic, 1984</i>		<b>Non-contributing Total: 1</b>
<b>217 43rd Street</b>	<b>134-5379-0036</b>	<i>Other DHR Id#:</i>
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1945</i>		<b>Contributing Total: 1</b>
<i>Secondary Resource : Secondary Dwelling (Building)</i>		<b>Contributing Total: 1</b>
<b>218 43rd Street</b>	<b>134-5379-0022</b>	<i>Other DHR Id#:</i>
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1948</i>		

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		<b>Contributing Total: 1</b> <b>Non-contributing Total: 1</b>
<i>Secondary Resource : Garage (Building)</i>		
<b>219 43rd Street</b>	<b>134-5379-0035</b>	<i>Other DHR Id#: Primary</i>
<i>Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1958</i>		<b>Contributing Total: 1</b>
<i>Secondary Resource : Shed (Building)</i>		<b>Contributing Total: 1</b>
<b>220 43rd Street</b>	<b>134-5379-0021</b>	<i>Other DHR Id#:</i>
<i>Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Dutch Revival, 1955</i>		<b>Contributing Total: 1</b>
<i>Secondary Resource : Outbuilding, Domestic (Building)</i>		<b>Contributing Total: 1</b>
<i>Secondary Resource : Shed (Building)</i>		<b>Non-contributing Total: 1</b>
<b>221 43rd Street</b>	<b>134-5379-0034</b>	<i>Other DHR Id#: Primary</i>
<i>Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1958</i>		<b>Contributing Total: 1</b>
<i>Secondary Resource : Garage (Building)</i>		<b>Contributing Total: 1</b>
<b>222 43rd Street</b>	<b>134-5379-0020</b>	<i>Other DHR Id#:</i>
<i>Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 1972</i>		<b>Non-contributing Total: 1</b>
<i>Secondary Resource : Shed (Building)</i>		<b>Non-contributing Total: 1</b>
<b>224 43rd Street</b>	<b>134-5379-0019</b>	<i>Other DHR Id#: Primary</i>
<i>Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1981</i>		<b>Non-contributing Total: 1</b>
<i>Secondary Resource : Shed (Building)</i>		<b>Non-contributing Total: 1</b>
<b>225 43rd Street</b>	<b>134-5379-0033</b>	<i>Other DHR Id#: Primary</i>
<i>Resource: Single Dwelling (Building), Stories 1.5, Style: French Revival, 1958</i>		<b>Contributing Total: 1</b>
<i>Secondary Resource : Shed (Building)</i>		<b>Non-contributing Total: 1</b>
<b>226 43rd Street</b>	<b>134-5379-0018</b>	<i>Other DHR Id#: Primary</i>
<i>Resource: Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, 1981</i>		<b>Non-contributing Total: 1</b>
<b>227 43rd Street</b>	<b>134-5379-0032</b>	<i>Other DHR Id#:</i>
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1945</i>		<b>Contributing Total: 1</b>
<i>Secondary Resource : Garage (Building)</i>		<b>Non-contributing Total: 1</b>
<b>228 43rd Street</b>	<b>134-5379-0017</b>	<i>Other DHR Id#:</i>

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*Primary Resource: Single Dwelling (Building), Stories 2, Style: Neo-Eclectic, 1990*  
*Non-contributing Total: 1*

**229 43rd Street** 134-5379-0031 *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1937*  
*Contributing Total: 1*  
*Secondary Resource : Garage (Building) Contributing Total: 1*

**232 43rd Street** 134-5379-0016 *Other DHR Id#: Primary*

*Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1981*  
*Non-contributing Total: 1*

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

**44<sup>th</sup> Street**

**101 44th Street** 134-5379-0087 *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Contemporary, 1982*  
*Non-contributing Total: 1*

**103 44th Street** 134-5379-0086 *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1939*  
*Contributing Total: 1*  
*Secondary Resource : Outbuilding, Domestic (Building) Contributing Total: 1*

**104 44th Street** 134-5379-0091 *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1949*  
*Contributing Total: 1*  
*Secondary Resource : Garage (Building) Contributing Total: 1*

**105 44th Street** 134-5379-0085 *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Neo-Eclectic, 2002*  
*Non-contributing Total: 1*

**106 44th Street** 134-5379-0090 *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1, Style: Contemporary, 1964*  
*Contributing Total: 1*

**107 44th Street** 134-5379-0084 *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, 1931*  
*Contributing Total: 1*  
*Secondary Resource : Garage (Building) Non-contributing Total: 1*

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







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**221 44th Street** **134-5379-0056** *Other DHR Id#:*

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

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

**222 44th Street** **134-5379-0045** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival,  
1948*

**Contributing Total: 1**

**223 44th Street** **134-5379-0055** *Other DHR Id#:*

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

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

**224 44th Street 134-5379-0044** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Split-Level/Split Foyer, 1936*  
**Contributing Total: 1**

**45<sup>th</sup> Street**

**100 45th Street** **134-5379-0080** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1940*  
**Contributing Total: 1**

**102 45th Street** **134-5379-0079** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Tudor Revival, 1935*  
**Contributing Total: 1**

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

**104 45th Street** **134-5379-0078** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, 1945*  
**Contributing Total: 1**

**108 45th Street** **134-5379-0077** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Tudor Revival, 1930*  
**Contributing Total: 1**







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**Ocean Front Avenue**

**4200 Ocean Front Avenue**                      **134-5379-0109**                      *Other DHR Id#:*  
*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1928*  
**Contributing Total: 1**

**4201 Ocean Front Avenue**                      **134-5379-0108**                      *Other DHR Id#:*  
*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1930*  
**Contributing Total: 1**  
*Secondary Resource: Garage (Building)*  
**Non-contributing Total: 1**  
*Secondary Resource : Secondary Dwelling (Building)*  
**Non-contributing Total: 1**

**4202 Ocean Front Avenue**                      **134-5379-0110**                      *Other DHR Id#:*  
*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival,*  
**1932**  
**Contributing Total: 1**

**4204 Ocean Front Avenue**                      **134-5379-0111**                      *Other DHR Id#:*  
*Primary Resource: Single Dwelling (Building), Stories 2, Style: No discernible style, 1962*  
**Contributing Total: 1**

**4206 Ocean Front Avenue**                      **134-5379-0112**                      *Other DHR Id#:*  
*Primary Resource: Single Dwelling (Building), Stories 2, Style: Dutch Revival,*  
**1960**  
**Contributing Total: 1**

**4210 Ocean Front Avenue**                      **134-5379-0113**                      *Other DHR Id#:*  
*Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Queen Anne, 2018*  
**Non-contributing Total: 1**

**4288 Ocean Front Avenue**                      **134-5379-0114**                      *Other DHR Id#:*  
*Primary Resource: Single Dwelling (Building), Stories 3, Style: Neo-Eclectic, 2017*  
**Contributing Total: 1**

**4300 Ocean Front Avenue**                      **134-5379-0115**                      *Other DHR Id#:*  
*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival,*  
**1935**  
**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.)

COMMUNITY PLANNING AND DEVELOPMENT

LANDSCAPE ARCHITECTURE

ARCHITECTURE

**Period of Significance**

1927-1968

**Significant Dates**

N/A

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Neff & Thompson, Landscape Design  
Edmund Bradford Tazewell, Sr.

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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 Cavalier Shores Historic District is an excellent example of coastal suburban development in the first half of the twentieth century that reflects characteristic nationally popular architectural styles as applied to Tidewater Virginia. The district also is a locally unique example of development sponsored by the adjacent Cavalier Hotel (NRHP 2014). While the direct association to the Cavalier Hotel is less recognized now following multiple changes in ownership of the resort, the district does retain its character-defining brick promenade and gate leading to the hotel grounds. The district also retains a dense building stock of homes dating to the first half of the twentieth century that convey the early popularity and subsequent growth of the neighborhood. These dwellings, and the district overall, retain a high degree of historical integrity and historic character. In general, they retain original form, materials, ornamentation, and other architectural details and convey the development and evolution of Cavalier Shores from 1927 through the present-day. Of additional merit is the retention of numerous rear garages and guesthouses, a common feature of early coastal suburban development. The district also conveys the strong sense of beautification and landscaping that has been an integral aspect of the neighborhood's character since 1927. Finally, the district remains as an increasingly rare collection of early-twentieth century architecture in Virginia Beach, as increasing property values in coastal areas continue to threaten redevelopment in these areas. As such, the Cavalier Shores Historic District is locally significant under Criterion A in the area of Community Planning & Development, and under Criterion C in the areas of Landscape Architecture and Architecture with a period of significance of 1927- 1968. The period of significance begins in 1927, the date of the original plat and ends in 1968, at the fifty-year requirement for resources to be considered historic as of the time of this nomination. This is an appropriate end date because most of the lots had been developed by the late 1960s. Infill development continued through the 1960s in a manner consistent with its post-World War II history, and even continues today.

