

United States Department of the Interior
National Park Service

LISTED ON:
VLR 06/18/2009
NRHP 09/16/2009

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name West Franklin Street Historic District (Boundary Increase)

other names/site number VDHR# 127-0228

2. Location

street & number 900 block of West Grace Street (north & south sides), 400 block of North Harrison Street (east side), 300 block of Shafer Street (west side) not for publication N/A

city or town Richmond vicinity N/A

state Virginia code VA county Independent City code 760 zip code 23220

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 nationally statewide X locally. (See continuation sheet for additional comments.)

McCarten
Signature of certifying official

July 31, 2009
Date

Virginia Department of Historic Resources

State or Federal Agency or Tribal government

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

 entered in the National Register
 See continuation sheet.

 determined eligible for the National Register
 See continuation sheet.

 determined not eligible for the National Register
 removed from the National Register

 other (explain):

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- X private
public-local
X public-State
public-Federal

Category of Property (Check only one box)

- building(s)
X district
site
structure
object

Number of Resources within Property

Table with 2 columns: Contributing, Noncontributing. Rows: buildings (16, 10), sites (0, 1), structures (0, 0), objects (0, 0), Total (16, 11).

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling
Multiple Dwelling
Secondary Structure

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling
Commercial Trade Multiple Dwelling
Vacant/Not in Use Restaurant
Education College

7. Description

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN: Queen Anne, Richardsonian Romanesque, Italianate
LATE 19th AND 20th CENTURY REVIVALS: Tudor Revival
MODERN MOVEMENT: Moderne, Other, Mixed

Materials (Enter categories from instructions)

foundation Brick
roof Stone (Slate), Metal
walls Brick, Stone (Sandstone, Granite, Limestone)
other Wood, Asphalt

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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.
X 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 a grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1870-1920

Significant Dates N/A

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 #

Primary Location of Additional Data

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

Name of repository: VIRGINIA DEPARTMENT OF HISTORIC RESOURCES

10. Geographical Data

Acreage of Property 2

UTM References (Place additional UTM references on a continuation sheet) Datum used: NAD27

Table with 4 columns: Zone, Easting, Northing. Values include 18, 283233E, 4158571N, etc.

N/A See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Amy Elizabeth Vealey
organization ACORN (Alliance to Conserve Old Richmond Neighborhoods) date 14 February 2009
street & number 516 N. Belmont Avenue, #2 telephone (804) 690-7757
city or town Richmond state VA zip code 23221

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Multiple Ownership (See Continuation Sheet)
street & number telephone
city or town Richmond state VA zip code 23220

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.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**West Franklin Street Historic District
Boundary Increase
Richmond, Virginia**

Section 7 Page 1

7. NARRATIVE DESCRIPTION

Summary Description:

The West Franklin Street Historic District was nominated in 1971 and placed on the National Register of Historic Places in 1972. The district includes buildings on the 800, 900, 1000, and 1100 blocks of West Franklin Street bounded by Cherry Street to the east, Ryland Street to the west, and alleys to the north and south. The district nomination describes the area as having, "a uniformity of building scale creating a distinctly residential quality." These houses are in a variety of Late-Victorian styles ranging in height from two to four stories. The building materials throughout the district are brick, brownstone, granite, limestone, and sandstone. The buildings have flat or false mansard roofs covered in slate. The original shallow yards remain, many contained by retaining walls. Those walls meet the public right-of-way, which is lined with mature street trees. Once an area of single-family residences and one apartment building, the district's private houses have been converted into multi-family housing and departmental offices for Virginia Commonwealth University.

This boundary expansion includes buildings on one city block located along the original district's northern border. The 900 block of West Grace and the two cross streets, the 400 block of North Harrison Street and the 300 block of Shafer Street, originally included residential buildings and two commercial buildings. Over time, the residential use has changed and the expansion area is now largely commercial. Former residences have been converted to commercial use and more modern commercial buildings have filled in the block. This change to commercial use has also affected the 800 and 1000 blocks of West Grace Street, which are not included in this nomination because many of the original resources have been demolished and replaced with commercial development and parking lots. The expansion area contains twenty-six buildings, sixteen of which are contributing. All contributing buildings are in good condition. Two contributing buildings are on the cross streets with no setback from the public right-of-way. Nine of the buildings along the 900 block of West Grace Street maintain their original setback, six with their retaining walls. The remaining three contributing buildings have storefront additions that fill the setback. There are also two contributing carriage houses. All of the contributing buildings are built in the same Late-Victorian styles found in the original district, they range in height from two to four stories, and they utilize the same brick, brownstone, limestone, granite, and sandstone materials found in the original district. There are ten non-contributing buildings and one parking lot within the expansion area.

Detailed Description:

The four blocks in the original West Franklin Street Historic District were a part of a residential area that included the 800, 900, and 1000 blocks of West Grace Street. By 1889, this area was called the Clay Ward neighborhood and it would become the northern boundary of the Fan District.

