

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

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

Listed:  
VLR 12/10/15  
NRHP 02/02/16

### 1. Name of Property

Historic name: Byrd Park Court Historic District

Other names/site number: William Byrd Park Court; VDHR File Number 127-6755

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: 701, 703 and 735 Lake Road; 705 to 733 Byrd Park Court

City or town: Richmond State: VA County: Independent City

Not For Publication:

Vicinity:

### 3. State/Federal Agency Certification

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

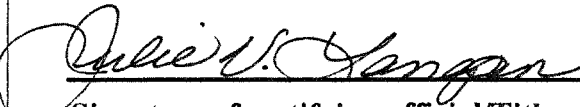
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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:

  A   B   X  C   D

	<u>12-15-15</u>
Signature of certifying official/Title:	Date
<u>Virginia Department of Historic Resources</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ 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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 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>15</u>	<u>0</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>17</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: Single Dwelling; Secondary Structure - Garage

LANDSCAPE: Park; Street Furniture – Wall/Gate

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

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: Single Dwelling; Secondary Structure - Garage

LANDSCAPE: Park; Street Furniture – Wall/Gate

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

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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; Mission/  
Spanish Colonial Revival

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

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

Principal exterior materials of the property: WOOD; BRICK; STUCCO

### Narrative Description

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

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### Summary Paragraph

Built in 1921, Byrd Park Court is located in Richmond's near western neighborhoods, adjacent to William Byrd Park, across from the Park's Swan Lake. One of Richmond's more elaborate picturesque residential ensembles of the 1920s, it is a court development of twelve two-story, stucco-clad, frame buildings set on a trapezoidal-shaped parcel of 3.2 acres. Three buildings face Lake Road and nine buildings are arrayed around a small loop road named Byrd Park Court. The loop is enclosed at the west by a large masonry gate structure that partially encloses the inner court area. The loop road features a grass commons with a masonry water fountain. There are three one-story, brick garage buildings at the east end of the property, to the rear of the houses. The buildings show a range of architectural styles, including Classical Revival, Colonial Revival, Spanish/Mediterranean Revival, and Tudor Revival, all with 1920s Craftsman influence in building form and detailing. Six of the buildings are duplex plans and six are single family. Byrd Park Court is one of the best examples of a City Beautiful period court development in Richmond. It closely matches the transformation of William Byrd Park from its post-Victorian naturalistic setting into a City Beautiful park that featured places for recreation and memorialization.

The physical integrity of Byrd Park Court is very high. Location of all resources has been maintained since construction. Overall design and fine details has remained consistent. The

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setting within the parcel and outside of the parcel has not changed since the 1920s. There has been some minor updating of materials, but very little has changed. Most materials have been updated by repair or replacement in kind. The workmanship of the historic period is very evident. The Court maintains the feeling intended by the developer and resident, Clarence Cosby, and architects, Carl Max Lindner, Sr. and Charles H. Phillips, as completed in the 1920s. The resource has a very strong association to the historic period of construction.

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## Narrative Description

### Court Plan and Landscaping

Byrd Park Court was strategically sited adjacent to William Byrd Park. The residences that face Lake Avenue have direct views of the Park facing west. The dwellings that are set behind the court gate also have Park views, unobstructed from second floor, but face inward towards the small loop road, the court green with fountain. The ornamental masonry gate, which features four arch-covered openings anchored by ball-topped piers, is a ceremonial screen between the Court and Park. While there are other surviving historic gates in other 1920s/30s Richmond residential developments, the Byrd Park Court gates are the most elaborate and well maintained example in the city.

The land chosen for the site has a lower elevation at the western parcel edge, the side adjacent to the Park, with a gradual gentle rise in elevation towards the east, the highest point at Polly Ann's Alley. According to resident and architect David Johannes, the area behind the elaborate gate was excavated and the nine buildings that have elevations on Byrd Park Court were planned at the top of a berm. The houses are all set close to the front of their parcels allowing for designed front yards, all fronted by masonry walls and accessed by masonry stairs. The back yards vary in sizes depending on the siting of each house. There are some mature trees in the back yard areas, but most of the short front yards reflect the actual intent of architect's Lindner and Phillips design as shown in a rendering, drawn by architect Bascom Rowlett, in a Richmond Times-Dispatch advertisement dated April 1, 1922 (see appendix for illustrations).<sup>1</sup> The plantings shown in the rendering included low-lying bushes and more vertical, narrow evergreens, such as Cypress, the preferred tree in Beaux Arts delineations.

The masonry walls in front of the three Lake Road houses are laid in Flemish bond with dark headers. There are some stretches of masonry walls that have been reconstructed, but for the most part, care was taken to maintain more elaborate brick patterns. The gate, two parts on either side of the entrance into the court, is about eight to ten feet in height, with painted white stucco open wall areas that are trimmed in red brick, brick bands at the tops of piers, brick-trimmed arches, and decorative cheek walls extending out (the cheek walls extend out on the western gate elevations, emphasizing the road entrance area). Large metal plaques adorn two of the piers, on either side of the loop entrance, featuring stylized lettering for "Byrd Park Court." Eight large metal ball finials top the eight piers.

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<sup>1</sup> *Richmond Times Dispatch*, April 1, 1922.

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### **Plan of Buildings and General Forms**

The Court consists of twelve primary dwellings, six single houses and six duplexes. The architects placed three of the single dwellings with their long elevations facing west, towards Lake Road, outside of the gated area. The houses in the inner Court are symmetrically arranged with two duplexes on either side of the loop, and two duplexes with three single dwellings in-between at the curved end of the loop. The single dwellings feature smaller primary elevations in a front gable form facing the Court. The designs of all twelve buildings are varied: styles and roof forms alternate. All duplexes have entrances at the opposite ends of the shared building. The three single dwellings that face Lake Road have central entrances with generally symmetrical facades. The three single dwellings on the interior of the Court have asymmetrical entrances.

Within the overall design there are two points where the house sites are more strongly symmetrical and this appears to have been done as an axial anchor. As you face the Court, looking east, 703 and 735 Lake Road, both Colonial Revival style, five-bays, side gable, and central entrance, flank the gate structure. This symmetry is echoed at the back end of the Court where 715-717 and 721-723, both four-bay, side gable with corner entrance porches, flank 719, which features a dramatically steep front gable roof. These five houses and the gate create a symmetrical anchor for the Court's overall design. The seven other houses are even more varied in their forms and styles, but are subordinated to the core symmetry.

### **Building Materials**

There are common attributes shared by all twelve primary dwellings. All houses are constructed in wood frame and all are clad in stucco. The stucco finishes are varied from smooth, medium rough and very rough. All houses have brick or stucco-clad brick chimneys. The chimneys are a key part of the design in several of the houses and except for 703 Lake Road, most of them are very tall, a design detail that enhanced the romanticized village appearance. The roofs are clad in three materials: slate (in varying shades, some of which may have come from out of state), clay tile and asphalt shingle (a replacement on 701 Lake Road). There are a variety of window shapes, sizes and forms throughout: 4/4, 6/6, 8/8, and 12/12 double-hung sash; some casement types, and many custom sizes that were used to meet stylistic needs (for instance oculus type, and many narrow windows to fit narrow wall areas or used in multiple window units).

### **Building Styles**

The architects utilized a variety of styles to give the overall complex a feel of organic evolution. Showing several strains of influence, the City Beautiful movement, Beaux Arts, northern European style revivals and Craftsman; the architects used Classical Revival, Colonial Revival, Spanish Colonial Revival, Craftsman, and Tudor Revival to create a romanticized urban landscape. The overall development is generally symmetrical, but each house is given its own distinctive design expression. This varied pallet matched the sophistication of the project. Like similar houses getting constructed in the western Fan Area, the Boulevard, and in the West of Boulevard areas, these were marketed for the new white collar middle class that developed in the post-World War One economic boom period. This client group found the park setting and access to the streetcar highly desirable. The houses were not built in the scale of Monument Avenue

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single family dwellings, but they show as much variety and stylistic distinctiveness. Byrd Park Court is presented as an idealized village of exotic styles that were popular in national architectural journals and in the rapidly developing western Richmond cityscape. The section below is a quick overview of each house by style tendency. An extended inventory, based on field survey, is at the end of this section and it provides detailed descriptions of each resource.

### **Classical Revival:**

705-707 Byrd Park Court: A Classical Revival design that exhibits strong Beaux Arts influence, this is the only house in the complex that is executed in this style. This duplex dwelling features a complex hipped roof. The front elevation has a corner entrance for each unit. The entrance corners are one story, each with an arched opening, supported on engaged columns. The entrances are topped by an open deck that features a heavy rail with balustrade.

### **Colonial Revival:**

703 Lake Road: This Colonial Revival style house is a single dwelling. The front elevation is perfectly symmetrical. The overall façade has moderately simple detailing. The front door is emphasized by the double stair stoop and a wrought iron railed balcony that is set atop Doric columns, topped by console brackets. The house form is balanced by two one-story side projections, an open porch, supported on heavy Tuscan columns and enclosed side room on the other end. The side elevations feature exaggerated cornice returns and semi-lunettes.