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

The Cavalier Shores Historic District is a cohesive collection of buildings that represent a historically significant aspect of the growth and evolution of Virginia Beach in the first half of the twentieth century. The district is composed of, and matches the boundaries of the Cavalier Shores neighborhood that was platted in 1927 by a subsidiary developer of the nearby Cavalier Hotel. The district grew and evolved through the 1960s, by which time it was nearly completely developed with only occasional infill construction occurring in the ensuing decades. Throughout the period of significance, the district evolved according to the original vision of its developers with fine homes set along a series of shaded streets on well-manicured properties with access to the beach.

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## Historical Background

### Context: Cavalier Hotel

The history and development of the Cavalier Shores Historic District is inextricably linked to the adjacent Cavalier Hotel (NRHP 2014). The Cavalier had its beginnings in 1925 with the charter of the Virginia Beach Resort and Hotel Corporation and their selection of a large site to build the grand property. Virginia Beach had evolved into a popular vacation destination with numerous clubs and hotels since the late-nineteenth century, however, the Cavalier was to be the largest and grandest hotel yet built (Williford 1998).

Roughly 60 cleared acres of the old Hollies Farm just north of the Princess Anne Country Club at the north end of the Virginia Beach resort area were secured with the idea the hotel would provide a new northern anchor to beachfront development. To fund the construction of the estimated \$1.4 million dollar hotel, 14,000 shares of preferred stock at \$100 per share were marketed and sold to investors (Souther 1994). The corporation then chose the prominent firm Neff and Thompson, architects of Norfolk, to design the hotel and grounds. As opposed to earlier resorts built directly on the beach, it was decided to place the Cavalier on the high sand dune behind the Norfolk and Southern Railroad, roughly 1,000 feet back, in order to take better advantage of the ocean's cooling breezes, as well as provide a better landscape for the various on-site amenities (Souther 1994). Following a fairly quick construction, the hotel officially opened to the public in 1927 and was immediately regarded as one of the finest resorts in the country, attracting the wealthy and famous from across the nation (Dunn 1983).

The Cavalier became renowned for its elaborate décor and the many amenities it provided. In addition to its opulent guestrooms, ballrooms, dining rooms, lounges, indoor pool, and other interior features, the hotel property offered guests a variety of outdoor leisure from formal gardens, walking and riding trails, a horse racing track, tennis courts, golf course, and a beach club. The Cavalier Beach Club was built on the oceanfront directly in front of the hotel soon after the opening of the main hotel. The club became the forerunner and hallmark of all later beach clubs that would open along the Virginia Beach oceanfront in the ensuing decades (Dunn 1983).

Thanks to the help of the railroad, which opened a stop and passenger station in front of the resort and had a specific "Cavalier" service, guests from all over could easily access the Cavalier. Despite the onset of the Great Depression in the 1930s, the success of the Cavalier remained strong. The hotel grounds were continually improved throughout the decade with a new golf course added, a yacht club opened, and the gardens and grounds enhanced. It was during this time and in the years immediately before World War II that the Cavalier was considered in its prime and at the peak of its notoriety (Yarsinske 2002).

Unfortunately, the golden years came to an abrupt end with the outbreak of World War II when the hotel was commandeered by the Department of Defense to house and train soldiers (Williford 1998). Upon conclusion of the war, the hotel was returned to its owners, but never returned to the glory of the prewar years. By that time, the hotel required substantial and costly renovations.

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There was also the loss of the “Cavalier” rail service to Virginia Beach from points west as a result of the surge in postwar automobile use. After three years of being out of service, the hotel had fallen from the top lists of wealthy travelers and it also faced increasing competition from numerous more modestly appointed hotels and motels built along the beach in the years immediately following the war, which attracted more middle-class travelers (Williford 1998).

To compensate for their struggles, the owners turned the hotel into a private club; however, this too eventually failed and the Cavalier was closed. In 1959, the property was purchased by Gene Dixon and was reopened as a hotel, but continued to struggle as a result of decline of the luxury beach hotel market.

In 1973, the Cavalier once again closed its doors when a sister hotel was opened on the oceanfront directly in front. The Cavalier Oceanfront was constructed to be 11 stories overlooking the Atlantic Ocean but was not long a replacement for the original “Cavalier on the Hill”, which reopened in 1976 (The Cavalier n.d.).

Since then, the Cavalier has remained an icon at the north end of Virginia Beach, and as of recently, has begun a new phase of development and evolution. The 1973 Cavalier Oceanfront Hotel has been demolished and a new village of high-end single-family dwellings have been built around the footprint of the original hotel with plans for a new resort tower and condos on the site of the former oceanfront hotel.

#### Context: Cavalier Shores

Contemporary to the opening of the Cavalier Hotel in 1927, the owners, in conjunction with other investors, planned an adjacent residential development named “Cavalier Shores” to complement their resort development of the north end of Virginia Beach. The Cavalier Shores neighborhood was to attract those who wished to own a home at the beach, but have access to the exclusive amenities of the Cavalier. To realize the neighborhood, the Cavalier’s administrators deeded a portion of the hotel property immediately north of the hotel grounds to a partnering development group, and provided them funding to manage, administer, and incorporate the development, as well as oversee a sales and loan department, and the neighborhood’s ongoing development (Cavalier Hotel Corporation 1927).

Under the auspices of the Cavalier Shores, Inc. and Trustee H. Garret Smith, the plat was divided into 134 suburban-sized properties facing a grid of streets for the exclusive neighborhood. The Plat, as laid out by Jno. M. Baldwin, Civil Engineer from Norfolk, included 53 lots in “Section A” on the ocean side of Atlantic Avenue and the railroad, and 81 in “Section B” on the inland side of the road, but adjacent to the hotel main grounds (Cavalier Shores, Inc. 1927). The north-south roads were Atlantic Avenue and Holly Road, named for the former “Hollies” farm property on which the Cavalier and neighborhood were located. The original plat did not specifically name Ocean Front Avenue, as it appears to have been considered more of an alley. The cross streets were Cavalier Drive, Pocahontas Drive, and Raleigh Drive, all old Virginia namesakes (Cavalier Shores, Inc. 1927). Quite possibly the names Pocahontas Drive and Raleigh Drive were chosen to coincide with two original spaces at the Cavalier Hotel: the Pocahontas

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Dining Room and the Raleigh Lounge. The name Cavalier Drive survives in Section B, however Pocahontas Drive and Raleigh Drive are now 43<sup>rd</sup> Street and 44<sup>th</sup> Street, respectively.

Lot prices were based on location within the neighborhood and divided into three classes. Oceanfront lots were marketed at \$5,000, the others in Section A were \$1,500, while those across the road in Section B were listed at \$1,000. A series of by-laws and covenants were then attached to all lots in the plat mandating various requirements and restrictions (Princess Anne County 1927). These were typical covenants for real estate divisions at the time and included the following: All homes built had to be at least 15-feet back from the front of the property line and 5-feet from the side. No residence built could cost less than \$2,500 to construct. No buildings, other than those residential in use were permitted in the neighborhood. Lots could not be further subdivided, and only one home built per lot. All residences must be connected to sewer lines and not a septic system. In keeping with Jim Crow segregation laws of the early twentieth century, for a period of 21 years from the filing of the deed, no persons of African descent could purchase or occupy any homes in the district, nor could any corporation owned by a majority of African American owners acquire property. (Princess Ann County 1927 DB 144 pg. 546-552). However, prejudiced race-based mortgage financing and real estate buying and selling practices kept the neighborhood segregated for decades afterward; such practices were not outlawed until passage of the U.S. Civil Rights Act (also known as the Fair Housing Act) of 1968.