Today, the buildings in the expansion area are used largely for commercial purposes, but in the late 19th and early 20th century West Grace Street was part of the same fashionable neighborhood as West Franklin Street. The increase in buildings constructed for commercial use is illustrated in atlases, survey maps, and Sanborn maps dating from 1877 to 1950. The buildings contained in the boundary expansion area break down into three categories. There are the original houses that maintain their original setback, the original houses with storefront additions that fill their setbacks, and commercial buildings that date outside of the period of significance.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**West Franklin Street Historic District
Boundary Increase
Richmond, Virginia**

Section 7 Page 2

The original buildings in the expansion area that maintain their setbacks are the houses from 901 to 909 and 916 through 919 West Grace Street. These buildings have small yards with trees and landscaping enclosed in retaining walls. The buildings at 310 Shafer and 411 North Harrison Streets abut the sidewalk, which is their original setback. With the exception of 903 and 905 West Grace Street, all of the buildings in this category are detached dwellings. These buildings are constructed of brick, brownstone, limestone, and sandstone. They vary from two to four stories with single bay front porches, such as those found at 916 and 918 West Grace Street, and stoops, like that found on 909 West Grace Street. The buildings are constructed in the same Late-Victorian styles as those found on West Franklin Street, and they are distinguished from each other by their architectural details. The porch at 903 West Grace is constructed of cast iron with a mansard copper roof, while 905 has Ionic columns and a flat roof porch made of wood. There is a one bay, two-story porch at 919 West Grace Street. This brownstone building has a large Richardsonian Romanesque arch at the first level, which sits below a columned second story porch. The windows of these buildings vary in size and placement. Some are double hung or multiple-paned, with transoms, and some are decorated with stained glass. All windows have stone sills and lintels. All buildings have flat roofs, but they vary from the heavily bracketed, large overhanging corniced, Italianate styles seen at 918 West Grace Street to the false mansard style seen at 909 West Grace. There are two contributing carriage houses, one behind 919 West Grace Street and the other behind 909 West Grace Street. Both carriage houses are two-story, masonry buildings with windows, some double hung and some glass block, at the second floor. Both have flat roofs with brick header detailing above the now sealed carriage house doors. Of the sixteen contributing buildings within this expansion area, eleven retain their original setbacks, and two of these buildings have contributing carriage houses.

There are three original buildings with storefront additions that fill the original setback. These buildings are located at 939, 946, and 948 West Grace Street. Evidence of changes in the brickwork at the foundation level reveals that the raised setbacks have been cut out and floor levels altered in order to allow for street level access. These one-story additions include storefront windows constructed of wood. They have flat roofs. By 1924 the addition at 939 West Grace Street (built in 1903) was constructed. This three-sided addition wraps the northwest corner of the building where West Grace and North Harrison Streets intersect. It has a recessed door with tile work at the entrance. The storefront windows are capped by transoms with leaded round lights. The upper levels of the original buildings are exposed above these additions and reveal the style of the original historic residence. The flat roof of the addition at 939 West Grace Street is decorated with turned balusters and urns. The original Romanesque Style building with its turret and false mansard slate roof rises an additional two stories above the storefront addition. The storefront additions at 946 and 948 West Grace Street are constructed of wood and glass. These Queen Anne-style buildings are connected by a firewall. The entrance doors of both buildings meet the sidewalk. Above the addition, brick header detailing connects the second story windows at both buildings. The windows in all three buildings vary in size and placement, but all have stone sills and lintels. 946 and 948 West Grace Street both have false mansard slate roofs decorated with projecting gables.

The ten non-contributing buildings are designed in modern styles and range from one- to one-and-a-half stories. There is one non-contributing site that is used as a commercial parking lot. As for the buildings, five of these fill the entire site and are found between 927 and 937 West Grace Street. These buildings have recessed doorways and sit flush with the public sidewalk. Other buildings have a slight setback from the sidewalk with vegetation and short retaining walls. Most of the brick buildings are constructed using an American bond, but 927 West Grace Street is laid in a Flemish bond. There are concrete buildings, such as 911, 911 ½, and 913 West Grace Street. Storefront windows of wood or aluminum line the street side of all of these buildings. There is one non-contributing outbuilding behind 927 West Grace Street. This one-bay, one-story structure is constructed of brick.

The buildings in this boundary expansion of the existing West Franklin Street Historic District are closely tied to the styles, massing, materials, and setbacks found in the original historic district. The commercial development that intensified after 1920 has not obscured the original architectural character of the area and its connections to the similar residences already listed in the West Franklin Street Historic District.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**West Franklin Street Historic District
Boundary Increase
Richmond, Virginia**

Section 7 Page 3

Inventory:

The following is an inventory of the twenty-six buildings and one site within the boundary increase area. All resources, both primary and secondary, have been considered either contributing or non-contributing based upon the areas of significance as listed under Criterion C, Architecture and the period of significance 1870 - 1920. All non-contributing resources have therefore been so noted for either being constructed after 1920 or for having no integrity left to represent the period and areas of significance.

The inventory is organized alphabetically by street name and ascending street address.