715-717 Byrd Park Court: This Colonial Revival style house is a duplex. The overall form is relatively simple and the strongest design elements are located at the two corner entrances that have porticoes supported on doubled columns. The front elevation cornice features a Baroque-derived modillion. One of the strongest visual elements is the red tile roof, an influence of Spanish Colonial or Mediterranean revival style.

735 Lake Road: This example of Colonial Revival is a single dwelling that matches the form and scale of 703, on the other side of the Court gate structure. This version is more strongly influenced by Spanish or Mediterranean revival elements. There are arch-top openings on the balanced one-story side projections and the walls are clad in smooth stucco. Like 703, the central entrance is a strong design element. There is a double stair stoop. The entrance is covered by an elliptical hood, set on console brackets. A molded panel with an Oculi or patera motif sits beneath the hood and features a lamp. The deep-eave on the hipped roof has long rafter tails, showing some Arts and Crafts flair.

### **Craftsman:**

713 Byrd Park Court: This is a Craftsman Style single dwelling that is strongly influenced by Colonial Revival design. The gable front house features very steep roof pitches, creating a large open wall in the front gable where an oculus with keystone block trim, is placed and surrounded by some white accent blocks, which are set into the stucco wall. The two front second story windows are topped by semi-circular trim with keystone blocks. The lower gable ends terminate in large cornice returns. The porch features Craftsman style trellises, which have a circular motif that echoes the oculus in the gable wall.

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719 Byrd Park Court: This is a Craftsman Style single dwelling that is at the center of the end of the Court. It is similar in form and scale to 713, but features an open porch that is Colonial Revival with square post supports, modillions and an ornamental top deck railing. The steep roof is trimmed with a custom design Craftsman-influenced angled modillion block. The open face of the gable front wall has a vertical vented opening.

721-723 Byrd Park Court: This duplex dwelling is a hybrid of Craftsman and Mediterranean Revival styles. The form and scale of the house is very similar to 715-717. It features corner entrances with porticoes. The porticoes have red tiled roofs, deep eaves with exposed rafter tails and brackets above the entrance opening. The opening, which leads to a porch/vestibule area, features a Spanish Baroque arch motif. The main roof is clad in red tile, accented by some lighter colored tile in random patterns.

727-729 Byrd Park Court: This is a duplex designed in a dramatic Craftsman style. The primary elevation consists of a double front gable. The roof angles are very steep, an exaggerated pitch, and recall Northern European vernacular forms (and the work of British Arts and Crafts designers). There are square accent tiles set in the upper areas of the stucco walls. The three wall openings at the first floor, per unit, have elliptical transoms with tracery and a recessed entrance at each unit corner. This is a unique form and design within the complex.

731-733 Byrd Park Court: This Craftsman style duplex features a complex form. This is one of two houses that have a jerkinhead gable roof (see 725). The strong design detailing is the large Craftsman columns at each corner entrance and the arch-topped trellises that clad the first floor. The lower roof system is an interesting shed and pent style combination. This is a unique form and design within the complex.

#### Tudor Revival:

701 Lake Road: This Tudor Revival style house is a single dwelling. The overall design and form is symmetrical. All elevations show false timber construction beams set in rough stucco walls. There is also a vertical diamond patterned window, above the main entrance. There are strong Craftsman influences throughout. The entrance bay is emphasized by a small curve in the roof. The entrance is covered by a hipped-roof hood that is set on stylized heavy beam brackets. The front door has an upper window with an elliptical top. The house has a one-story side projection that extends to the north. The south elevation has a secondary entrance that is covered by a porch, hipped roof with exaggerated raft tails that is set on heavy square Craftsman style supports. This house is a unique form and design in the complex.

709-711 Byrd Park Court: This is a Tudor Revival style duplex. The front elevation features false timber construction beams set in rough stucco walls. The roof is a complex hip form with return sections that cover both of the inset corner entrances. Both entrance porches have large square beam supports.



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725 Byrd Park Court: This is a Tudor Revival style single dwelling. Of the three Tudor Revival style houses in the complex, it has the most sophisticated detailing. The front elevation features false timber construction beams set in rough stucco walls on both the second and attic stories. There are blocks set across the second and attic stories that appear to mimic beam ends. The roof is a complex jerkinhead gable form. The first floor features trellises at the corners and the entrance has a bracket-supported hipped-roof hood. This is a unique form and design within the complex.

### **Detailed Resources Inventory**

Survey of the historic district was conducted in January 2015 by University of Virginia architecture school students, Christian Kochuba and Christopher Bondesen. DHR Architectural Historian Marc Wagner supervised the field study and DHR Architectural Historian Carey Jones supervised the Virginia Cultural Resource Inventory System student training, editing and inventory production. The resources are shown on the attached sketch map and are labeled with their DHR number, tax parcel ID number, and street address.

### **Byrd Park Court**

#### **705-707 Byrd Park Court DHR No. 127-6755-0003**

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

This two-story, largely symmetrical, four-bay frame Classical Revival-style duplex rests on a brick foundation and is built onto a site that is raised about four feet from the street. The exterior walls are stuccoed, and the green slate-shingled complex hip roof contains two internal stuccoed chimneys along the central north/south axis of the building. An aluminum gutter covers the eaves on the west side of the house (705 Byrd Park Ct.), while the original square modillions are left exposed on the east side (707 Byrd Park Ct.). The 8/8-sash double-hung windows on the second story, as well as the 12/12-sash double-hung windows on the first story are vinyl replacements on the west side of the building (705), while the east side (707) contains the original wood windows and shutters. A fixed, narrow diamond window with a rounded top is on the east side of the house at the entrance to 707. Entrance porticos containing arcades with Corinthian columns exist at the east and west sides of the south façade, and wrap around the east and west sides of the house. Both porticos have porches on top—707 having the original balustrades with a large classical-esque urn resting on its corner, and 705 having modern wooden replacement balustrades and an added aluminum overhang. 707's doorframe is set back from the southern façade, while 705's is even with the façade (implying that the doorway may have possibly been moved forward from its original position to enclose the porch) with a modern, wrought iron entrance screen. Both entrances incorporate shell motifs above the doorframes and decorative tiles set within the stucco archways (the tiles being painted on 707). The rear of the building contains two extruded bays, a shared covered porch in between, and an enclosed porch on either side—the porch on the east side (707) showcasing original curved rafter tails and a Doric column, and the porch on the west side (705) showing a seemingly replaced roof and wall structure.

#### **709-711 Byrd Park Court DHR No. 127-6755-0004**

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Primary Resource: Double/Duplex (Building), Stories 2, Style: Tudor Revival, Ca 1921

Contributing Total: 1

This two-story, four-bay, frame Tudor Revival and Craftsman-style duplex rests on a brick foundation, and is built on a hill up from the street. The exterior walls are stuccoed with faux beams and trunnels, and the gray slate-shingled complex hipped roof contains two central interior stuccoed chimneys. The 8/8-sash double-hung windows on the second floor, and the 9/9-sash double hung windows on the first floor are the original wood. Both the east and west sides of the duplex contain original diamond windows on the second and first floors. The primary entrances (on the east and west sides of the southern facade) are covered porches with square columns curved corner brackets (very similar to porch plan of 705-707 Byrd Park Court with the Corinthian columns and arches, as well as the identical shell motifs above the doors). The rear of the duplex has two extruded bays, a shared covered porch in between, an enclosed porch on the western corner and a screened in porch on the eastern corner (again very similar to 705-707).

### **713 Byrd Park Court DHR No. 127-6755-0005**

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

Contributing Total: 1

This two-story, two-bay, frame Craftsman and Colonial Revival style-dwelling rests on a brick foundation (visible on the rear and sides), and is built on a hill up from the street. The exterior walls are stucco on mesh, and the green asphalt-shingled roof is a cross (front and side-facing) gable. A single, exposed side chimney on the northwest side is stuccoed with brick detailing on its top and inset brick motifs on its side. An original wrought iron chimney brace ties the chimney to the roof with decorative detailing and a styled brace cap on the exterior of the chimney. Aluminum siding covers the eaves, hiding what may be original moldings. The 8/8-sash double-hung windows are the original wood, with semicircular arched moldings and keystone motifs above the second-story windows. Original circular attic windows with four keystone motifs and inset square tiles lie in the center of the front and side-gables, and two original narrow Arts & Crafts-style windows sit on the northwest and southeast sides of the house. A large, original diamond window sits at the southeast side entrance. The primary entrance (southwest facing) contains a large, full-width, single-story screened-in porch with wide Doric columns (stuccoed) and a flat roof with aluminum siding over the eaves. The columns are surrounded by original wood latticework with circle and keystone motifs that mimic the round windows above. The small central porch on the northeast side contains a wood floor with square columns that supports an extended bay above. An original Richmond Structural Steel Co Inc. coal chute still exists on the northeast foundation wall.