The original deed also laid out a series of promises made by the Cavalier Shores, Inc. These included a promise that all streets would be paved with roadways no less than 16 feet wide and that alleys would be paved with a suitable surface within 12 months. Also within 12 months, all sidewalks in Section B would be laid with granolite surface no less than 4 feet wide. Lastly, water mains would be installed throughout the neighborhood as soon as the Town of Virginia Beach extended the municipal water main along the Boulevard through Cavalier Shores (Princess Ann County 1927 DB 144 pg. 546-552). Annexation of Cavalier Shores and other North End neighborhoods occurred a year later on May 25, 1928, and many of utility connections and improvements likely occurred soon thereafter (City of Virginia Beach 1928).

In addition to the paved streets, alleys for off-street parking, guaranteed electric and water/sewer hookups, and a variety of other typical suburban amenities, residents of Cavalier Shores were also to have access to the grounds and amenities of the Cavalier Hotel. The neighborhood plat included a central brick promenade walkway called "Myrtle Walk" that allowed residents a direct walking path to the hotel to take advantage of its gardens, trails, and recreational facilities. An exclusive "park" consisting more or less of a landscaped grassy median, was also laid out between the hotel and Cavalier Drive, and the neighborhood. The brick wall and gateway between the neighborhood and the Cavalier Hotel property was designed by noted architects, Neff and Thompson who were responsible for the Cavalier Hotel itself as well (Neff and Thompson 1927). Although ownership of a home in Cavalier Shores did not include membership to the Cavalier Beach Club, the portion of the beach adjoining the neighborhood was intended for use exclusively by its residents with walkways located at the end of each street (Cavalier Hotel Corporation 1927). Most residents ended up joining the Cavalier Beach Club too, as did

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many residents from other neighborhoods throughout Virginia Beach as the club was a major social institution and gathering place.

A review of deeds shows that sales were initially fast, particularly in the ocean-oriented Section A where 18 sales were recorded the first day they hit the market on May 2, 1927 (Princess Anne County 1927). Many of the deeds show a transfer of the property to the Cavalier Development Company with an immediate deed to individual buyers, likely reflecting a mortgage put on the property to finance home construction. Despite the initial influx of sales in the oceanfront lots, photos and maps from the late 1920s reveal that Section A and Section B of the neighborhood developed at roughly the same pace in the first few years, although the oceanfront lots were sold and built first.

The continued and sustained development of Cavalier Shores was not as steady as hoped though, due to the stock market crash of October 1929 and the ensuing Great Depression of the 1930s. This period virtually collapsed most speculative real estate markets across the nation. Sales in Cavalier Shores slumped between 1929 and 1931, likely as a result of the stock market crash, but did then pick back up throughout the mid- to late-1930s. This was likely because of the continued success and guest rates at the adjacent Cavalier Hotel. However, at least several of the sales from the mid-1930s included multiple lots as part of single transactions, indicative of speculators looking to turn the properties upon the return of market (Princess Anne County Various Dates).

Another downturn for the neighborhood and hotel occurred in 1935 when the Norfolk and Southern ceased rail operations on the Cavalier spur of the line that serviced the area. The route was briefly maintained by a commuter railbus service between Norfolk and Virginia Beach on the adjacent state highway (Atlantic Avenue), although this too ultimately was discontinued as personal automobiles became the preferred means of travel (Dunn 1983).

Beginning in the early part of the 1940s and after World War II, there was a marked increase in development. This increase can be attributed to economic rebound after the war, federal mortgage assistance and the growth of better transportation (Souther 1994). People in general had more time and money in the postwar years and especially into the 1950s with the substantial rise of the middle class. A large number of homes were built in the neighborhood during this period, with many immediately following the war in 1945 and 1946. This was likely a result of many of the wartime personnel stationed in the region at one of the many nearby military installations, or the Cavalier Hotel itself, choosing to stay and reside at the beach or purchase a property as a vacation home.

Development in Cavalier Shores remained strong through the 1950s and 1960s with over 30 additional homes being built. This wave resulted in the nearly complete development of the original plat, with only a small number of vacant lots that were subsequently filled in over the following decades.

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Because the neighborhood was largely built-out by the 1960s with only sporadic later construction, the neighborhood retains a strong sense of its historic residential character. Current residents appreciate and respect this character, and there remains a strong effort to continue the original vision of an exclusive neighborhood. In further recognition of the neighborhood's original design, the City of Virginia Beach adopted a resolution October 25, 2010 to protect the historic brick promenade and sidewalks throughout Cavalier Shores (City Council 2010).

The Cavalier Shores neighborhood remains a cohesive and close-knit community that makes it stand out amongst other nearby neighborhoods. Many residents are members of the Cavalier Shores Civic League which promotes the preservation and heritage of the neighborhood. In addition to regular meetings, members also host a Grand Illumination on 43<sup>rd</sup> Street for the Christmas holidays that is a well-attended and popular event. Recently, many residents opened their homes and properties as part of a home and garden tour for the 2017 annual Virginia Historic Garden Week. Many of the residents are owner-occupants, resulting in an elevated appreciation of the history and qualities of the neighborhood and desire to preserve its homes and streetscapes for future generations.

As climate change and rising sea levels has become a concern for long term preservation of many coastal communities, Cavalier Shores appears to at a relatively low risk. While wind and storms continue to pose a danger to properties fronting the ocean and throughout the neighborhood, Cavalier Shores is fortunate in that it is not currently thought to be greatly threatened by sea level rise. Various studies conducted reveal that because the strip of dune Cavalier Shores and much of the north end is located on are elevated, they are not within the vulnerability zones for a projected 5-foot sea level rise. In terms of threat, the neighborhood is actually more at risk from a rise in the Lynnhaven Bay water level from the rear, than from the ocean in front (Climate Central 2018).

### **Significance: Community Planning and Development**

Cavalier Shores is a cohesive and well-defined historic residential neighborhood that reflects several important trends in early-twentieth century community planning and development, and is a significant aspect of the residential history of Virginia Beach. It reflects the rise of suburbia in the early- to mid-twentieth century in its developmental process, layout and configuration, as well as the design and character of its dwellings. The district is also reflective of regional trends in Virginia's coastal development, being at first made accessible to a larger market by the railroad and later the automobile. Of particular significance is the uniqueness of Cavalier Shores being platted by the Cavalier Hotel, and is the only residential neighborhood on the beach platted and developed in association with a luxury hotel.

Cavalier Shores was platted during a period when speculative real estate developments were created in vast numbers across Virginia Beach and the region. Suburban growth in the 1920s was helped by both a surge in economic activity after World War I and the growing middle-class, who sought more privacy and space than traditional urban living allowed. While suburbs developed around the outskirts of towns and cities across the nation, the real estate boom of this

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period also led to the creation of numerous coastal communities of primary and secondary homes, many of which from that period are still present, but increasingly threatened with redevelopment.

Cavalier Shores was just one of the speculative real estate developments that opened in Virginia Beach in the “roaring” 1920s, but represents some of the earliest of oceanfront residential neighborhood construction in the North End (Dunn 1983). Whereas the oceanfront had been popular for hotels and other attractions as early as the nineteenth century, private residential development had been limited to the more inland areas. Cavalier Shores began the trend of oceanfront private residence construction that would continue up the north shore of the beach over the ensuing decades.

Such development can be seen throughout other North End neighborhoods developed soon after Cavalier Shores such as Ubermeer and the Hollies. All of these neighborhoods were north of Seaside Park showing a continued northward trend up the coast within Virginia Beach. The growth of these neighborhoods can also be linked to the increase in vacation cottages and inns in the area which attracted commercial and recreational facilities (Souther 1994). These new “resort areas” also demanded better water supplies and transportation, making it easier to develop more residential properties.