NORTH HARRISON STREET

411 North Harrison Street (127-0228-0087):

Contributing

Brick, two-story building with a flat, false mansard roof. The first story is covered with a replacement storefront window of aluminum and glass. To the north or right of that is a door that leads to the second floor restaurant business. Five tall replacement windows with rusticated lintels and sills line the second story. Two exterior end brick chimneys flank the building. Italianate: ca. 1905.

SHAFER STREET

310 Shafer Street (127-0228-0065):

Contributing

Brick and stone, two story building with a flat roof. The cornice is decorated with dentils and leads to a slight overhang. A two-story projecting three-sided bay on the front elevation holds 1/1 windows topped with heavy rusticated stone lintels. A rusticated arch over the entrance is mirrored at the door and over the two, second story windows. Horizontal bands of brick connect these two windows. Italianate: 1905.

WEST GRACE STREET

901 West Grace Street (127-0228-0066):

Contributing

Brick, four-story apartment building. The slate roof has a series of steep pitched cross gables with overhanging eaves. Gables have small windows and are half-timbered with stucco. All three floors have a combination of single and paired 8/1 windows in various sizes. There is a brick water table, as well as a belt course between the first and second floor. Tudor Revival: ca. 1881.

903 West Grace Street (127-0228-0067):

Contributing

Brick, three-story double house that is the "other half" of 905. This building has a flat roof and an overhanging cornice. The cornice is supported by three large brackets and decorated with dentils. There is light decoration on the fascia board. The second and third floors each have three 2/2 segmental-arched windows. The one-bay entry porch is cast metal with mansard style metal and wood combination roof. Slender cast metal columns with ornate decoration support the roof. There is a deck and awning addition at the street for the restaurant that occupies the first floor. Italianate: ca. 1881.

905 West Grace Street (127-0228-0068):

Contributing

Brick, three-story double house that is the "other half" of 903. This building has a flat roof and an overhanging cornice. The cornice is supported by three large brackets and decorated with dentils. There is light decoration on the fascia board. The second and third floors each have three 2/2 segmental-arched windows. The Classical Revival full-width porch is decorated with a dentil molded cornice and plain frieze. Three Ionic columns support the porch. The balustrade has turned balusters. Italianate: ca. 1881.

907 West Grace Street (127-0228-0069):

Contributing

Brick, two-story on English basement, flat roof building with false mansard roof covered in slate. There is a cross gabled projecting

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

West Franklin Street Historic District
Boundary Increase
Richmond, Virginia

Section 7 Page 4

bay with a raking cornice and center medallion in the pediment. Projecting window on the first floor has a metal cornice as does the entry porch, which has paired turned columns and wood support detailing. Of the four windows at the second floor, the two over the projecting first floor window are arched. Victorian: 1894/95.

909 West Grace Street (127-0228-0070) House and Carriage House:

Contributing

Brick and rusticated brownstone, three-story, flat roof with false mansard parapet covered in slate shingles. Corner circular tower is topped with conical slate roof. The first floor has four windows, one of which is arched to match the entrance door. The second floor has six windows, three of which are tripartite arched windows over the stoop. The third floor has four small windows in the tower and a hipped dormer. All windows are 1/1 with transoms with the exception of the four small windows at the third floor; they lack transoms. First floor is faced in rusticated stone that continues to the sills of the second floor windows. Richardsonian Romanesque: ca. 1894/95.

There is a **contributing** carriage house to the south (rear), along the alley. The two-story, two-bay carriage house is of masonry construction. It has a flat roof topped with a large cornice. Several 6/6, double hung and glass block wood windows are on the front façade.

911 West Grace Street (127-0228-0071):

Non-contributing

One story, masonry building with a large overhanging flat roof. The overhang is covered in plastic sheathing. The recessed entrance is on an angle. Storefront windows line the front or north elevation. 911 is the "other half" of the commercial office complex at 911 ½. Commercial Style: 1968.

911 ½ West Grace Street (127-0228-0072):

Non-contributing

One story, masonry building with a large overhanging flat roof. The overhang is covered in plastic sheathing. The recessed entrance is on an angle. Storefront windows line the front or north elevation. The building has a flat roof. 911 ½ is the "other half" of the commercial office complex at 911. Commercial Style: 1968.

913 West Grace Street (127-0228-0073):

Non-contributing

One-story painted brick building. Recessed front (north) entrance is framed by storefront windows. Dramatic brick quoins frame the building. The building has a flat roof. Commercial Style: 1949.

916 West Grace Street (127-0228-0074):

Contributing

Brick, three-story, flat roof house. The roof is decorated with a slight overhang that includes dentils. The fascia is decorated with five paterae or disks that sit just above a band of dentils over three, third-story, 1/1 windows. These windows rest on another band of dentils. A two-story, three-part, bay projects along the first and second floors. Each floor has three 1/1 windows in the bay. The second floor also has one, 1/1 arched window. The bay joins partial width hipped roof porch that is decorated with a cornice of dentils and supported by large brackets. A decorative window sits to the left of the entrance door. Italianate: 1893/94.