### **715-717 Byrd Park Court DHR No. 127-6755-0006**

Primary Resource: Double/Duplex (Building), Stories 2, Style: Colonial Revival, Ca 1921

Contributing Total: 1

This two-story, largely symmetrical, six-bay frame Colonial and Classical Revival-style duplex rests on a brick foundation and is built onto a site that is raised about four feet from the street. The exterior walls are stucco on mesh, and the red clay side-gabled roof contains two central internal chimneys (stuccoed with brick detailing on top). Ornate, pointed square modillions run the length of the roofline which holds an interior gutter system. The 6/6-sash double-hung

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windows, the arched transoms with keystones, the half-circle attic windows, and the decorative curved wood entry windows are all the original wood. Symmetrical pedimented entrance porticos on the north and south sides of the east facade contain low front-facing gables with elliptical arch cut-outs, as well as friezes with rectangular molding patterns and square Doric-esque columns. Both entrances have modern wrought iron entry screens. Similar to the layout of several other homes on Byrd Park Court, the rear of the building has two extruded bays, a shared covered porch in between (over top of the exterior basement entry), and a screened-in porch on either corner with Doric columns, exposed rafter tails, and original wood lattice work within.

**719 Byrd Park Court DHR No. 127-6755-0007**

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

Contributing Total: 1

This two-story, three bay, Arts and Crafts dwelling with some prominent elements of Colonial Revival is constructed on a brick foundation built into a berm. The exterior walls are covered in smooth stucco with details made in wood. Most prominent is the full-front porch with rectangular columns supporting a large balcony. The cross-gabled, green slate roof contains a stucco chimney protruding through the north wall of the house. The roof also features small wooden roof return brackets, angular dentils, and a roof vent. The building contains a wide variety of different windows. There are 12/12-sash windows on the lower floor of the front facade, with 9/9-sash windows on the upper floor of that facade. There are narrow diamond windows on either side of the house done in 7- transition above 6/6-sash windows. The rear of the house utilizes both 9/9-sash and 4/4-sash windows. A one-story addition with wood siding extends from the rear. August 24, 2015

**721-723 Byrd Park Court DHR No. 127-6755-0008**

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

Contributing Total: 1

This two-story, six bay duplex building is a Mediterranean Revival with many interesting elements of the Arts and Crafts style. It is built on a brick foundation, which is built into a berm. The walls are mostly covered in rough stucco on the 721 side and smoother stucco on the 723 side. Also interesting is that the walls meet the roof with a stucco covered protrusion that stretches entirely across the front facade. However, the highest roof is the only one with this stucco detail. The smaller and lower roofs arranged above the wings of the building have no such detail. All of these roofs are covered in modern Spanish terra cotta tiles. The largest roof area is a side gable roof which contains the central interior chimneys, one towards the front and one towards the rear, covered in stucco. All roofs are supported with exposed wood beams and brackets. Also prominent are two projecting porches. The porches have stucco covered supports with brackets supporting arched openings, and front-gabled roofs. The front facade contains 6/6-sash windows, and replacement windows on 723. The back has 8/8-sash windows, and more replacement windows. The rear of the building has two two-story extensions.

**725 Byrd Park Court DHR No. 127-6755-0009**

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

Contributing Total: 1

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This two-story, two-bay Tudor Revival is built on a brick foundation set into a berm. The exterior walls are covered in smooth stucco and feature exposed wood beams. A series of false trunnels adorn the exposed beams. On the level of the first exposed beam, which is placed between the first and second floor there are two ornate brackets supporting a slate roof hood. The roof is a complex jerkinhead with a T-intersection and has faded multi-colored slate in red, green, and grey. There is an exterior Flemish bond brick chimney on the north east side of the building. On the front facade there are double 8/8-sash windows on the lower floor, and four 6/6-sash windows on the upper floor. On the northeast side of the building there is a single rectangular window with a diamond pattern. There are also 6/6-sash windows on all the other sides (one in the rear and three on both remaining sides). Finally, there is a flat roof two-story protrusion on the rear of the building with two 8/8-sash windows in the rear, and one on either side.

**727-729 Byrd Park Court DHR No. 127-6755-0010**

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

Contributing Total: 1

This two-story (that could potentially be a two and a half story), six-bay, duplex dwelling is a complex example of an Arts and Crafts building with a particularly steep roof pitch. This building is built on a brick foundation constructed into a berm. The walls are rough stucco with a different color for either half of the building. Most prominent is the particularly steep complex front-gable roof with multi-color slate tiles and wooden trim and very small wooden roof return brackets. There are two interior chimneys covered in stucco. The lowest points on the roof are on the top of the first level. This first level front facade is characterized by six archways, with glass double doors as the central four arches while the outer arches form the entrances for the inset porches. On the second level of the front facade there are 1/1-sash windows on the 727 side and 6/6-sash windows on the 729 side. Above these windows on either side are small wooden protrusions meant to look like beams. At the peak of the roof the 729 half of the duplex has an arched 6/6-sash window that is slightly off-center and has a smooth patch of stucco around its edges. The other side has an arched vent at the same height. There are also small diamond patterns above both of these top arches. In the rear there are two two-story additions with flat roofs and on these the 727 side has 6/6-sash windows on all sides while the 729 side has 1/1-sash windows on all sides. The 729 side also has a new wooden deck that was built above the two-story addition.

**731-733 Byrd Park Court DHR No. 127-6755-0011**

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

Contributing Total: 1

This two-story, four-bay dwelling is a duplex featuring Arts and Crafts style. It is supported on a Flemish bond brick foundation built into a berm. The exterior walls are covered in rough stucco. The front facade is interrupted half-way up by a roof return (or pent) that crosses the entire wall. The roof is a complex side hip-on-gable roof done in multi-color slate. There are two central interior chimneys clad in stucco. The front facade of the lower floor is defined by two sets of quadruple 4/4-sash windows in the middle, and either corner of this level have inset porches with both supported by one freestanding column with free-form Craftsman capitals, and one attached

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column with the same details. The upper level features double 6/6-sash windows on both sides. The rear also utilizes 6/6-sash windows. The rear is primarily defined by two-story extensions on either side of the building with flat roofs. Also worth noting are the ornate iron support braces that connect the chimneys to the top of the roof.

### **Byrd Park Court DHR No. 127-6755-0016**

Primary Resource: Plaza/Courtyard (Site), Style: Baroque/Beaux Arts, Ca 1921

Contributing Total: 1

This oval-shaped grassy parterre lies in the center of the Byrd Park Court neighborhood, exhibiting a few forms of vegetation and a large central fountain. The Beaux Arts style concrete pool surrounding the fountain is a rectangular composition with semicircular extensions from the edges, inset within the ground. The center of the pool contains a two-tiered concrete pedestal foundation with pineapple motif on top (a modern replacement of the original fountain and pool system). To the southeast of the fountain is a large electrical box perceived to be the power source for the fountain.

### **Gilbert Street**

#### **Gilbert Street DHR No. 127-6755-0013**

Primary Resource:

Garage (Building), Stories 1, Style: No discernible style, Ca 1921

Contributing Total: 1

This garage is a one-story garage complex in an L-shaped plan. The walls are laid up in a Flemish Bond pattern, and extend up past the flat roof line to separate the garage bays. While most of the doors appear to be entirely replaced, some of the original sliding tracks for the doors appear to still be in their places. There is a blind arch-topped door on the southeast side.

### **Lake Road**

#### **701 Lake Road DHR No. 127-6755-0001**

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

Contributing Total: 1

This two-story, three-bay, frame Tudor Revival dwelling rests on an English bond brick foundation (visible on the east side), and is built on a berm. The exterior walls are stuccoed with faux beams and trunnels, and the asphalt-shingled hipped roof contains a single, English-bond end chimney, just slightly protruding from the exterior north wall (stuccoed). Aluminum siding covers the eaves. The 6/6-sash double-hung windows are vinyl replacements on the first story, and are the original wood on the second story. A narrow diamond window lies above the west entry, and a 6/6-sash single-hung window with semi-circular top lies on the second story on the east side of the house. The primary entrance (west-facing) contains a Craftsman-style front door with a hipped asphalt-shingled hooded porch with curved and rectangular brackets and faux trunnels to match the faux beams on the facade. The small porch on the house's southeast corner contains square columns with curved corner brackets, a wooden floor, exposed rafter tails, and an original porch lamp. An original Richmond Structural Steel Co Inc. coal chute still exists on the east side (rear) of the house.