Typical of suburban development from that time period, the area that comprises the district was originally a large, undeveloped tract of land that was purchased by an investment group and then broken up and sold as individual parcels. In the case of Cavalier Shores, the tract was part of the large farm property called “The Hollies” that was acquired by the Cavalier Hotel Inc. investment group to develop. The resort and its amenities occupied a large portion of the property while the area that now comprises Cavalier Shores was deeded to a trustee to oversee its development and sales. Trustee H. Garret Smith created Cavalier Shores, Inc. and summoned Jno. M. Baldwin, Civil Engineer of Norfolk, to plat the neighborhood. It was laid out with typical gridded streets and blocks and subdivided into residential lots to be sold individually. Following national trends of “theming” the streets in the subdivision, the streets in Cavalier Shores were named after groups and individuals important in local history including Cavalier, Pocahontas, and Raleigh. These were later renamed 42<sup>nd</sup> Street, 43<sup>rd</sup> Street, and 44<sup>th</sup> Street respectively to adhere to the city’s numbered street conventions. The name appears to officially have taken place in 1945 when the Town of Virginia Beach numbered all cross streets and installed a series of concrete road markers. However, a contemporary newspaper article notes that in the “Cavalier District” where streets already had names, they will not be replaced, but the street signs would include both name and number (*Virginia Beach News* July 13, 1945). The original names appear to have remained in popular use until after the merger of Virginia Beach with Princess Anne County in 1963 when the names were dropped and numbering system prevailed (Hill City Directories Various).

Also typical of other contemporary suburban developments, the original deed filing for the neighborhood included a variety of covenants. These included such issues as mandating a particular cost and quality of construction, consistent setbacks, access for utilities, restrictions on

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commercial use or leasing, and discrimination against people of African descent. Some were intended for perpetuity, while others were for a defined period of time following the original purchase of the property. A number of these covenants; such as size, setback, and utility easements were further reinforced and made permanent by City zoning while others, such as segregation of the neighborhood were no longer enforced, and later made illegal by the Civil Rights Act.

While there is no doubt the early success of the Cavalier Hotel and development of Cavalier Shores can be attributed to the railroad which introduced visitors to the area, the continued success and heaviest growth of the area was more a result of the rise of the automobile, as is evidenced by the increased growth in the area after the railroad ceased to operate in 1935. By that time, improved roads and the automobile opened up the Virginia Beach oceanfront to a much larger number of middle- and upper-middle class families who came to vacation as well as buy homes in the residential areas such as Cavalier Shores. The importance of the automobile to the district can also be seen through the design and layout of the development. Most blocks throughout the district are laid out with integral alleyways off of which are private garages and parking areas, indicating the early importance and prevalence of the automobile. Of the homes constructed in the 1930s and 1940s or later, almost all have a garage, signifying the almost complete reliance on the automobile by residents of the neighborhood by that time.

Of the contemporary real estate endeavors, Cavalier Shores is locally unique in that it was the only such development directly affiliated with an adjacent luxury resort hotel, being constructed in affiliation with the Cavalier Hotel (Souther 1994). The complete motive for the Cavalier Hotel to develop the neighborhood is unknown. Whether it was strictly opportunistic, or if the prospect of the high-end neighborhood providing a buffer between the resort and other speculative real estate endeavors is unclear, but not only did the relationship with the resort garner a certain level of notoriety for prospective buyers, it also attracted residents wishing to take advantage of the hotel's exclusive amenities. The connection of the neighborhood to the hotel is physically represented by the ornamental brick promenade, historically called Myrtle Walk, that bisects its residential blocks and leads directly to the front entry of the hotel.

Because of its character-defining development pattern, composition, and association to the Cavalier Hotel, the Cavalier Shores Historic District is locally significant under Criterion A in the area of Community Planning and Development.

### **Significance: Landscape Architecture**

In addition to its important associations to the Cavalier Hotel, the Cavalier Shores Historic District is significant in the area of Landscape Architecture. Gardens, landscaping, and ornamental setting have also always been a critical component of the Cavalier Shores neighborhood and a substantial part of the district's significance. As platted, the neighborhood included the brick Myrtle Walk promenade and ornamental gates providing access to the Cavalier Hotel, as well as a garden park laid out along the entire southern border of the neighborhood between it and the hotel property. All of these elements were designed in

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conjunction with the Cavalier Hotel's landscaped grounds by noted architects, Neff and Thompson. This Norfolk based firm, selected to do the design for the Cavalier Hotel and grounds, were regionally known and prolific in their work throughout the Hampton Roads area of Virginia. The two partners, Clarence Amos Neff, Sr. and Thomas P. Thompson, designed close to 600 commercial and residential projects, with the Cavalier Hotel being their most prominent work. Their involvement with the Cavalier Shores landscape design gave the residential development a continuity of connection to the Hotel grounds that survives today.

Myrtle Walk immediately became a focal point for the neighborhood as lots adjacent to it were considered preferable and purchased first. The walk also impacted the development pattern and streetscape of the neighborhood. Although not required by neighborhood covenants, nearly all homes set adjacent to the walkway were built facing it, with their primary entry and approach walk also oriented towards it. Most property owners also took advantage of the walkway to plant ornamental gardens and vegetation to create a fully landscaped promenade through the neighborhood. Today, the walkway continues to be a focal point for the district and is well landscaped and tended throughout the year.

In 2010, the City of Virginia Beach adopted a resolution to protect and preserve the historic brick promenade and sidewalks through Cavalier Shores (City Council 2010). The promenade remains a characteristic aspect of the Cavalier Shores landscape and is enjoyed by neighborhood residents and visitors alike. At Christmas time in recent years, residents adorn the path with lights and other decorations that attract visitors from throughout the region. In 2017, the neighborhood was featured in the house and garden tour of the annual Virginia Historic Garden Week, and was the first time that the Virginia Beach tour featured properties in just one neighborhood, indicating both the historic nature of its collection of homes and the attention to garden landscapes.

In addition to Myrtle Walk, the central vehicular artery through the district is also an important feature of landscape architecture. When the Norfolk Southern Railroad discontinued rail service on their corridor adjacent to Atlantic Avenue, the tracks were removed leaving a wide, open strip of property extending through Cavalier Shores and the rest of the North End neighborhoods. Soon after, various groups embarked on a beautification of the strip, by planting trees, shrubs, flowers, grass, and other ornamentals. On January 14, 1953, officials of Virginia Beach and the State Highway Commission joined with members of the Council of Garden Clubs of Virginia Beach and Princess Anne to ceremonially plant the first loblolly pine. By the time the effort was completed in November 1954 with plants supplied by the garden clubs and labor by the highway department, 47 blocks of parkway, stretching from Cavalier Shores to Fort Story were landscaped in what was renowned at the time as the "World's Longest Garden Club Project" (Dunn 1983). This landscaped median remains present and continues to be tended, creating a shaded and pleasing corridor for area residents to enjoy. A pedestrian/bike path extends along portions of the corridor, including those blocks within Cavalier Shores.

Because these intentional and recognizable landscape elements represent important character-defining features, and remain an important and recognizable aspect of the neighborhood, the

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Cavalier Shores Historic District is locally significant under Criterion C in the area of Landscape Architecture.

### **Significance: Architecture**

The Cavalier Shores Historic District is significant for its cohesive collection of homes that represent a full array of forms and styles prevalent in suburban architecture in the first half of the twentieth century, particularly with regards to the architectural trends and patterns in Virginia (VDHR 2015). Further, many of the buildings show design adaptations to their coastal location. Its building fabric reflects growth and development from the 1920s through the present day and contains a mix of high-style architecture and subdued vernacular interpretations of those styles. The district retains a high percentage of intact historic buildings with very little nonhistoric infill, and represents one of the largest concentrations of historic residential architecture in the oceanfront area of Virginia Beach.

Because Cavalier Shores developed over the course of four decades with sporadic later infill, its eclectic architectural fabric is a result of its various development periods and influences. Patterns can be seen in the architecture related to the time period in which it was built and its location within the district. The earliest homes built in the district were located along the oceanfront and in Section A of the neighborhood. These dwellings tended to be seasonal vacation properties and reflect a more “cottage” form of design, as identified by architect E. Bradford Tazewell, Sr. who was responsible for several of the early homes. Two known surviving examples of his work are 216 Cavalier Drive and 101 43<sup>rd</sup> Street. The homes were generally one- or one-and-a-half stories, had more complex rooflines, and multiple porches. However, the homes in this section of the neighborhood were more subject to storm damage and flooding from hurricanes and other natural disasters, including a devastating tornado in 1944. As such, many of the 1920s and 1930s houses built in Section A, particularly directly along the oceanfront, have been lost and replaced by secondary infill.