917 West Grace Street (127-0228-0076):

Contributing

Brick and rusticated stone, three story building on raised English basement. Flat roof with false mansard parapet covered in slate shingles. The five-part front has a three story projecting three-sided bay window with three 9/9 windows at each floor. The bay is capped by a pyramidal slate shingle roof. All windows have rusticated stone lintels and stone sills. The arched entrance has a leaded transom that is echoed above a flanking double-hung window. Victorian: ca. 1905.

918 West Grace Street (127-0228-0075):

Contributing

Brick, three-story house with flat roof. Large overhanging cornice supported by decorative brackets with rosettes. The fascia is decorated with dentils. Tall single pane windows have slightly rusticated stone at their lintels and sills. The flat entry porch roof has a slight overhang that is decorated with dentils. Plain oversized brackets support the house roof. Italianate: 1892.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

West Franklin Street Historic District
Boundary Increase
Richmond, Virginia

Section 7 Page 5

919 West Grace Street (127-0228-0077) House and Carriage House:

Contributing

Brick and brownstone, three-story dwelling with a flat roof and parapet. Elaborately decorated, this house has carved brownstone and pressed brick ornament. Parapet contains a large cornice with dentils. Engaged Richardsonian-style arched front porch is topped with a columned sunroom/balcony topped by a copper roof. These columns are Renaissance Revival with foliated capitals. First floor is faced with rusticated stone, and upper levels are brick with quoins and belt courses. Second floor windows are arched. A copper connector decorated with an adaptation of the Doric order and dentils connects 919 to 917 at the second floor. Richardsonian/Romanesque: 1898.

There is a **contributing** carriage house to the south (rear), along the alley. The two-story, two-bay carriage house is of masonry construction. It has a flat roof topped with a cornice and brick header decoration. Several 6/6, double hung and glass block wood windows are on the front façade. Over the red entrance door is a brick arch.

925 West Grace Street (127-0228-0088):

Non-contributing

Commercial parking lot. The lot sits between 919 and 927 West Grace Street and connects West Grace Street to the alley at the rear. The top layer of asphalt paving is deteriorating in several areas. The potholes that have developed reveal layers of underlying gravel. Four metal and concrete bollards line the entrance along with a pay-as-you-park kiosk.

927 West Grace Street (127-0228-0078):

Non-contributing

One-story, painted brick commercial building. The brick has a chiseled appearance and is laid in a Flemish bond. The building fills the entire site except for the building entrance, which is recessed. Brick header detailing surrounds the fixed storefront windows. The roof is flat. Commercial Style: 1939.

There is a **non-contributing** one story, one bay outbuilding to the south (rear) of the building located at the alley. There are no windows on the building and one door. The building has a flat roof. Commercial Style: 1952.

929 West Grace Street (127-0228-0079):

Non-contributing

One-story, painted brick commercial building. The building fills the entire site except for the entrance, which is recessed and decorated on both sides with glass block. Storefront windows line the front of the building. The roof is flat. Commercial Style: 1952.

931 West Grace Street (127-0228-0080):

Non-contributing

One-story, painted masonry building. A band of aluminum storefront windows sits below a wide band that leads to the flat roof. 931 is one half of a restaurant business also located at 933 West Grace Street. Commercial Style: 1970.

933 West Grace Street (127-0228-0081):

Non-contributing

One-story, painted masonry building. A band of aluminum storefront windows sits below a wide band that leads to the flat roof. 933 is one half of a restaurant business also located at 931 West Grace Street. Commercial Style: 1970.

935 West Grace Street (127-0228-0082):

Non-contributing

One-story, painted brick building. The brick is laid in an American bond. A row of narrow, tall, aluminum storefront windows lines the front and meets a large cornice that leads to a flat roof. Commercial Style: 1928.

937 West Grace Street (127-0228-0083):

Non-contributing

One-story, painted masonry building with a flat roof. A row of storefront windows lines the front of the building. Above the recessed store entrance is a large square projecting decorative piece that holds the business' signage. Commercial Style: 1928.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**West Franklin Street Historic District
Boundary Increase
Richmond, Virginia**

Section 7 Page 6

939 West Grace Street (127-0228-0084):

Contributing

Brick and brownstone, three-story building with a false mansard flat roof. A three-story rounded bow has three 1/1 windows at each story and is capped with a bell-shaped roof covered in slate. Windows are topped with rusticated stone lintels. A turned wood balustrade with block piers topped with urns sits on top of a later storefront addition. Rusticated stone banding wraps around the building at the second floor. Romanesque; 1903. (One-story storefront added post 1924.)

946 West Grace Street (127-0228-0085):

Contributing

Brick and stone, three-story building with a false mansard flat roof. Projecting from the roof is an arched wall dormer with three, 1/1 windows. Three, 1/1 windows decorate the second floor. There is brick detailing between second level windows. Queen Anne; circa 1920. (One-story storefront added post 1924.)

948 West Grace Street (127-0228-0086):

Contributing

Brick and stone, three-story building with false mansard flat roof. Projecting from the roof is a gabled wall dormer. Three double-hung windows decorate the second floor. Brick detailing exists between second level windows. Queen Anne; circa 1920. (One-story storefront added post 1924.)