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**703 Lake Road DHR/ 703 Byrd Park Court DHR No. 127-6755-0002**

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

Contributing Total: 1

This two-story, three-bay, frame Colonial Revival dwelling with Mediterranean Revival elements, rests on a brick foundation, and is built on a berm above the street. The exterior walls are stuccoed and the clay-tiled north and south-facing gabled roof contains cornice returns on each end with a bell-curved vent protrusion in the center. Two symmetrical end chimneys are finished in stucco, and are inset within the framing of the exterior walls. The 6/6-sash double-hung windows are original wood, and only one pair of original shutters remain above the front entryway. The shallow front porch is supported by Tuscan-esque columns with decorative fluted brackets tying into the framing. Symmetrically-sized wings are found on the north and south ends of the house, being supported by the same Tuscan-esque columns; the north end being an enclosed sun room with windows and a partial covered porch, and the south end being a full-length, screened in porch. Four original quarter-round attic windows can be found on the north and south ends of the house.

**735 Lake Road DHR No. 127-6755-0012**

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

Contributing Total: 1

This two-story, five-bay dwelling, fusion of Colonial Revival and Mediterranean Revival elements is constructed on a Flemish Bond brick foundation built into a berm. The exterior walls are covered in smooth stucco with details done in wood except for a course of bricks that top either original extension (one extension faces Byrd Park Court, and one faces Gilbert Street). The second level of the extension facing Gilbert Street seems to be a later addition. The extension facing Gilbert Street is defined by arches enclosed by 8/8-sash windows with ornate wood panels below. The single level extension facing Byrd Park Court features the same arches, but instead it is a porch enclosed by screens. On this porch there is a Flemish bond chimney extending up through the asphalt-shingle clad hip roof. This chimney features an ornate iron support rod. Also of particular note is the semi-circular wooden awning held above the front door on the northwest side facade. This awning is held by whimsical faux-classical brackets. All of the windows on this same wall are 6/6-sash windows. The windows on the second level of the Gilbert Street facing extension are 6/6-sash windows. On that same side, but on a different wall there is a stained glass window above a wooden porch. The rear of the building has 6/6-sash windows and a double-hung arched window located centrally. Most peculiar about the building is that right below the hipped roof there is an odd bulge outward in the stucco that surrounds the entire building, what appears to be a coved cornice (a free style detail).

**Lake Road DHR No. 127-6755-0017**

Primary Resource: Gateposts/Entry (Object), No discernible style, Ca 1921

Contributing Total: 1

This symmetrical pair of linear stuccoed gates incorporates four semicircular arched entryways, each with square stucco columns on either side, and large spherical finials on top. Flemish bond retaining walls that line Lake Road and BPC tie into the gate on its front and back sides, and four

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curved supports extend to the west, perpendicular to the gate. Two original metal gate lamps are bolted into the interior of the gates, and brick detailing populates the tops of arches, wall contours, and bottom edges of the walls. Original, large metal plaques on either side of the road entrance read, "BYRD PARK COURT".

### **Polly Ann's Alley**

#### **Polly Ann's Alley DHR No. 127-6755-0014**

Primary Resource: Garage (Building), Stories 1, Style: No discernible style, Ca 1921

Contributing Total: 1

This garage is a one-story garage complex close to another garage (DHR NO. 127-6755-0015). The walls are laid in Flemish Bond and extend above the roof. Most of the doors appear to be entirely replaced. However one of the doors appears to still be attached to the original set of sliding wheels. On both ends of the building there are arch-top blind doors.

#### **Polly Ann's Alley DHR No. 127-6755-0015**

Primary Resource: Garage (Building), Stories 1, Style: No discernible style, Ca 1921

Contributing Total: 1

This garage is a one-story garage complex facing (DHR NO. 127-6755-0014). The walls are laid Flemish Bond with some six-course American bond. The walls extend up past the flat roof line to separate the garage bays. While most of the doors appear to be entirely replaced some of the original sliding tracks for the doors appear to still be in place. There are arch-top blind doors on both end elevations.

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

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



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**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

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

**Period of Significance**

1921

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

**Significant Dates**

N/A

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

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

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

**Cultural Affiliation**

N/A

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

**Architect/Builder**

Lindner, Carl Max, Sr.

Phillips, Charles H.

\_\_\_\_\_

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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.)

Byrd Park Court is a twelve-building (eighteen-unit) architectural ensemble built in the era of City Beautiful Movement design in the 1920s. Completed in 1921 for Clarence Crosby, a native Richmonder, who made his living as a metal scrap dealer, the architect was Carl Max Lindner, Sr., one Richmond's leading designers of the first half of the twentieth century. The Court design, popularized in urban areas of the United States in c. 1915-1940, was a more rare form in Virginia and this example stands as one of the best surviving examples.<sup>2</sup> Clarence Cosby bought one of the premium properties facing Byrd Park, a City park that had been developing for nearly fifty years, and hired a young, upcoming, architect to design the court complex. Carl Max Lindner, Sr., who was in the firm Lindner and Phillips, with partner Charles H. Phillips, used a plan that featured three houses outside of a Beaux Arts-styled gate and nine houses, arranged around an inner loop, behind the gate. The variety of architectural styles reflected those that were popular in Richmond's fast developing West End: Beaux Arts Classical, Colonial Revival, Spanish Colonial Revival/Mediterranean Revival, Craftsman and Tudor Revival. Byrd Park Court is significant at the local level under Criterion C in the area of Architecture as an exceptional and highly intact example of an early 20<sup>th</sup> century Court complex in Richmond. The period of significance is for the span of time to complete construction. Work began in May 1921. The complex was largely finished and announced for buyer inspection in November 1921.

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

**Acknowledgements:** The nomination was prepared by a DHR team project. I thank the following for their collaborative efforts: University of Virginia Architecture School students Christian Kochuba and Christopher Bondesen for their architectural survey work and database entry; DHR's Carey Jones, Architectural Survey Coordinator for intern training and survey review and editing; Lena S. McDonald, review and editing; Dominic Bascone for mapping and geographic date; Architectural Historian Kimberly Chen for sharing research; Dave Johannas, Architect and current resident, for his research and interest in having the Byrd Park Court Historic District documented; Architectural Historian Debra McClane for sharing her research; Historian Elizabeth O'Leary for sharing her research; and former resident Julie Langan for encouraging the listing.

Special acknowledgement of Architect/Architectural Historian Robert P. Winthrop, who has done the most substantial research on Richmond's notable twentieth century architects.

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<sup>2</sup> A statewide survey of court designs or complexes has not been completed. At the time of preparing this nomination, it was clear that Byrd Park Court was a highly intact, sophisticated, example within the City of Richmond. More research, a more complete survey of this resource type, could prove that the form is statewide significant. At this time, the property is nominated as locally significant.

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### **Architectural/Historic Overview of Richmond's Western Development**

Byrd Park Court is named for and situated across from one of Richmond's largest parks, William Byrd Park. In the nineteenth century, well before the development of the park, the first signs that urban development was edging to the west was the Jacquelin Harvie Sydney subdivision of 1817. The subdivision prompted development of the area sometimes spelled "Sidney" or referred to as the "Town of Sydney". The area where Byrd Park developed was located in Henrico County until it was annexed in 1906.<sup>3</sup> This large speculative subdivision provided the layout of the streets and blocks in a large portion of the West End of Richmond. Sydney started as a rural enclave of country homes and farms, developing slowly over the next eighty years.

The first real step toward the development of the neighborhood came with the establishment of Reservoir Park, now Byrd Park, in 1873. By 1890 the designer of the park, City Engineer Wilfred Cutshaw reconfigured Clover Street as the Boulevard. This broad avenue extended from the reservoir in the park to West Broad Street providing a grand formal approach to the park.<sup>4</sup>

The Boulevard, Monument Avenue, the Fan, and West of Boulevard all developed rapidly as streetcar lines extended westward at the turn of the 19<sup>th</sup> century. To the west of Byrd Park, the Randolph neighborhood, traditionally African American had also grown in the late 19<sup>th</sup> century.

The development of the park and its amenities encouraged the residential development of the surrounding area. In 1887, the City Railway Co. provided public transportation to the park via a steam line that extended from Main Street to Beverly Street and erected a small passenger station on the park grounds.<sup>5</sup> By 1910, access by public transportation and the presence of additional entertainment parks had introduced even more people to New Reservoir Park area and residential development near the park increased. In the 1910s, advertisements for nearby building lots and apartments, such as the Park View Apartments (corner of S. Davis and Maplewood avenues), boasted of the exclusive nature of the area and the lakefront views. Developments such as William Byrd Terrace (1912), William Byrd Court (1921), and William Byrd Parkway (1923) were new residential subdivisions that adjoined the park and highlighted the proximity to the park, the lake views, and mature trees as major selling points.<sup>6</sup>

The dense development of Fan and Boulevard area with apartments and town houses of this era were of brick and stucco, and filled nearly the full width of each lot. Development in the Byrd Park neighborhood, Rosewood, Maplewood and Idlewood avenues were also planned with smaller lots and similar housing. Land owners who held parcels adjacent to Byrd Park planned for larger and more sophisticated houses, many which were built on Westover Road and Lakeview Avenue, near Byrd Park Court. The concept of detached houses in a highly designed court complex, facing the open Park, with a water view, contrasted sharply with the dense neighborhood development and made the real estate more attractive.