Meanwhile, Section B was slightly slower to fill in, but the homes built were generally larger and more typically built as primary residences. They often included rear guesthouses or rental units which contemporary newspaper ads from the 1920s and 1930s reveal were rented out to vacationers from an early date. Because Section B developed over a longer period of time, the houses here range from grand Colonial Revival designs and eclectic revivals of the 1920s to more modest Minimal Traditional examples of the 1930s and 1940s, and finally larger dwellings built during economic expansion of the 1950s and 1960s. Infill continued across both sections of the neighborhood from the 1960s to 1990s, by which time the district was nearly completely built-out. This trend is in-keeping with much of the early suburban development across Virginia (VDHR 2015). The district has undergone a slight surge in redevelopment in recent decades as a result of continued property value increases in the area. Several older and smaller dwellings in both sections of the district have been replaced by larger, well-appointed homes, reflecting the continued affluence of the neighborhood.

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Of the extant houses in the district, the most common architectural style by far is Colonial Revival and is represented by numerous forms and variants, but tied together by unifying features such as general symmetry, side-gabled roofs, central entrances, and double-hung-sash windows. Arguably one of the most popular and enduring styles of American architecture, and certainly of Virginia architecture, it was the style of choice throughout Cavalier Shores from the 1920s through the present-day and a large percentage of homes throughout the district exhibit some form of it. Because of its flexibility of elaboration and applicability to numerous building forms, Colonial Revival was extremely adaptable to a variety of tastes and budgets and lent itself well to both larger and smaller buildings. The Colonial Revival style was particularly well-received in Virginia where it has been taken to represent the long and storied history of the state (VDHR 2015). It was made particularly popular throughout Virginia in the 1930s as a result of the publicity and popularity of the massive Colonial Williamsburg restoration project. The dominant Colonial period styles employed in the Colonial Revival architecture of Cavalier Shores Historic District include the Georgian, Adamesque, Federal, Cape Cod, and Dutch Colonial, all employing higher style interpretations with appropriate symmetry, ratios, fenestration patterns, and Neoclassical inspired trim. Also present are assorted simpler, vernacular interpretations identified by their rectangular forms, symmetry, divided-light windows, and shutters, but void of elaborate ornamentation.

Also popular across the nation in the 1920s and 1930s and represented in the district are assorted other revivals; of which the Tudor Revival is more common. The Tudor Revival examples in Cavalier Shores do not generally exhibit stuccoed walls with half-timbering which often are understood to be character-defining aspects of the style in other contemporary applications (VDHR 2015). Instead, those in Cavalier Shores reflect the style through steeply gabled roofs, casement windows, and ornamental brickwork. Other revivals are far less common, including a single Monterey Revival and one Mediterranean Revival. The sole Mediterranean Revival home in the district, located along Cavalier Drive near the brick promenade gate, is an excellent example of the style with stuccoed walls, casement windows, terra cotta tiles, and balconettes. The building is an unusual type in the region, with only one other recorded early-twentieth century Mediterranean Revival home in Virginia Beach (VCRIS 2018).

The early-twentieth century American Movement styles such as Arts and Crafts or “Craftsman” and Prairie School are represented in the Cavalier Shores neighborhood, but in much lower numbers and stylistic application than many contemporary suburbs across the region and nation (VDHR 2015). Several Craftsman types and variations can be found throughout the neighborhood ranging from small one-story front- and cross-gabled bungalows, to two-story side-gabled bungalows and American Foursquares. This is opposed to the over 150 Craftsman-styled homes recorded elsewhere in Virginia Beach, many of which are located within the NRHP-listed Oceana Neighborhood Historic District (VCRIS 2018/NRHP 2018) Just one building exhibits a Prairie School influence through its low-pitched hipped roof with wide overhangs. Prairie School architecture is rare in the region with just two other examples recorded in Virginia Beach, including a former home now functioning as a doctors’ office at the nearby intersection of Pacific Avenue and 25<sup>th</sup> Street (VCRIS 2018).

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Another prevalent architectural style throughout Cavalier Shores is the Minimal Traditional and its various forms. The Minimal Traditional became popular by the mid-twentieth century due to its simplicity of design and relatively low cost of construction through use of standardized materials and forms. Minimal Traditional dwellings thus became a staple of the post-World War II housing boom across Virginia and the nation (VDHR 2014). As such, these homes are scattered throughout the district on lots that remained undeveloped following the original wave of construction in the 1920s and 1930s. The Minimal Traditionals are typically of the one-story variant, and complement many of the older homes in the district by blending subtle influences from the Colonial Revival, Tudor Revival, and even Craftsman styles. The two-story variant became more popular for later examples of the Minimal Traditional, which also tend to incorporate more characteristics of the Colonial Revival (VDHR 2014).

The few undeveloped lots remaining by the 1960s were infilled with an eclectic blend of Colonial Revivals, Minimal Traditionals, and mid-twentieth century Modern variants such as the Ranch, although there are also several good examples of Contemporary-style architecture. The two Contemporary homes are both set in Section A of the neighborhood and reflect their style through a geometric emphasis, plate-glass windows, board and batten siding, and wide roof overhangs with exposed beams (VDHR 2014).

More recently constructed houses continue the architectural tradition of the neighborhood by incorporating elements of Colonial Revival, Craftsman, and other early influences. These homes tend to be larger than their older counterparts, but continue to conform to the patterns set by early development and neighborhood covenants including consistent scale, setback, and character.

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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

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

**Historic Resources Survey Number (if assigned):** VDHR File #139-5379

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**10. Geographical Data**

**Acreeage of Property** ~31.5

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

- |                         |                       |
|-------------------------|-----------------------|
| 1. Latitude: +36.872854 | Longitude: -75.984242 |
| 2. Latitude: +36.873015 | Longitude: -75.981091 |
| 3. Latitude: +36.870778 | Longitude: -75.980351 |
| 4. Latitude: +36.870195 | Longitude: -75.983973 |
| 5. Latitude: +36.869764 | Longitude: -75.985460 |
| 6. Latitude: +36.870330 | Longitude: -75.985756 |
| 7. Latitude: +36.872273 | Longitude: -75.985174 |

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

The Cavalier Shores Historic District is composed of seven suburban residential blocks in Virginia Beach, Virginia. The southeast corner of the historic district is the beach retaining wall at the 42<sup>nd</sup> Street public beach access path. The boundary extends along the north edge of this access to 42<sup>nd</sup> Street where it continues along the northern edge of the road to Atlantic Avenue. The district boundary crosses Atlantic Avenue to the intersection with Cavalier Drive. The boundary then extends along the north side of the brick sidewalk lining Cavalier Drive. At the Cavalier Circle, the boundary follows the northern curve of the road to include the brick gate and wall. It then continues along the north edge of Cavalier Drive as it

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meanders to Holly Road. At Holly Road, the boundary turns north and follows the east side of the road north to 45<sup>th</sup> Street. At 45<sup>th</sup> Street the boundary turns east and extends along the south side of the road, across Atlantic Avenue, and to the intersection with Ocean Front Avenue. At Ocean Front Avenue, the boundary extends across the road and along the north side of the property line abutting the 45<sup>th</sup> Street beach access path. The boundary then turns and follows the concrete beach retaining wall back to the point of the beginning. The true and correct historic boundary is shown on the attached Sketch Map.