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**West Franklin Street Historic District
Boundary Increase
Richmond, Virginia**

Section 8 Page 7

8. STATEMENT OF SIGNIFICANCE

Summary Statement

The West Franklin Street Historic District Boundary Increase includes buildings adjoining the northern boundary of the original district listed on the National Register of Historic Places in 1972. The original historic district is significant as a collection of buildings exhibiting the architectural styles popular in Richmond at the turn of the 20th century. The Statement of Significance for the original nomination states,

“The 1880's and 1890's brought financial progress to Richmond business and in 1888 the first American electric street railway climbed her hills and eventually helped to populate the growing suburbs. The architecture of West Franklin Street is a manifestation of the increasing power of the business community and it is a reflection of the cosmopolitan tastes acquired by the world travelling turn-of-the-century businessman. From Monroe Park west, there is a colorful variety of architectural motifs including French Renaissance, Second Empire, Italianate , Romanesque and Georgian Revival. Although these widely divergent styles were set next to one another, there is an underlying harmony derived from the uniformity of scale and recurring materials. For those who could not afford a mansion on the scale of the Ginter residence at 901 West Franklin or the Scott-Bocock House at 909 West Franklin, the area has the usual side-hall plan, rectangular-front townhouses to which the architects applied decoration and varied the bays to achieve individual effects.”

The contributing buildings located within the proposed boundary expansion area exhibit the same characteristics as the buildings found in the original West Franklin Street Historic District. It is likely that the buildings in the proposed expansion area were not included in the original district because of alterations for commercial use and later commercial construction occurring along the 900 block of West Grace Street after the period of significance. However, the contributing buildings within the expansion area maintain the scale, massing, form, and materials found in the original district. They are built in the same Late-Victorian styles as neighboring West Franklin Street and within the same period of significance, and several resources within the expansion area are good examples of high style design for the period.

Justification of the Criteria

The West Franklin Street Historic District Boundary Increase is eligible for listing in the National Register of Historic Places under Criterion C because it contains a collection of late-19th and early-20th century commercial and residential buildings constructed in the same styles and during the same period of significance (1870-1920) as the West Franklin Street Historic District. The contributing buildings within the expansion area maintain the general integrity of scale, massing, form, and materials found in the original district.

Historical Background

Development of the Neighborhood

After an 1867 annexation expanded the city's border west from near Foushee Street to Lombardy Street, the center of fashionable living moved to a blossoming neighborhood in which residents could construct dwellings to exhibit their wealth and good taste.¹ The area between Belvidere and Lombardy Streets, which was known as “Uptown,” served as a model for what would become Richmond's Fan District. The residents in this area included many of the city's businessmen whose industries thrived in the 1880's and 1890's. The styles and construction materials used were an expression of these residents' power and wealth, and a reflection of worldly tastes acquired during travel. The development on Grace and Franklin Streets in the Uptown area follows the same growth pattern described by Mary Wingfield Scott in Old Richmond Neighborhoods. She tells us that from their origins near Capitol Square West Grace Street and West Franklin Street followed a similar pattern of development as the city boundaries expanded westward.²

The 1877 “Illustrated Atlas of the City of Richmond, Virginia” produced by Southern and Southwestern Surveying and Publishing

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**West Franklin Street Historic District
Boundary Increase
Richmond, Virginia**

Section 8 Page 8

Company shows minor development along West Grace and West Franklin Streets.³ Both streets included private residences, while Grace Street also had one church and one shop. The map indicates property owners, but there is no plan for development of a residential neighborhood until the 1889 "Atlas of the city of Richmond, Virginia and vicinity" surveyed by G. Wm. (George William) Baist.⁴ Edward Mayo owned much of this area, including the 900 block of West Grace Street. When his company fell on hard times, he was forced by his creditors to sell off lots. This map indicates how Edward Mayo organized the sale of this land along West Franklin and West Grace Streets between Cherry and Ryland Streets. He determined the lot sizes and layouts, selling larger lots on streets that traveled east/west and smaller lots on the side, or north/south streets. The area was named "Clay Ward". The map shows existing residences, one church, and one commercial building on West Grace Street and only residential development on West Franklin Street. This is not the shop on West Grace Street shown on the 1877 map, which is no longer listed. The Richmond City Directories indicate that the church was located at 907 West Grace Street, but neither the 1889 map, nor the Directories indicate the exact address of the commercial building. Water and sewer lines running along West Grace and West Franklin and Shafer and North Harrison Streets are also shown on this map. They terminate at Ryland Street, or at the border of Richmond College. These water and sewer lines and the establishment of the nation's first financially viable electric streetcar in 1889 promoted the development of the area known as "Uptown," which includes the original historic district and the proposed expansion area. An 1895 Sanborn Map shows significant development of masonry buildings ranging from two- to four-stories in the area.⁵ By 1895 West Franklin and West Grace Streets had become the fashionable place to live in Uptown. "West Franklin and West Grace held their mansions and large homes . . ." and lower-middle class homes were built on the cross streets, such as Shafer and North Harrison.⁶ By the turn of the twentieth century, there is some evidence that commercial uses had begun to infiltrate the residential area. The 1905 Sanborn Map shows that the building located at 411 North Harrison Street was originally constructed as a commercial building; it remains in commercial use today.⁷ Sanborn maps also indicate that after 1924 some original residences in the area were being altered for commercial use, as illustrated by the storefront addition at 939 West Grace Street.⁸ This commercial development continued into the mid-20th century and a final Sanborn map dated between 1924 and 1950 illustrates that the new construction dating to the second quarter of the 20th century was entirely commercial in character.⁹