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<sup>3</sup> Virginiaplaces.org Website: <http://www.virginiaplaces.org/vacities/towncityboundaries.html>

<sup>4</sup> David Edwards, "Boulevard Historic District." DHR File No. 127-0398. National Register of Historic Places Registration Form. March 6, 1986.

<sup>5</sup> Debra A. McClane, "William Byrd Park." DHR File No. 127-398. National Register of Historic Places Registration Form. June 30, 2015.

<sup>6</sup> Ibid.

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The stylistic trend in these neighborhoods that developed rapidly from c. 1910 to 1940, was a celebration of revival and exotic styles. Design influences were flowing from the City Beautiful Movement, an esthetic that started at the 1893 Columbian World's Fair in Chicago. As a counter to the previous decades of Victorian eclectic architecture, the new styles were more spare and often lighter in color and in material. Other expositions that followed Pan American, Buffalo, 1901, Jamestown in Norfolk, 1907, and the Panama Pacific International, San Francisco, 1915, were widely celebrated and featured Beaux Arts Classical, Colonial Revival, Spanish Colonial Revival, and Mediterranean Revival styles. The exposition design was often an opportunity to experiment with exotic hybrids, combinations or highly ornamented versions of distinct styles. The architectural journals of the period and general media celebrated the expositions, which appeared to be small idealized cities. The other popular revival strain came from the British Arts and Crafts movement and the literal study and replication of late Medieval and Tudor architecture. The 1913 Tudor Revival work of Ralph Adams Cram at Richmond College in Westhampton, was certainly a local influence and John Russell Pope's Branch House (1919) on Monument Avenue shows a nearly academic reproduction of a Tudor manor house (Virginia House, 1925 and Agecroft Hall, 1926, were also part of Richmond's Anglo-Tudor design tendency). More modest examples of Tudor-styled houses or echoes of Cotswold cottages are seen in the Boulevard and Byrd Park area. Architect Carl Lindner, Sr. was in the generation that built Richmond's West End. He chose Craftsman, Tudor, Colonial Revival and Spanish Colonial design forms and motifs. Like many other architects of this era, he was versatile and did not always rely on literal use of historic forms. He customized details and modernized his interpretation of historic revival.

Lindner's choice of using a "court" plan is a little unusual given that there are so few precedents in Virginia. The Bungalow Court was a popular form in California and may have originated there in the first decade of the twentieth century. Examples of Bungalow Courts are very rare in Virginia. One of the best known surviving examples is College Court, just off the 300 block of North Main Street in the City of Suffolk (all buildings contribute to the Suffolk Historic District VDHR File # 133-0072). The six one-story craftsman bungalows are arranged around a grass court, enclosed at one end by simple brick piers and iron gates. The complex was believed to have been built between 1915 and 1920, just before Byrd Park Court's construction. It is unlikely that this was any sort of direct inspiration for Clarence Cosby or architects Lindner and Phillips. What is more evident is that the planned court concept takes form in a few slightly later projects. Architect Bascom Rowlett, one of Carl Lindner's firm partners, went on to design English Village (National Register listed, DHR File #127-0374) in 1926, on Grove Avenue, in West of Boulevard, a superb complex of attached units in Tudor style, organized around a Court with a loop driveway. This was executed on smaller urban parcel, the units are all attached in one U-plan building. Rowlett's most ambitious residential work in the same area was Tuscan Villa, a large one block complex of apartments that incorporated open walk-in courts between the buildings.

### **Building Byrd Park Court**

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Byrd Park Court was built in the post-World War One era, a time when Richmond's economy prospered and street car suburbs, which had started in the late 19<sup>th</sup> century, began to flourish and expand the edges of the City, westward, northward and eastward. The growth of the American middle class, white collar workers, and management level employees was a strong trend in the 1920s. In post-World War I Richmond, transportation to the far edges of the City and out into the counties improved as did road systems. Apartment houses sprang up as the need for housing increased. Numerous three-story apartment buildings sprang up in the western area of the Fan, on the Boulevard and Monument Avenue, and in the West of Boulevard area.

A new market for the growing population of Richmond emerged and developers like Clarence Cosby realized this need. He purchased the Byrd Park Court parcel in 1918. In the property transaction section of the Richmond Times Dispatch, the sale of the parcel was announced on August 29<sup>th</sup>, 1918. Richard Henry Harwood (and others) had sold land to Clarence Cosby and Charles J. Cosby on August 3<sup>rd</sup>. The parcel sold for \$18,500.<sup>7</sup> Details of construction and the name of the project were announced on May 28<sup>th</sup>, 1921.<sup>8</sup> The permit was for sixteen frame and stucco dwellings to be located on a semi-circular plaza at Byrd Park Lake, called Byrd Park Court. The cost of the project was listed at \$207,000. The article noted that Cosby has dedicated a plat of land where the court loop would be built that included a grass lawn with fountain and "ornamental lights." Excavation work had already started.

On November 13<sup>th</sup>, 1921, a short article ran at the top of the Richmond Times Dispatch real estate section that announced the near completion of the project. A rendering, probably drawn by architect Carl Lindner or Bascom Rowlett, accompanied the text. The article touted the design benefits of the houses, the site and the type of dwellers that Cosby had targeted for residents.

"...[the houses] are well appointed, up-to-date, artistically designed homes...in building Byrd Park Court, Mr. Crosby [name was misspelled] is placing within reach of the modest-means homeseeker, a distinctive, artistically designed eight room house, built and fitted in the best possible manner, which has all of the beauty and advantages surrounding them that the more expensive ones have...The homes at Byrd Park Court are now ready for public inspection."<sup>9</sup>

The complex was largely completed by the end of 1921. The complex had taken about six months to complete.

### **Marketing a Special Property and the early Residents**

Clarence Cosby marketed the houses at Byrd Park Court aggressively and enthusiastically. He ran many larger display advertisements, one of the earliest running on December 4<sup>th</sup>, 1921. It invited the public "to inspect Byrd Park Court and its 18 Attractive Homes-The Beauty Spot of Richmond- Clarence Cosby, Owner. 703 Byrd Park Court-special attention is called to this house, which has been handsomely appointed by Rountree Corp.-you inspection is invited."<sup>10</sup>

<sup>7</sup> *Richmond Times Dispatch*, August 29, 1918.

<sup>8</sup> *Richmond Times Dispatch*, May 28, 1921.

<sup>9</sup> *Ibid*, November 13, 1921.

<sup>10</sup> *Ibid.*, December 4, 1921.

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Some of the advertisements were relatively brief, but many included strong hyperbole with references to natural beauty of the site and adjacent park. He used the catch phrase “The Beauty Spot of Richmond” in many of the ads. Often the bucolic setting was compared with the increasingly urban and industrial reality of central city Richmond:

“Pause and Reflect! Only a few years have changed some of our most desirable residential sections, where quiet and tranquility once prevailed, into noisy avenues of heavy traffic, where all manner of vehicles rush by. Business, too, is headed in their direction—stores and workshops have wrought the change—destroyed the atmosphere of “home.” The Park Front property is immune from such a menace. Investigate BYRD PARK COURT “The Beauty Spot of Richmond....”<sup>11</sup>

In another display advertisement, an image of William Byrd, the colonial founder of Richmond, appears:

“How surprised and how joyful would be Wm. Byrd, the founder of our city, if he could but live again—to view the many wonderful changes time has wrought in this wonderful city. AND ABOVE ALL TO SEE THE BEAUTIFUL BYRD PARK COURT...Named After This “Virginia Gentleman” FRONTING ON THE LAKE....”<sup>12</sup>

In at least one advertisement, the complex is actually called “William Byrd Park Court,” emphasizing the full William Byrd name.

Other advertisements appealed to the buyer who sought quality in their investment matched with quality of life and an enhancement to family. This ad ran on May 31, 1922:

“The City’s growth is westward—it is there that the value of property will increase with the greatest rapidity—and it is there that the most promising investments are to be found. But there is greater investment than for material gain alone—it is investment in Happiness and Contentment afforded by a home with Character. The Homes in BYRD PARK COURT, the Beauty Spot of Richmond, promise that desirable increase in value in an attractive investment, but to an even greater extent they fulfill the promise of Happiness and Contentment—the real thing in life—for your wife, your children and yourself.”<sup>13</sup>

On December 14<sup>th</sup>, 1921, the Court was featured in a popular campaign associated with the popular Broadway show “The Right Girl.” The Richmond Times Dispatch ran a contest with advertisers where one was challenged by the number of times you could spell “The Right Girl” from all the large display ads on two pages. Byrd Park Court was featured, with a photo of 719 Byrd Park Court as a typical residence. The catch phrase used in this ad read: “The Right House in the Right Place for the Right Girl.”<sup>14</sup>

<sup>11</sup> Ibid., November 25, 1921.

<sup>12</sup> *Richmond Times Dispatch*, April 22, 1922.

<sup>13</sup> Ibid., May 31, 1922.