This boundary includes roughly 31.5 acres of land and the following city tax parcels:

24188632630000, 24188633880000, 24188641010000, 24188641430000, 24188641940000, 24188642240000, 24188642750000, 24188644230000, 24188644750000, 24188645330000, 24188645860000, 24188647500000, 24188647980000, 24188651450000, 24188652170000, 24188652750000, 24188654670000, 24188655480000, 24188657490000, 24188658910000, 24188659020000, 24188659630000, 24188661120000, 24188661120000, 24188661120000, 24188661990000, 24188662260000, 24188662780000, 24188664180000, 24188664690000, 24188666300000, 24188666300000, 24188666810000, 24188666810000, 24188668320000, 24188668930000, 24188669120000, 24188669120000, 24188669630000, 24188669630000, 24188672290000, 24188672400000, 24188672910000, 24188673600000, 24188674490000, 24188676940000, 24188678440000, 24188678950000, 24188679180000, 24188679180000, 24188679850000, 24188681520000, 24188682320000, 24188682940000, 24188682940000, 24188682940000, 24188683110000, 24188683830000, 24188685230000, 24188685750000, 24188686450000, 24188688460000, 24188688460000, 24188688960000, 24188689080000, 24188692450000, 24188692450000, 24188692960000, 24188693240000, 24188695160000, 24188695670000, 24188696040000, 24188696450000, 24188696970000, 24188698470000, 24188698470000, 24188698870000, 24188780800000, 24188790210000, 24189602530000, 24189602970000, 24189603240000, 24189603240000, 24189604520000, 24189605220000, 24189605840000, 24189606470000, 24189606472000, 24189606472001, 24189612660000, 24189613280000, 24189616240000, 24189619910000, 24189627840000, 24189629520000, 24189629910000, 24189633930000, 24189634550000, 24189634550000, 24189636010000, 24189636730000, 24189637360000, 24189637870000, 24189639440000, 24189639940000, 24189642570000, 24189643910000, 24189644160000, 24189645600000, 24189646140000, 24189646780000, 24189647890000, 24189648300000, 24189649380000, 24189649960000, 24189649960000, 24189653430000, 24189653940000, 24189655000000, 24189655540000, 24189656490000, 24189663480000, 24189663484201, 24189663484203, 24189665030000, 24189666880000, 24189667680000, 24189667730000, 24189668380000, 24189668430000, 24189669070000, 24189673590000, 24189673640000, 24189674390000, 24189674430000, 24189675160000, 24189710710000, 24189720210000, 24189720720000, 24189730640000, 24189740250000, 24189740660000, 24189750920000, 24189750980000

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

The boundaries of the historic district are drawn to include the original area designated "Cavalier Shores" as platted by Cavalier Shores, Inc. in April 1927, and recorded in Princess Anne County (now City of Virginia Beach) Map Book 8, Page 12. These boundaries are still well-defined by existing development and circulation patterns and continue to represent an

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intact and cohesive neighborhood. All known historic resources and the historic setting are included in the historic boundary.

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### 11. Form Prepared By

name/title: Robert J. Taylor, Jr.  
organization: Dutton & Associates, LLC  
street & number: 1115 Crowder Drive  
city or town: Midlothian state: Virginia zip code: 23313  
telephone: 804-897-1960  
date: August 2018

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### 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.)

### Photograph Log

Name of Property: Cavalier Shores Historic District

City or Vicinity: Virginia Beach

County: Independent City

State: Virginia

Photographer: Robert J. Taylor, Jr.

Photographs taken May through June 2018

Photo 1 of 50: Representative View

Cavalier Shores Gate from Cavalier Hotel, Facing North

Photo 2 of 50: Representative View

Detail of Cavalier Shores Gate and Promenade, Facing North

Photo 3 of 50: Representative View

Cavalier Hotel from Brick Promenade, Facing South

Photo 4 of 50: Representative View

Homes along Brick Promenade at 43<sup>rd</sup> Street, Facing North

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Photo 5 of 50: Representative View

Homes along Brick Promenade at 44<sup>th</sup> Street, Facing North

Photo 6 of 50: Representative View

Homes along Brick Promenade at 45<sup>th</sup> Street, Facing North

Photo 7 of 50: Representative Streetscape

43<sup>rd</sup> Street in Section B at Brick Promenade, Facing West

Photo 8 of 50: Representative Streetscape

43<sup>rd</sup> Street in Section B at Atlantic Avenue, Facing West

Photo 9 of 50: Representative Streetscape

Homes along south side of 43<sup>rd</sup> Street in Section B, Facing Southeast

Photo 10 of 50: Representative Streetscape

Homes along south side of 43<sup>rd</sup> Street from Promenade, Facing Southeast

Photo 11 of 50: Representative View

Homes along Cavalier Drive and Park in Section B, Facing North

Photo 12 of 50: Representative View

Alley between Cavalier Drive and 43<sup>rd</sup> Street in Section B, Facing East

Photo 13 of 50: Representative Streetscape

View of Section B along Atlantic Avenue at Cavalier Drive, Facing Northwest

Photo 14 of 50: Representative Streetscape

Landscaping in former Railroad Corridor, Section B, Facing South

Photo 15 of 50: Representative Streetscape

Atlantic Avenue and Landscaped Median at 45<sup>th</sup> Street, Facing South

Photo 16 of 50: Representative Streetscape

Homes in Section B with Cavalier Hotel in Background, Facing Southwest

Photo 17 of 50: Representative Streetscape

View of Section A from Atlantic Avenue at 45<sup>th</sup> Street, Facing Southeast

Photo 18 of 50: Representative Streetscape

Homes along 45<sup>th</sup> Street in Section A, Facing Southeast

Photo 19 of 50: Representative Streetscape

Homes along 44<sup>th</sup> Street in Section A, Facing Northeast

Cavalier Shores Historic District

Name of Property

Virginia Beach, VA

County and State

- Photo 20 of 50: Representative Streetscape  
Homes along 43<sup>rd</sup> Street in Section A, Facing Northeast
- Photo 21 of 50: Representative Streetscape  
Ocean Front Avenue at 45<sup>th</sup> Street, Facing South
- Photo 22 of 50: Representative View  
Beach Access at 44<sup>th</sup> Street, Facing East
- Photo 23 of 50: Representative Streetscape  
Garage Apartments along Ocean Front Avenue, Facing North
- Photo 24 of 50: Representative View  
Homes lining Ocean Front in Section A, Facing Northwest
- Photo 25 of 50: Representative View  
Beach Access at 44<sup>th</sup> Street, Facing West
- Photo 26 of 50: Representative View  
Homes lining Ocean Front with Cavalier Hotel in Background, Facing Southwest
- Photo 27 of 50: Representative Home in Section B  
Colonial Revival at 316 Cavalier Drive, Facing North
- Photo 28 of 50: Representative Home in Section B  
Colonial Revival at 308 Cavalier Drive, Facing North
- Photo 29 of 50: Representative Home in Section B  
Colonial Revival at 209 43<sup>rd</sup> Street, Facing North
- Photo 30 of 50: Representative Home in Section B  
Colonial Revival at 211 43<sup>rd</sup> Street, Facing Northeast
- Photo 31 of 50: Representative Home in Section B  
Colonial Revival at 214 44<sup>th</sup> Street, Facing Southwest
- Photo 32 of 50: Representative Home in Section A  
Colonial Revival at 4404 Ocean Front Avenue, Facing Southeast
- Photo 33 of 50: Representative Home in Section B  
Colonial Revival at 304 45<sup>th</sup> Street, Facing South
- Photo 34 of 50: Representative Home in Section A

Cavalier Shores Historic District

Name of Property

Virginia Beach, VA

County and State

Colonial Revival at 101 43<sup>rd</sup> Street, Facing Southwest

Photo 35 of 50: Representative Home in Section B  
Craftsman at 302 45<sup>th</sup> Street, Facing South

Photo 36 of 50: Representative Home in Section B  
Craftsman at 227 43<sup>rd</sup> Street, Facing North

Photo 37 of 50: Representative Home in Section B  
Mediterranean Revival at 220 Cavalier Drive, Facing North

Photo 38 of 50: Representative Home in Section A  
Tudor Revival at 102 45<sup>th</sup> Street, Facing Southeast

Photo 39 of 50: Representative Home in Section A  
Tudor Revival at 102 43<sup>rd</sup> Street, Facing South

Photo 40 of 50: Representative Home in Section B  
Minimal Traditional at 200 44<sup>th</sup> Street, Facing Southwest

Photo 41 of 50: Representative Home in Section B  
Minimal Traditional at 314 45<sup>th</sup> Street, Facing South

Photo 42 of 50: Representative Home in Section A  
Minimal Traditional at 4205 Atlantic Avenue, Facing East

Photo 43 of 50: Representative Home in Section B  
Ranch at 316 44<sup>th</sup> Street, Facing Southeast

Photo 44 of 50: Representative Home in Section A  
Contemporary at 104 43<sup>rd</sup> Street, Facing South

Photo 45 of 50: Representative Home in Section A  
Shed Style at 105 42<sup>nd</sup> Street, Facing North

Photo 46 of 12: Representative Home in Section B  
Modern Neo-Eclectic at 201 43<sup>rd</sup> Street, Facing Northwest

Photo 47 of 50: Representative Home in Section B  
Modern Neo-Eclectic at 205 44<sup>th</sup> Street, Facing North