Architecture of the Neighborhood

The contributing buildings included in the proposed expansion area are in many ways comparable to those in the existing West Franklin Street Historic District. Although West Grace Street is on the whole more modest, the buildings on West Grace and West Franklin Streets share similar architectural styles and building materials.

Affluent Richmonders who lived along West Grace and West Franklin Streets hired architects to design homes that served as an outward display of their wealth and taste. Several houses on West Franklin and West Grace Streets were designed by the same architects. Albert L. West designed 912/914 West Franklin Street and 925 West Grace Street, while Albert Lybrock designed 922 West Franklin Street and houses on the 1000 block of West Grace Street.¹⁰ More modest houses in the district and expansion area utilized a side hall plan and were frequently decorated with Italianate details. Dwellings of this type are found throughout Richmond. Examples of this basic layout decorated in the Italianate style can be found at 916 and 918 West Grace. Additional Italianate decorations in the proposed expansion area include the bracketed Italianate cornice with cast iron or ginger bread porch found at 903 and 905 West Grace Street. The Richardsonian Romanesque or Romanesque Revival is found frequently on both West Grace Street and West Franklin Street; this is a style not found en masse in other residential neighborhoods in Richmond. Regardless of the predominant architectural style exhibited, the buildings along West Franklin and West Grace are linked in their building scale, materials, setbacks, and site features.

Character of the Neighborhood

West Grace Street's character is now primarily commercial. However, research reveals that early in its development the boundary expansion area included commercial enterprises in combination with its residential buildings. One of these original businesses is located at 411 North Harrison Street, which continues in commercial use.

The 1877 City Atlas illustrated five buildings in the 900 block of West Grace Street. Three were residential, but the other two consisted of a church and a merchant's shop. The church, located at 907 West Grace Street, was a mission chapel of the downtown Second Presbyterian Church. By 1885 this mission chapel became the home of Fourth Presbyterian Church. Next door to the chapel was a building occupied by A.Y. Stokes & Co.¹¹ This building no longer exists, but it was the first commercial business

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

West Franklin Street Historic District
Boundary Increase
Richmond, Virginia

Section 8 Page 9

on this block. Research on this business revealed that Allen Young Stokes, who in 1845 moved his dry goods business from Danville to Richmond, owned the plot. Stokes was a prominent businessman in the city who involved himself in the organization of the Richmond & Danville Railroad and served as Vice President. He was also a member of banking firms in both Danville and Richmond and director of two railroads. He is buried in Hollywood Cemetery.¹² A 1905 Sanborn Map indicates that 411 North Harrison Street was originally built as one building divided in the center to create two shops.¹³ This building was altered and by 1924 the entire building was a dancing studio.¹⁴ Currently it contains two restaurants.

The increase in commercial buildings over time may have been influenced by West Grace Street's proximity to several nearby commercial corridors on Main, Cary, and Broad Street, which was the major commercial thoroughfare in Richmond. It could also have been influenced by the growth of the Richmond School of Social Work and Public Health, the forerunner of the Richmond Division of William and Mary, Richmond Professional Institute and what is today Virginia Commonwealth University's Monroe Park Campus, located one block to the south. The Richmond School of Social Work and Public Health had a presence on Franklin Street as early as 1917 and became affiliated with William and Mary in 1925. Since the Richmond Professional Institute and the Medical College of Virginia merged to form VCU in 1968, VCU has more than doubled in size both in terms of population and buildings.¹⁵

Conclusion

The proposed boundary expansion to the West Franklin Street Historic District includes historic buildings constructed between 1870 and 1920. This area is representative of Richmond's growth after the Civil War. Like the resources along West Franklin Street, the contributing buildings within the proposed boundary increase area are associated with residential development in Richmond between 1870 and 1920 as the city's population spread westward. Although originally built in a more modest style than the resources on West Franklin Street, the contributing resources in the expansion area reflect the same variety of architectural styles, and the same building forms and materials as the original district. Although the buildings in both the original district and the proposed expansion area maintain a high level of integrity, the character in both areas changed from largely residential to primarily commercial because of the pressure of the adjacent university and commercial corridors. The block included in the proposed expansion area and the original historic district currently serve as a vital part of the Virginia Commonwealth University student community.

¹ Yardborough, Wade, "West Franklin Historic District Expansion Nomination" (Richmond, Virginia: Virginia Department of Historic Resources, 1996, photocopied) Section 8, Page 1 / Edwin Slipek, Jr. "History of Richmond Architecture" (class notes).