<sup>14</sup> Ibid., December 14, 1921.

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Despite a strong economy in Richmond during the 1920s, sales of the Byrd Park houses were slow. Current resident David Johannas has conducted research through City of Richmond directories to identify the residents from 1922 to the 1960s.<sup>15</sup> None of the houses were occupied through the year 1922, which explains the very intense advertisement campaign in the Richmond Times Dispatch well into 1923 and continuing into the mid-1920s. Some units were not occupied until 1927. In 1923, the year where the first owners are recorded, nine of the eighteen units were sold. Willis Brown, a real estate agent, owned two, most likely as an investment. He is not listed as an owner after 1923. In 1924, twelve units had been sold. By 1927 all houses were occupied and owner/builder Clarence Cosby had moved into 701 Lake Road (in 1924). He would live there until he died in a car accident in 1931. The following list below is the name of the first residents for each house listed by address, date of first recorded residence, name and occupation.

701 Lake Road- 1924, Clarence Cosby, Wholesale, metal, hides, bags, pipes, machinery, boilers and structural material.

703 Lake Road- 1923, Willis Brown, Real Estate; 1924, William H. Adams, President of Virginia Stationary Company Inc. and Vice President of Richmond Corrugated Paper Company, Inc.

705 Byrd Park Court-1923, Mrs. Annie F. Cook, President/Treasurer, Southern Food Corporation.

707 Byrd Park Court-1924, Leslie M. Morecock, Buyer, O. H. Berry & Company

709 Byrd Park Court-1923, Charles A. Bayler, Jr., Secretary/Treasurer, W. B. Catlett Electric Company, Inc.

711 Byrd Park Court-1923, William Lancaster, Salesman, Western Electric Company.

713 Byrd Park Court-1923, J. Warner Heinkamp, Sales Agent, National Cash Register Company.

715 Byrd Park Court-1926, R. H. Frederiksen, no data available.

717 Byrd Park Court-1925, Arthur S. Brinkley, Physician.

719 Byrd Park Court-1927, Dorrell S. Hazelhurst, President/Treasurer, Hazelhurst Motor Company, Inc.

721 Byrd Park Court-1927, John H. Pearson, Jr., Manager, Graybor Electric Company, Inc.

723 Byrd Park Court-1924, Walter L. Carson, Pastor, First Presbyterian Church.

725 Byrd Park Court-1924, William W. Hoxton, Chairman of the Board and Federal Reserve Agent, Richmond Federal Reserve Bank.

727 Byrd Park Court-1923, Willis Brown, Real Estate; 1924, Dr. George E. Fout, Osteopathic Physician, Terrace Spring Clinic.

729 Byrd Park Court-1923, Dr. Edwin H. Shackelford, Osteopathic Physician and President of the Terrace Spring Sanatorium.

731 Byrd Park Court-1923, Scott Cunningham, Selling Agent, Colgate & Company.

733 Byrd Park Court-1924, Floyd Tyler, Tyler and Ryan.

735 Lake Road-1923, Thomas J. Lawrence, Manager, Mortgage Loan Department, The Life Insurance Company of Virginia.<sup>16</sup>

<sup>15</sup> David Johannas, Byrd Park Court Resident Data Spreadsheet in VDHR File# 127-6755

<sup>16</sup> David Johannas, Byrd Park Court Resident Data Spreadsheet in VDHR File# 127-6755

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A cross section of the 1920s Byrd Park Court reveals a variety of middle-class and upper middle class residents, several doctors, white-collar managers, a pastor and of note, a high-level businesswoman, Annie F. Cook, of the Southern Food Corporation (whose company would not survive the Great Depression). William W. Hoxton, served as Chairman of the Richmond Federal Reserve Bank. He was a member of the Board from 1924-1935. Hoxton, who would eventually live on Oak Lane at Hampton Gardens was a native of Jefferson County, West Virginia and before moving into Byrd Park Court, worked at the Saint Louis Federal Reserve Bank for five years. His move to Richmond was a promotion.<sup>17</sup>

### **Clarence Cosby Developer/Resident of Byrd Park Court**

Clarence Cosby, the developer, owner and eventual resident of Byrd Park Court, was a Richmond native. He was born in 1873. By the first decade of the 20<sup>th</sup> century, he was advertising for his company Clarence Cosby Incorporated. Located at 1523 West Cary Street, Cosby had been in the junk and scrap business since the 1890s.<sup>18</sup> He specialized in all sorts of scrap metals, including metal pipes and machines. He also collected rags and recycled them into usable rag materials.<sup>19</sup> His company grew over time and he needed to expand his building on West Cary. In 1918 he hired the well-known architecture firm Carneal and Johnston to design an addition.<sup>20</sup> In the same year his “factory” was expanding, he purchased the land for Byrd Park Court and in 1920 filed the first permits to construct buildings.<sup>21</sup> The work on the Byrd Park Court buildings would not start until late spring of 1921. Cosby would eventually live at 701 Lake Road, with his wife Katherine Caroline Geibel Cosby (1874 - 1944). On October 8<sup>th</sup>, 1931, while trying to avoid hitting another car on Williamsburg Road, east of the City, he ran into a telephone pole, and a few hours later, died later at Memorial Hospital. Cosby left his estate of \$88,500 to his wife.<sup>22</sup> Clarence Cosby Incorporated maintained as a business run by Cosby family members into the 1980s.

### **Criterion C Significance: Architecture/Carl Max Lindner, Sr.**

Byrd Park Court is nominated for architectural significance under Criterion C. It is one of the best examples of how the English Garden City and American City Beautiful movements influenced residential design in 1920s Richmond. The twelve primary Byrd Park Court buildings offer a mix of Colonial, Tudor and Spanish/Mediterranean revival styles, with strong influences of Craftsman and English Arts and Crafts. It is also one of Carl Max Lindner, Sr.’s finest designs, a work that occurred early in his career and was likely a spring board into the great success that he experienced in the 1920s.

The English Garden City and American City Beautiful movements were urban-planning responses to the existing congestion and poor conditions in cities. Urban planners, a profession

<sup>17</sup> *Richmond Times Dispatch*, December 31, 1935.

<sup>18</sup> *Richmond Times Dispatch*, October 9, 1931.

<sup>19</sup> *Ibid.*, May 22, 1939.

<sup>20</sup> “Guide to the Richmond (Va.) Bureau of Permits,” Permit No. 6665A Addition to Factory of Mr. Clarence Cosby (1523 W. Cary St). 1918.

<sup>21</sup> “Guide to the Richmond (Va.) Bureau of Permits,” Permit Nos. 8201, 8202, Stucco Residences for Clarence Cosby, Esq., Byrd Park, ( E. side Lake Rd. between Lakeview Ave. and Gilbert St.) 1920.

<sup>22</sup> *Richmond Times Dispatch*, October 17, 1931.



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that was just developing in the United States at this period and architects sought better housing and living conditions through high standards of design in architecture and landscaping, and clusters of houses were often interspersed with parks and gardens. Byrd Park Court, set adjacent to William Byrd Park, incorporated a greenspace within its closed court. Altogether with the marriage of finely detailed revival architecture, interior landscape plan, and the framing of adjacent vistas, it is one of the best examples of a City Beautiful court complex in Richmond.

Byrd Park Court was designed by the firm Lindner and Phillips (Carl Lindner and Charles Phillips). According to Architectural Historian John Wells, Charles Phillips' role in the firm was more as a developer and contractor. Lindner was the partner with the architectural expertise.<sup>23</sup> Carl Lindner (1894-1973) was a native Richmonder, who spent his entire professional career in the city. His father, Maximilian Lindner (1863-1918) married Katherine Ebell Ruehrmund (1866-1933), the sister of architect Carl Ruehrmund. Lindner's professional education was in his uncle's office and augmented by classes at the Virginia Mechanical Institute.<sup>24</sup>

Lindner served in the navy during World War I and returned to Richmond beginning his practice in 1917, the date of his earliest building permit. His practice was mostly residential and commercial. He received few institutional commissions. The most important of these is the commission for St. John's Evangelical Lutheran Church, now known as St. John's United Church of Christ, on Stuart Circle. This significant Church was built in phases between 1920 and 1928. Designed in association with Bascom Rowlett, who also studied at the Mechanical Institute, this is one of the most elegantly detailed and composed examples of the Neo-Gothic style in Richmond.<sup>25</sup>

The earliest permits in Lindner's name are for an apartment house on Grove Avenue dating from 1917. This building was commissioned by Lindner's cousin Charles H. Phillips. A major part of Lindner's work was done for or with Phillips. Phillips' mother was Carl Ruehrmund's wife's sister.<sup>26</sup> Carl Lindner was part of the post-Victorian architectural group that gave Richmond (and Henrico County) its West End revivalist built environment. In this class were some of the high style designers, William Lawrence Bottomley and Duncan Lee, and a solid group of architects who designed large swaths in the western Fan, Boulevard, Monument Avenue, West of Boulevard and many of the developments south of Patterson Avenue to the James River, extending westward along Cary Street and River Road. The group included Lindner, Otis K. Asbury, Isaac Skinner, William Noland, Marcellus Wright, Bascom Rowlett, Merrill C. Lee and developers, the Davis Brothers and Muhleman and Kayhoe. In 1921, Lindner designed the apartments overlooking Fountain Lake in Byrd Park. These occupy the entire block frontage and form a grand composition. His work in the Byrd Park area would extend well into the 1920s and

<sup>23</sup> John E. Wells and Robert E. Dalton, *The Virginia Architects, 1835-1955* (Richmond, VA: New South Architectural Press, 1997), 356.