Photo 48 of 50: Representative Guest Cottage in Section B  
312 42 ½ Street, Facing Northwest

Cavalier Shores Historic District

Name of Property

Virginia Beach, VA

County and State

Photo 49 of 50: Representative Guest Cottage in Section B  
Garage/Apartment at 214 44<sup>th</sup> Street, Facing Northwest

Photo 50 of 50: Representative Guest Cottage in Section B  
200A 44<sup>th</sup> Street, Facing Northwest

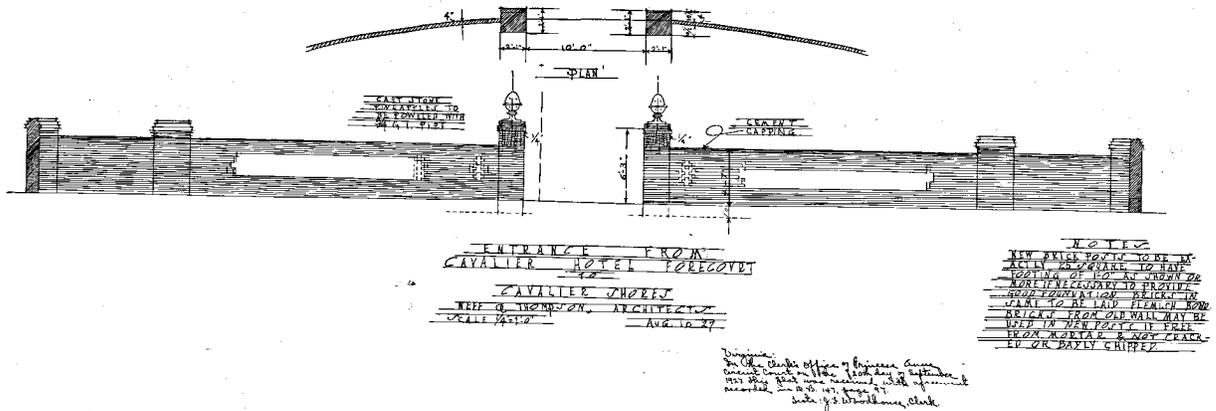
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Cavalier Shores Historic District  
Name of Property

Virginia Beach, VA  
County and State



Historic Figure 2: Plans for Cavalier Shores Gate and Wall, September 1927  
Neff and Thompson Architects. Virginia Beach Map Book 8 Page 27

Cavalier Shores Historic District  
Name of Property

Virginia Beach, VA  
County and State



Historic Photo 1: Aerial View of the Cavalier Hotel, Depicting Cavalier Shores in Background, Circa 1930s  
Unknown Photographer. Source: Norfolk & Western Historical Photograph Collection – Virginia Tech Library

Cavalier Shores Historic District  
Name of Property

Virginia Beach, VA  
County and State



Historic Photo 2: Bird's Eye View of Cavalier Shores from Cavalier Hotel, Circa 1930s  
Unknown Artist. Source: Norfolk & Western Historical Photograph Collection- Virginia  
Tech Library



**Cavalier Shores Historic District, City of Virginia Beach, VA, DHR No. 134-5379  
LOCATION MAP**

 Historic District Boundary

0 250 500 1,000 Feet



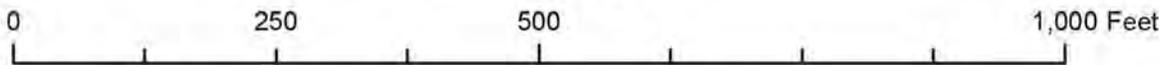


 Historic District Boundary

**Resources**  
 Contributing  
 Noncontributing

**Cavalier Shores Historic District, City of Virginia Beach, VA, DHR No. 134-5379**

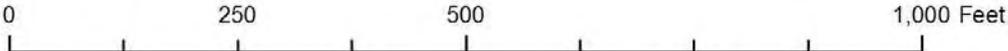
**Sketch Map**

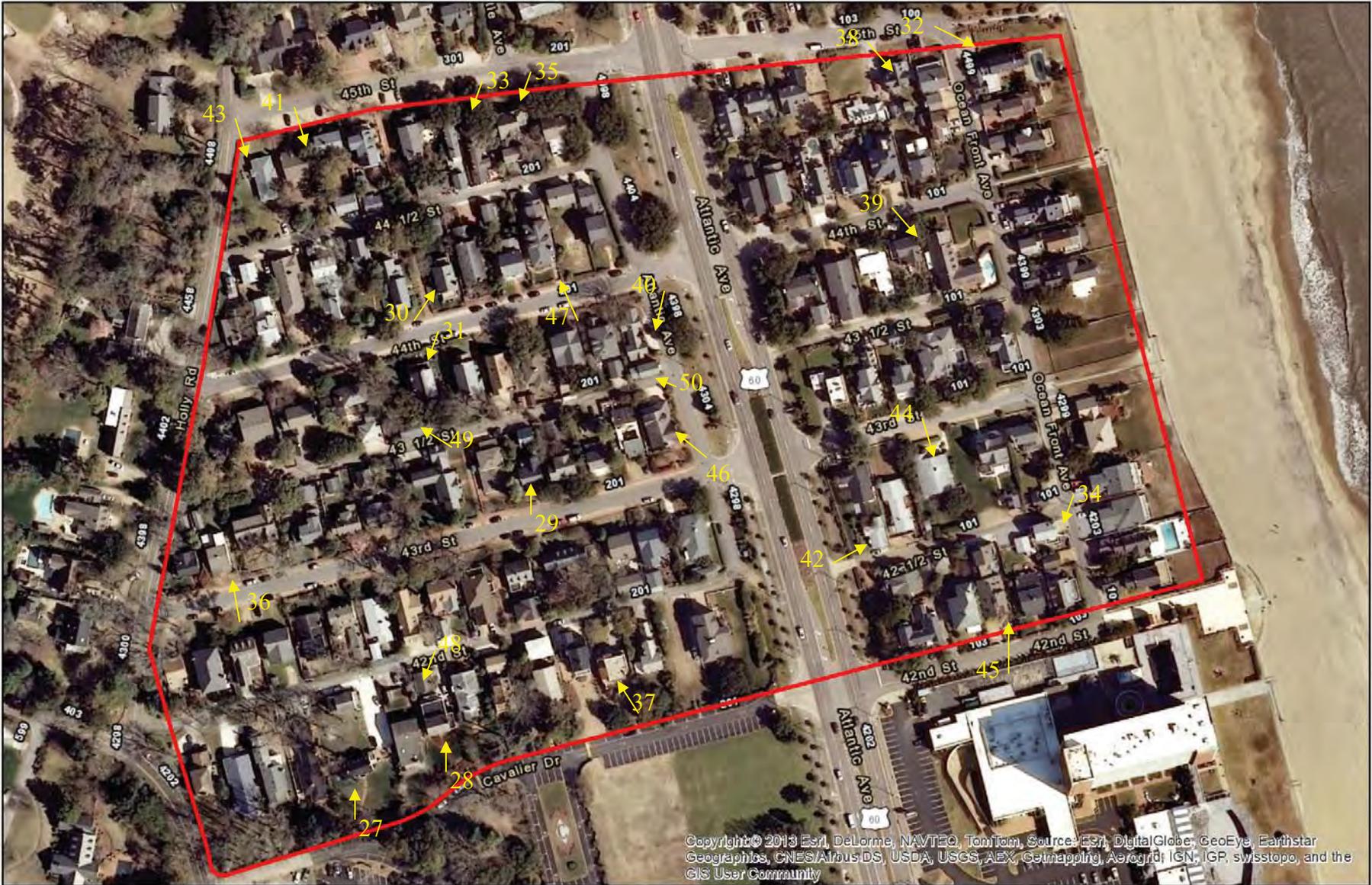




**Cavalier Shores Historic District, City of Virginia Beach, VA, DHR No. 134-5379  
PHOTO KEY (1 of 2)**

-  1 Representative View
-  Historic District Boundary





**Cavalier Shores Historic District, City of Virginia Beach, VA, DHR No. 134-5379  
PHOTO KEY (2 of 2)**

-  1 Representative Architecture
-  Historic District Boundary





























→ CANTLEY

St. Joseph's East



















OCEAN FRONT  
No Parking  
STOP

















209





PUBLIC BEACH ACCESS  
NO  
[Prohibited signs: dogs, alcohol, smoking, etc.]  
VIOLATIONS PRICE ENFORCED  
APRIL 2012





304



2011





227



















海上自衛隊  
100  
100

NO  
PARKING







502

MAZDA





200

200

200A

200A

30

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: Cavalier Shores Historic District

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

State & County: VIRGINIA, Virginia Beach

Date Received: 2/22/2019      Date of Pending List: 3/7/2019      Date of 16th Day: 3/22/2019      Date of 45th Day: 4/8/2019      Date of Weekly List: \_\_\_\_\_

Reference number: SG100003606

Nominator: SHPO

Reason For Review: \_\_\_\_\_

X Accept       Return       Reject      4/2/2019 Date

Abstract/Summary Comments: A district developed initially in conjunction with the Cavalier Hotel resort, it is characterized by primarily colonial revival homes, with other types and styles represented, a distinct layout with prominent service alleys, and a focus on landscaping. It is one of the few intact beachside neighborhoods from its era left.