² Scott, Mary Wingfield. *Old Richmond Neighborhoods*. (Richmond, Virginia: The Valentine Museum, 1975), 145.

³ Beers, F. W. of Southern and Southwestern Surveying and Pub. Co. *Illustrated Atlas of the City of Richmond, Virginia*. (Library of Congress online, 1877)

⁴ Baist, William, *Atlas of the city of Richmond, Virginia and vicinity: from actual surveys, official records & private plans*. (Virginia Historical Society: Richmond, Virginia, 1889)

⁵ Sanborn Map Company, *City of Richmond, 1895* (Richmond, Virginia, 1895) 86.

⁶ Sara Shields Diggs, Richard Guy Wilson, and Robert P. Winthrop. *Richmond's Monument Avenue* (Chapel Hill, North Carolina: The University of North Carolina Press, 2001) 93 & 79.

⁷ Sanborn Map Company, *City of Richmond, 1905* (Richmond, Virginia, 1905) 60.

⁸ Sanborn Map Company, *City of Richmond, 1924-1925* (Richmond, Virginia, 1924-1925 vol. 1, 1924) 31. The storefront addition is not shown on this map but does show up on a later map with the date range 1919-1952 vol. 1, 1924.

⁹ Sanborn Map Company, *City of Richmond, 1919-July 1950* (Richmond, Virginia, 1919-July 1950 vol. 1) 31.

¹⁰ Sara Shields Diggs, Richard Guy Wilson, and Robert P. Winthrop. *Richmond's Monument Avenue* (Chapel Hill, North Carolina: The University of North Carolina Press, 2001) 82.

¹¹ Beers, F. W. of Southern and Southwestern Surveying and Pub. Co. *Illustrated Atlas of the City of Richmond, Virginia*. (Library of Congress online, 1877)

¹² A. Y. Stokes, *Allen Young Stokes: Notes, 1888-1889* The Library of Virginia: Richmond, Virginia. Personal papers collection.

¹³ Sanborn Map Company, *City of Richmond, 1905* (Richmond, Virginia, 1905) 60.

¹⁴ Sanborn Map Company, *City of Richmond, 1924-1925* (Richmond, Virginia, 1924-1925 vol. 1, 1924) 31.

¹⁵ Smith, Emily and Brett Tignor, *VCU Insight, A Look Back at the History of VCU* (Richmond, Virginia: Virginia Commonwealth University, 2008)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

West Franklin Street Historic District
Boundary Increase
Richmond, Virginia

Section 9 Page 10

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City of Richmond, Sanborn Map, 1895, Sheet 86.

City of Richmond, Sanborn Map, 1905, Sheet 60.

City of Richmond, Sanborn Map, 1919-July 1950 vol. 1, 1924-Apr. 1850, Sheet 31.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**West Franklin Street Historic District
Boundary Increase
Richmond, Virginia**

Section 10 Page 11

10. GEOGRAPHIC DATA

Verbal Boundary Description

The buildings included in this boundary expansion meet the current West Franklin Street Historic District at its northern boundary in the city alley between the 900 blocks of West Franklin and West Grace Streets. This alley serves as the southern boundary line to the expansion area. The 400 block of North Harrison Street serves as the west boundary line. This expansion area includes only the buildings on the east side of this block. The north boundary line of this expansion area is in the city alley between the 900 block of West Grace and West Broad Streets. The 300 block of Shafer Street is the east and final boundary line. This expansion area includes only the buildings on the west side of this block. The boundary is described as shown on the attached scaled map.

Boundary Justification

The sixteen buildings included in this West Franklin Street Historic District boundary increase include original upper- to upper-middle-class houses that were part of a neighborhood developed along West Franklin and West Grace Streets between Belvidere and Harrison Streets. Over time, the residential use has diminished and the expansion area is now largely commercial. This change has also affected the 800 and 1000 blocks of West Grace, which are not included in this nomination because many of the original resources have been demolished and replaced with commercial development and parking lots. The buildings included in this boundary expansion area contribute to the character of the existing historic district by maintaining a high level of integrity. They are comparable to the buildings in the West Franklin Street Historic District in their original use, architectural style, and materials. These buildings were also built within the same period of significance as the existing historic district.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**West Franklin Street Historic District
Boundary Increase
Richmond, Virginia**

Section Photographs Page _12_

PHOTOGRAPHS

Property: West Franklin Street Historic District (DHR ID# 127-0288) Boundary Expansion