<sup>24</sup> Robert Winthrop, *Architects of Richmond: Carl Max Lindner Sr.* Website: <http://architectureinrichmond.com/2013/12/21/architects-of-richmond-carl-max-lindner-sr/>

<sup>25</sup> Ibid.

<sup>26</sup> Ibid.

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include the significant free-form 1929 Tudor Revival House at 906 Westover Road for Philip Strause, near Shields Lake.

Carl Lindner's most productive period was in the 1920s. His strong reputation, which had been founded on projects like Byrd Park Court won him significant residential commissions. He designed the distinctive Lord Fairfax Apartment Building on Monument Avenue in 1923. In 1926, he would design at least ten houses on Monument Avenue, including his own house at 3129. Lindner designed several notable apartment buildings, including the Altamont in Charlottesville in 1928, one of the largest of that building type built in the City up to that period. During the Great Depression, he was commissioned to design the Lock Lane Apartments (1934) on Grove Avenue. In the latter part of his career he adapted to modernistic style trends and designed the Skull and Bones Restaurant in 1955, adjacent to the Medical College of Virginia campus, a popular landmark at 12<sup>th</sup> and East Marshall streets.

Byrd Park Court, built over 90 years ago, stands out as one of Richmond's most significant City Beautiful urban complexes, and it ranks as one of Carl Max Lindner Sr.'s best designs within the body of his prolific works.

Byrd Park Court Historic District  
Name of Property

Richmond, Virginia  
County and State

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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Byrd Park Court Historic District  
Name of Property

Richmond, Virginia  
County and State

Winthrop, Robert. Architects of Richmond: Carl Max Lindner Sr. Published online at  
<http://architecturerichmond.com/2013/12/21/architects-of-richmond-carl-max-lindner-sr/>

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository: Department of Historic Resources, Richmond, VA

**Historic Resources Survey Number (if assigned):** DHR No. 127-6755

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**10. Geographical Data**

**Acreage of Property** 3.2

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

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

(enter coordinates to 6 decimal places)

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 37.544210 | Longitude: -77.471180 |
| 2. Latitude: 37.543860 | Longitude: -77.470210 |
| 3. Latitude: 37.543010 | Longitude: -77.470690 |
| 4. Latitude: 37.543270 | Longitude: -77.471480 |

**Or**

**UTM References**

Datum (indicated on USGS map):

Byrd Park Court Historic District  
Name of Property

Richmond, Virginia  
County and State

NAD 1927 or  NAD 1983

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

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

Byrd Park Court is in the City of Richmond, Virginia. The historic boundary is drawn to encompass all tax parcels as bounded by four streets (within the city-owned right of way) with Lake Road on the west, Lakeview Avenue on the north, Polly Ann's Alley on the east, and Gilbert Street on the south. The boundaries encompass the following City of Richmond tax parcels, identified by these Parcel Identification Numbers: W0000890011, W0000890010, W0000890009, W0000890027, W0000890002, W0000890006, W0000890005, W0000890004, W0000890014, W0000890015, W0000890031, W0000890036, W0000890035, W0000890034, W0000890020, W0000890019, W0000890016, W0000890017, W0000890028, W0000890030, W0000890032, W0000890007, W0000890003, W0000890022, W0000890026, W0000890023, W0000890024, W0000890012, W0000890018, W0000890029, W0000890033, W0000890008, W0000890001, W0000890021, W0000890025, W0000890013, W0000890069.

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

The boundary includes all land that was associated with the original Byrd Park Court development from its conception through completion, occupying land that was sold from Richard Henry Harwood to Clarence Cosby in 1918. The parcels have not increased or decreased since that purchase. The boundary includes all of the land in the 1918 purchase and all buildings completed by 1921, and encompasses the district's historic setting and all known historic resources.

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**11. Form Prepared By**

name/title: Marc C. Wagner, Architectural Historian  
organization: Virginia Department of Historic Resources (SHPO)  
street & number: 2801 Kensington Avenue  
city or town: Richmond state: Virginia zip code: 23221  
e-mail: Marc.Wagner@dhr.virginia.gov  
telephone: 804-482-6099  
date: October 12<sup>th</sup>, 2015

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**Additional Documentation**

Byrd Park Court Historic District  
Name of Property

Richmond, Virginia  
County and State

Submit the following items with the completed form:

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

### Photographs

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

### Photo Log

Name of Property: Byrd Park Court

City or Vicinity: City of Richmond

State: Virginia

Photographer: Marc C. Wagner

Date Photographed: January 6<sup>th</sup>, 2015

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

1 of 10. 701 Lake Road, view towards northeast.

VA\_RichmondCity\_ByrdParkCourtHistoricDistrict\_0001.

2 of 10. 703 Lake Road, view towards east.

VA\_RichmondCity\_ByrdParkCourtHistoricDistrict\_0002.

3 of 10. General view of Byrd Park Court interior houses, view towards east.

VA\_RichmondCity\_ByrdParkCourtHistoricDistrict\_0003.

4 of 10. 705, 707, 709, 711 Byrd Park Court, view towards north/northwest.

VA\_RichmondCity\_ByrdParkCourtHistoricDistrict\_0004.

5 of 10. 715, 717, 719, 721, 723 Byrd Park Court, view towards east.

VA\_RichmondCity\_ByrdParkCourtHistoricDistrict\_0005.

6 of 10. 725, 727, 729, 731, 733 Byrd Park Court, view towards southeast.

VA\_RichmondCity\_ByrdParkCourtHistoricDistrict\_0006.

Byrd Park Court Historic District  
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7 of 10. 735 Lake Road, view towards east.

VA\_RichmondCity\_ByrdParkCourtHistoricDistrict\_0007.

8 of 10. Detail of southern half of gate, view towards east.

VA\_RichmondCity\_ByrdParkCourtHistoricDistrict\_0008.

9 of 10. Sample view of back yards, behind houses on north side of loop, view toward southwest. VA\_RichmondCity\_ByrdParkCourtHistoricDistrict\_0009.

10 of 10. Sample view of garage, view towards northwest.

VA\_RichmondCity\_ByrdParkCourtHistoricDistrict\_0010.

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

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





LOCATION MAP

Byrd Park Court Historic District

City of Richmond, VA

DHR No. 127-6755

LOCATION COORDINATES:

1. Latitude: 37.544210

Longitude: -77.471180

2. Latitude: 37.543860

Longitude: -77.470210

3. Latitude: 37.543010

Longitude: -77.470690

4. Latitude: 37.543270

Longitude: -77.471480



Feet



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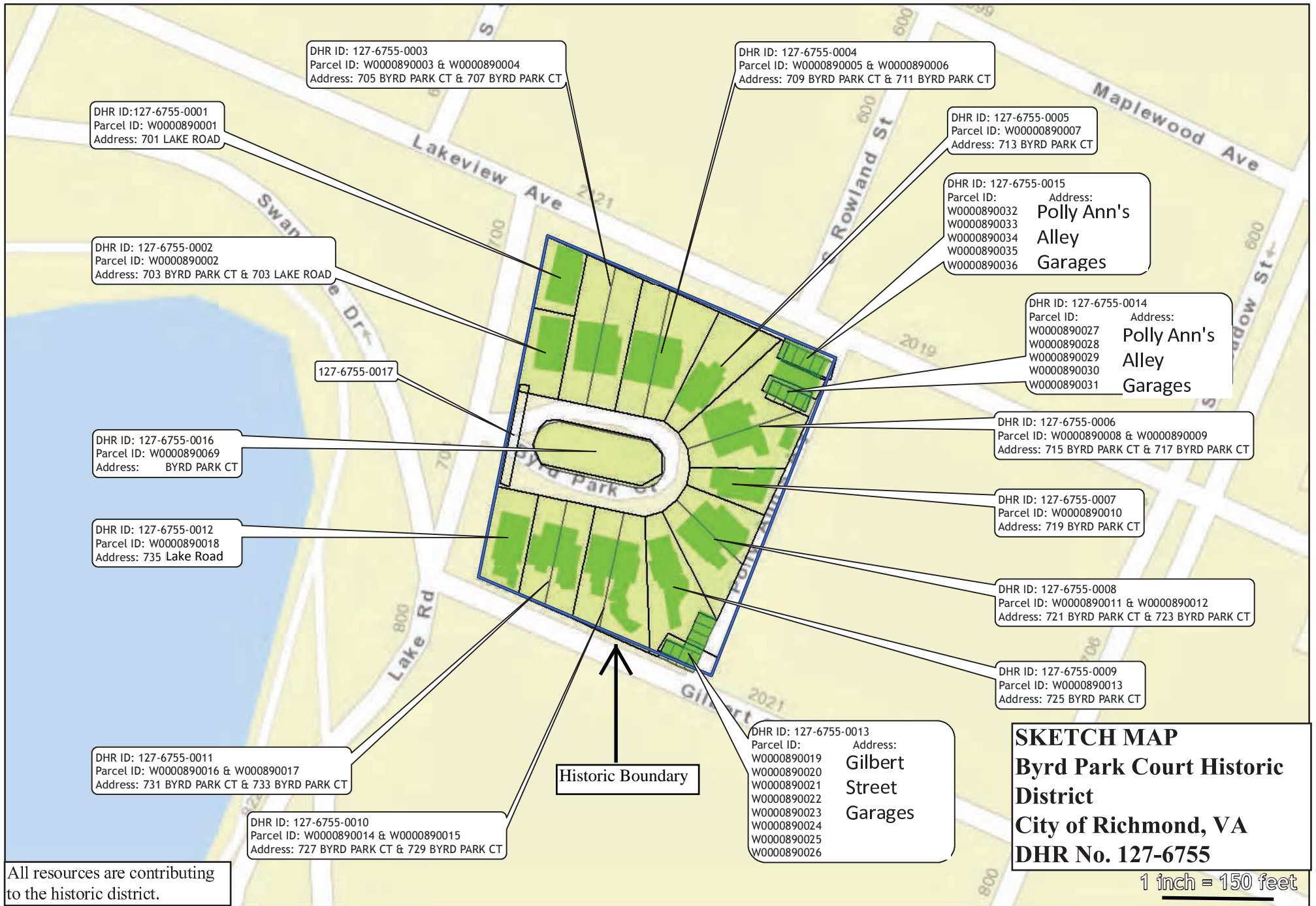
**Title: Byrd Park Court Historic District**

**Date: 10/13/2015**

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

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





## Byrd Park Court Historic District - Details Map

- Byrd Park Court HD
- Tertiary Resource Boundaries
- Building Footprints
- Richmond Parcels



Created by: D. Bascone October 09, 2015  
 Sources: VDHR 2015, ESRI 2015, VDOT 2015, VGIN 2015  
 Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation data and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.



**DHR**  
 Department of Historic Resources



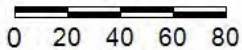


**PHOTO KEY**  
**Byrd Park Court Historic District**  
**City of Richmond, VA**  
**DHR No. 127-6755**

**1** **Photo Locations**



Feet



1:1,128 / 1"=94 Feet

**Title: Byrd Park Court Historic District**

**Date: 10/20/2015**

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

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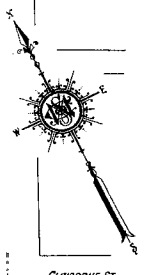
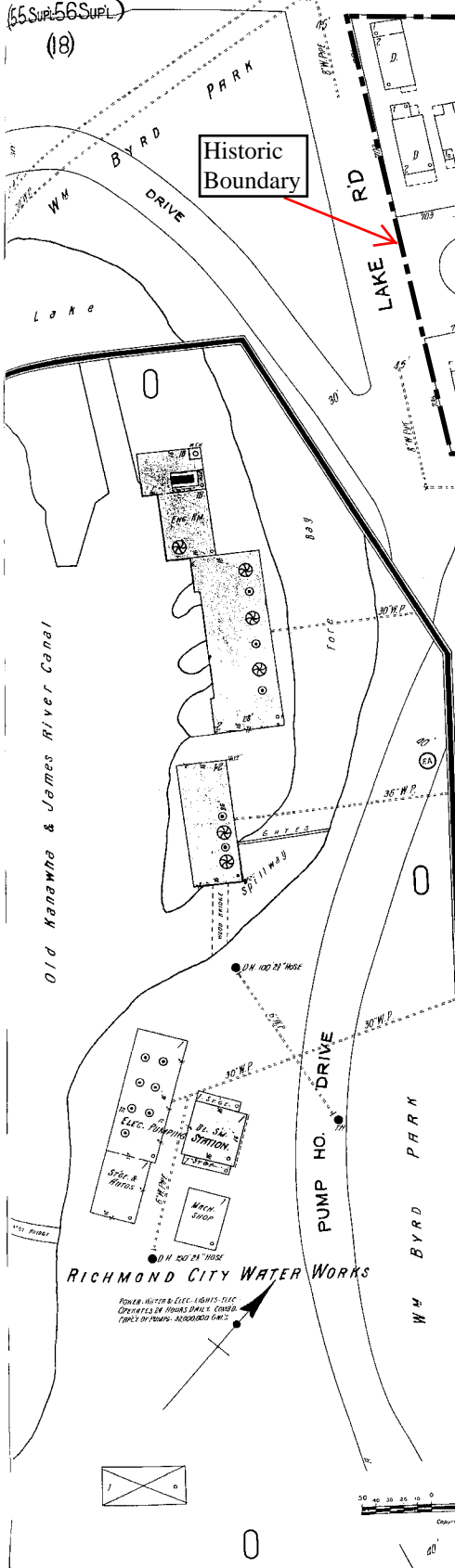
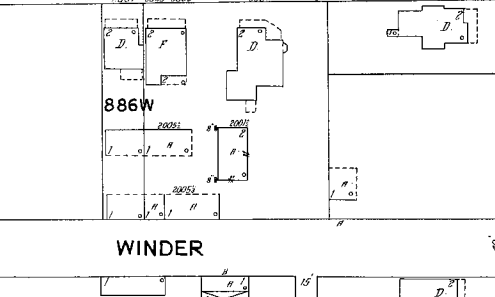
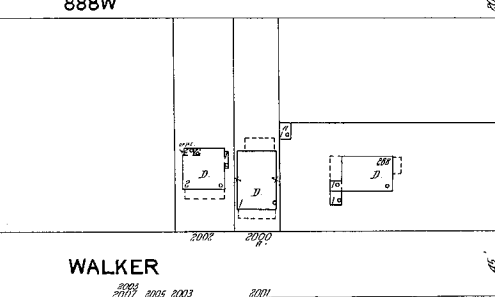
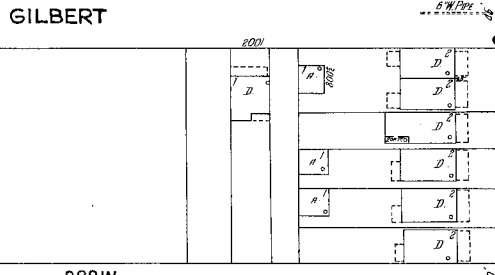
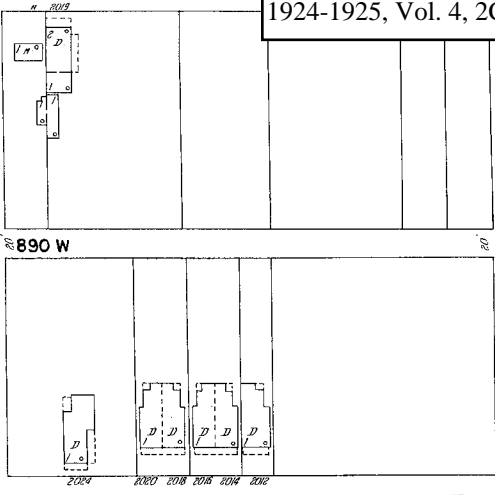
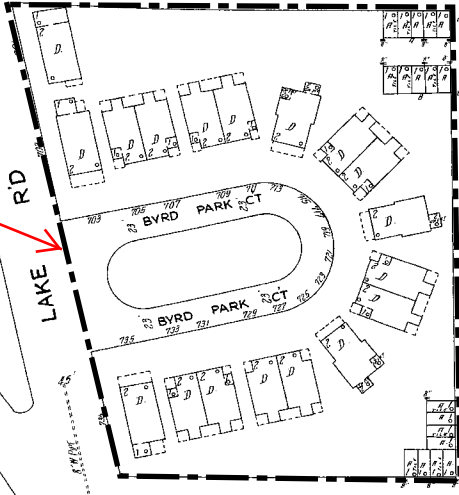
Additional Documentation  
Byrd Park Court Historic District  
City of Richmond, VA  
DHR No. 127-6755  
Sanborn Map Showing Byrd Park  
Court Development  
1924-1925, Vol. 4, 2C, Sheet 455

RICHMOND, VA VOL. 4  
**455**  
(55 SUP. 56 SUP.)  
(18)

447

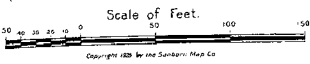
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Historic Boundary



CLAIRBORNE ST.  
S. MEADOW  
BLAIR ST.

454



456

HAMPTON ST.