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.



# City of Virginia Beach

VBgov.com

OFFICE OF THE CITY MANAGER  
PHONE: (757) 385-4242  
FAX: (757) 427-5826

MUNICIPAL CENTER  
BUILDING NUMBER 1 ROOM 234  
2401 COURTHOUSE DRIVE  
VIRGINIA BEACH, VA 23456-9001

November 26, 2018

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

Re: Cavalier Shores Historic District National Register Nomination

Dear Mr. Hare:

Thank you for the opportunity to comment on the nomination for the Cavalier Shores Historic District to the Virginia Landmarks Register and the National Register of Historic Places. Cavalier Shores has a special history in Virginia Beach beginning with its close association with the iconic Cavalier Hotel. The brick walkway that leads through the neighborhood provides a visual, physical and historic tie between the hotel and the community. With the recent completion of a fabulous extensive rehabilitation of the Cavalier Hotel, that connection is once again something that enhances the historic character of both the hotel and the neighborhood.

The nomination provides a great overview of the development of the Cavalier Shores neighborhood and the various architectural styles that contribute to its character. The City of Virginia Beach administration supports the work of the Historic Preservation Commission to identify and recognize the historic areas of the City that represent the unique aspects of our history. Cavalier Shores is one of those areas that help to make Virginia Beach a special place. I heartily support the nomination of Cavalier Shores to be listed in the Virginia Landmarks Register and the National Register of Historic Places.

Please contact me at [dhansen@vb.gov](mailto:dhansen@vb.gov) or 757-385-4242 if you have any questions about my comments on the Cavalier Shores historic district nomination. Thank you.

Sincerely,



David L. Hansen  
City Manager

DLH/mar

cc: Barry Frankenfield, Director, Planning and Community Development



# City of Virginia Beach

VBgov.com

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

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

November 28, 2018

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

Subject: Cavalier Shores Historic District, City of Virginia Beach

Dear Mr. Hare:

Thank you for informing the City of Virginia Beach Planning and Community Development Department about the National Register nomination for the Cavalier Shores Historic District. The nominated district is a wonderful example of residential development at the Virginia Beach oceanfront in the second and third quarters of the 20<sup>th</sup> century. Its association with the Cavalier Hotel and the brick walkway that ties the two together is one of the many ways this neighborhood has a special character and charm.

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

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

Sincerely,

Deborah L. Bright, Chair  
Virginia Beach Historical Review Board

cc: Mayor Bobby Dyer  
Barry Frankenfield, Director, Planning and Community Development



# City of Virginia Beach

ROBERT M. "BOBBY" DYER  
MAYOR

**VBgov.com**

MUNICIPAL CENTER  
BUILDING 1, ROOM 234  
2401 COURTHOUSE DRIVE  
VIRGINIA BEACH, VA 23456-9000  
(757) 385-4581  
FAX (757) 385-5699  
LR.JONES@VBGOV.COM

November 28, 2018

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

Re: Cavalier Shores Historic District National Register Nomination

Dear Mr. Hare:

Thank you for the opportunity to comment on the nomination for the Cavalier Shores Historic District to the Virginia Landmarks Register and the National Register of Historic Places. The recognition of historic areas in Virginia Beach reinforces the identity of our city as a special place in the Commonwealth of Virginia. Ten years ago, my colleagues and I on the City Council established a Historic Preservation Commission to assist us in identifying, recognizing and preserving our historic resources. The Cavalier Shores Historic District nomination is a product of these efforts.

The Cavalier Shores neighborhood, with its historic connection to the Cavalier Hotel property, occupies a unique place among Virginia Beach's many outstanding residential communities. It is fitting that it also receives recognition on the state and national registers. I am proud to support the nomination of the Cavalier Shores neighborhood for listing in the Virginia Landmarks Register and the National Register of Historic Places.

Please contact me at [MayorsOffice@vbgov.com](mailto:MayorsOffice@vbgov.com) or 757-385-4581 if you have any questions about my comments on the Cavalier Shores historic district nomination. Thank you.

Sincerely,

Robert M. "Bobby" Dyer  
Mayor

RMD/MAR

cc: Barry Frankenfield, Director, Planning and Community Development



# City of Virginia Beach

VBgov.com

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

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

November 28, 2018

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

Re: Cavalier Shores Historic District, City of Virginia Beach

Dear Mr. Hare:

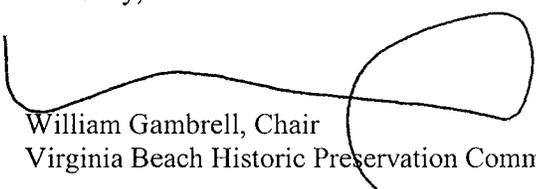
The City of Virginia Beach Planning and Community Development Department (VBPCD) has asked the Virginia Beach Historic Preservation Commission (HPC) to review and comment on the National Register nomination for the Cavalier Shores Historic District. We are pleased to do so.

The HPC works closely with VBPCD in the planning and implementation of the city's historic preservation program. The HPC supports the recognition of Virginia Beach's historic neighborhoods and areas as part of its mission to raise awareness about the city's history and the benefits of preserving its historic character. The Cavalier Shores neighborhood has the unique distinction of being part of the original or very early planning for the Cavalier Hotel resort. The brick "Myrtle Walk" lends a character and connection to Cavalier Shores that no other neighborhood can claim. The high degree of historic integrity seen in Cavalier Shores is not found in most neighborhoods in the oceanfront area of Virginia Beach.

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

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

Sincerely,



William Gambrell, Chair  
Virginia Beach Historic Preservation Commission

cc: Mayor Robert M. "Bobby" Dyer  
Barry Frankenfield, Director, Planning and Community Development

11-14-18

Cavalier  
Shores HD

Dear Mr Hare,

I have been told that my property at 4404 Ocean Front ave, Virginia Beach is part of Cavalier Shores Historic Dist.

I would be pleased if my house were part of the National Register of Historic Places.

You need to know that 4404 is in a QPRT Trust, based on my ownership, which matures in April 2020. The Trust may affect the inclusion of my property.

Thank you for contacting me, and I will look forward to the results of your meeting on Thursday, December 13th

Sincerely,  
Jane Joel Knox

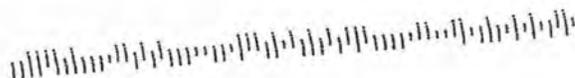
1500 Westbrook Ct.  
apt 3202  
Richmond VA 23227

RECEIVED  
NOV 19 2018  
DEPARTMENT OF  
HISTORIC RESOURCES

15 NOV 2018 PM 7 L



Mr James Hare  
Director, Survey and Acquisition Division  
2801 Kensington Avenue  
Richmond, Virginia 23221





# COMMONWEALTH of VIRGINIA

## Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Matt Strickler  
*Secretary of Natural Resources*



Julie V. Langan  
*Director*

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

February 19, 2019

Joy Beasley  
Keeper of the National Register of Historic Places  
National Park Service, National Register Program  
1849 C St., NW (Mail Stop 7228)  
Washington, D.C. 20240

**Re: Cavalier Shores Historic District, City of Virginia Beach, Virginia**

Dear Ms. Beasley:

The enclosed disk contains the true and correct copy of the nomination for the **Cavalier Shores 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 127 owners 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

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

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

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