Location: City of Richmond, Virginia

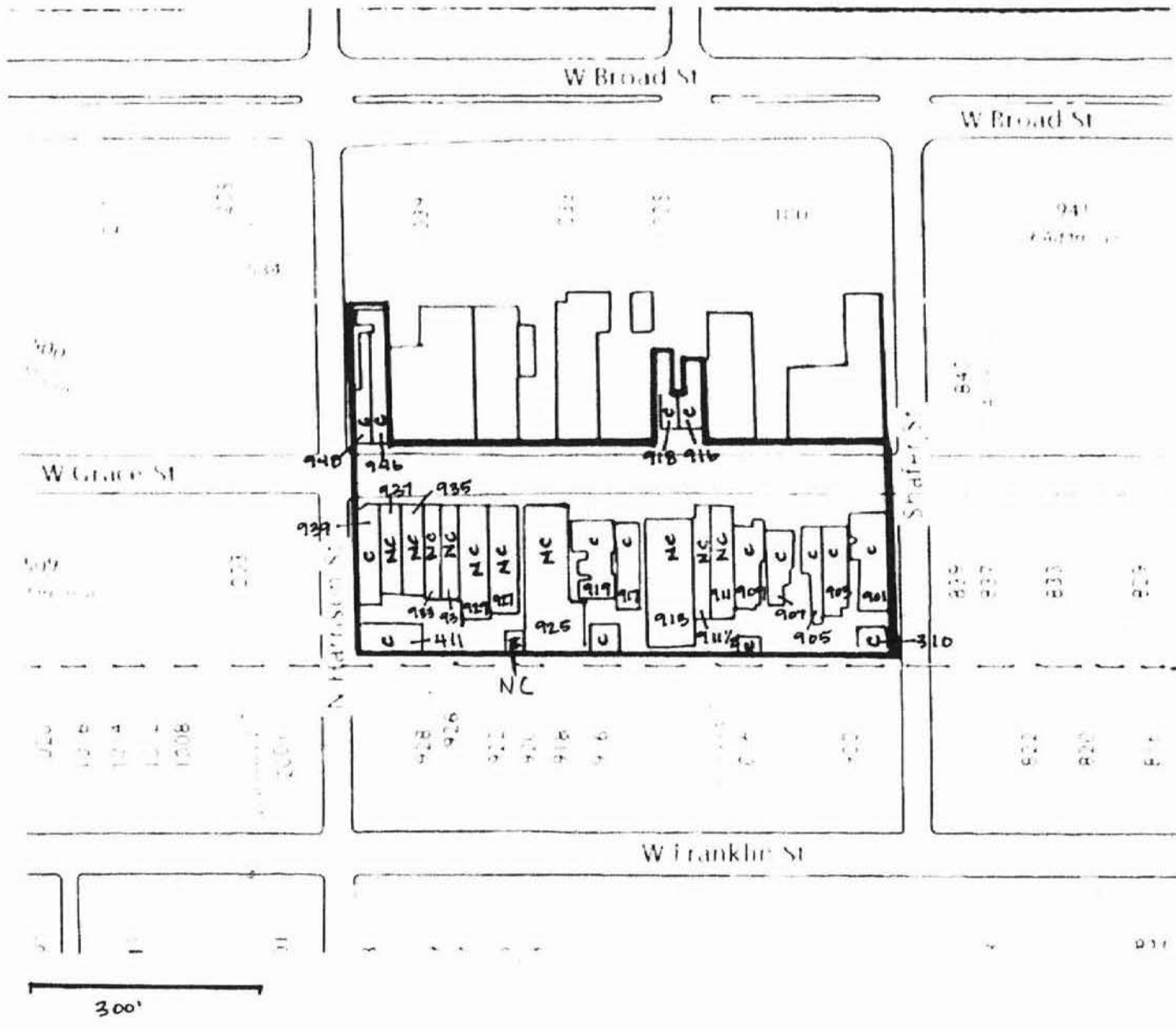
Photographs taken by: Amy Elizabeth Vealey

Date: May 24, 2008

Digital Images Stored: Department of Historic Resources, Richmond, VA





Photo Numbers:

- 0001: 411 North Harrison Street, west elevation.
- 0002: 900 block of West Grace Street, looking east.
- 0003: 939 West Grace Street, north elevation.
- 0004: 907 & 909 West Grace Street, north elevation (left to right)
- 0005: 900 block of West Grace Street, looking west.
- 0006: 300 block of Shafer Street, looking south.
- 0007: 310 Shafer Street, north elevation.
- 0008: 903 West Grace Street, ironwork detail at entrance.
- 0009: 900 block of West Grace Street, south side of Street, eastern most end. Shows original set back. This is the largest grouping of original buildings that remain on this block.
- 0010: 917 & 919 West Grace Street. Shows original building entrances and how they have been altered for the block's commercial use.
- 0011: 900 block of West Grace Street, north side of street, taken in front of 917 West Grace Street.
- 0012: 919 West Grace Street. Shows original entrance and building materials.



MAP FOR HISTORIC DISTRICT (BOUNDARIES AND PARCELS)
 West Franklin Street Historic District Boundary Expansion
 DHR #127-0228

KEY:

	Expansion Area Boundary
	Original Historic District Boundary
	Contributing Building
	Non-contributing Building

127-0228
WEST FRANKLIN ST.
HISTORIC DISTRICT
EXPANSION AREA
Richmond, Virginia
Boulevard

UTM

- 18 283233E 4158571N (A)
- 18 283244E 4158660N (C)
- 18 283439E 4158550N (C)
- 18 283365E 4158458N (C)



32'30"

4160

4159

4158

5459 11 SE
(BON AIR)

5 MI

76