

(Rev. 10-90)
NPS Form 10-900

OMB No. 1024-0018

VLR 9/6/06
NRHP 11/1/06

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 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.

I. Name of Property

historic name: Manchester Residential and Commercial Historic District (Boundary Increase)

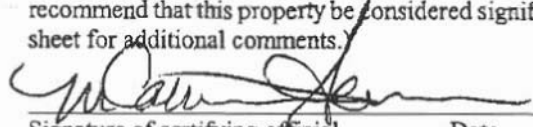
other names/site number #127-0859-0245 through 0257

2. Location

street & number 1211-17, 1301-05, and 1418 McDonough Street; 310-12 West 12th Street; 309 West 13th Street; 314 & 400 West 14th Street not for publication
city or town Richmond vicinity _____
state Virginia code VA county Independent City code 760 Zip 23224

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)



9/19/06

Signature of certifying official _____ Date _____
Virginia Department of Historic Resources
State or Federal agency and bureau

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

Signature of commenting or other official _____ 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 Keeper _____

Date of Action _____

U. S. Department of the Interior
National Park Service

Manchester Residential and Commercial Historic District, Boundary Increase
Richmond, Virginia

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

Number of Resources within Property

Contributing	Noncontributing
<u>12</u>	<u>5</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>12</u>	<u>5</u> Total

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/Family
Domestic Multi Dwelling/Family

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling/Family
Domestic Multi Dwelling/Family

7. Description

Architectural Classification (Enter categories from instructions)

Colonial Revival, Queen Anne, Bungalow, & Italianate

Materials (Enter categories from instructions)

foundation Brick
roof Standing Seam, slate, and shingles
walls Frame & Brick
other _____

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

U. S. Department of the Interior
National Park Service

Manchester Residential and Commercial Historic District, Boundary Increase
Richmond, Virginia

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 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; Community Development

Period of Significance 1797-1950 (entire District)

Significant Dates 1900, 1910, 1916, 1918-20, 1924, 1929

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

Bibliography

(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

U. S. Department of the Interior
National Park Service

Manchester Residential and Commercial Historic District, Boundary Increase
Richmond, Virginia

- 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 3-4 Acres

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing
1	18	283522E	4	18	283683E	2	18	283478E
		4155443N			4155629N			4155541N
3	18	283619E	5	18	283753E			4155534N
		4155639N						<u>See continuation sheet.</u>

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: Ben K. Adamson
 Organization: Manchester Development Group LLC date June 2006
 street & number: 4803 West Franklin Street telephone (804) 814-6269
 city or town Richmond state VA zip code 23226

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 Ben Adamson, Manchester Development Group LLC
 street & number 4803 West Franklin Street telephone (804) 814-6269
 city or town Richmond state VA zip code 23226

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Section 7 Page 1

7. Summary Description:

The resources being added to the Manchester Residential and Commercial Historic District were all built between 1900 and 1929 and are within the period of significance for the district which was listed in 2001 in the Virginia Landmarks Register and 2002 in the National Register of Historic Places. These buildings were inadvertently left out of the original inventory but do contribute to the residential fabric of the Manchester neighborhood in form and material and are visibly connected to the original district. Currently, many of the properties are being rehabilitated and the district, as a whole, is seeing increased efforts at revitalization.

Additional Inventory:

McDonough Street

1211 McDonough Street, #127-0859-0247

1 Contributing

One story, three-bay dwelling; frame with vinyl siding; six-over-six double-hung sash windows; side-gable roof with asphalt shingle cladding; shed-roof dormer with paired four-light windows; two-bay porch with squared columns on brick pier supports. One of three Bungalow style houses in the district. City tax records report construction in 1910, but this is doubtful due to the uniqueness of the style to the neighborhood and the proximity of matching residences next door which the city records show were built in 1929.

Corrugated Metal Shed

1 Noncontributing

1213 McDonough Street, #127-0859-0248

1 Contributing

One story, three-bay dwelling; frame with asbestos shingle siding; six-over-six double-hung sash windows; side-gable roof with asphalt shingle cladding; one shed-roofed dormer with paired one-light windows; two-bay porch with squared columns on brick pier supports. One of three Bungalow style houses in the district. Built 1929.

Plywood Shed (between 1211-1213 properties)

1 Noncontributing

1217 McDonough Street, #127-0859-0249

1 Contributing

One story, three-bay dwelling; frame with asbestos shingle siding; six-over-six double-hung sash windows; single-leaf entrance door with multiple lights, side-gable roof with asphalt shingle cladding; two-bay porch with squared columns on brick pier supports. One of three Bungalow style houses in the district. Built 1929.

Corrugated Metal Shed

1 Noncontributing

Section 7 Page 2

1301 McDonough Street, #127-0859-0250

1 Contributing

Two-and-a-half-story, three-bay Colonial Revival dwelling with Flemish bond brickwork; single-leaf entrance door with blind side-lights and transom; triple window with matching transom on first story, twelve-over-one double-hung sash windows on second story; bracketed and modillioned cornice; false-mansard roof with slate cladding in front and standing-seam metal cladding in rear; pedimented dormer with triple window; interior-end chimneys with corbelled caps, porch removed. Built 1918.

1303 McDonough Street, #127-0859-0251

1 Contributing

Two-and-a-half-story, three-bay painted brick, Colonial Revival dwelling; single-leaf entrance door with multiple-light side-lights and transom; triple window on first floor with matching transom; twelve-over-one sash windows on second floor; bracketed and modillioned cornice, false-mansard roof with slate cladding in front and standing-seam metal cladding in rear, pedimented dormer with triple window; interior-end chimneys with corbelled caps, two-bay porch with squared fluted column supports and replacement balustrade. Built 1920.

1305 McDonough Street, #127-0859-0252

1 Contributing

Two-and-a-half-story, three-bay painted brick, Colonial Revival dwelling; single-leaf entrance door with blind side-lights and transom; triple window on first floor with transom; one-over-one sash windows on second floor; bracketed and modillioned cornice; false-mansard roof with slate cladding in front and standing-seam metal cladding in rear, pedimented dormer with Palladian window; interior-end chimneys with corbelled caps, two-bay porch with Tuscan column supports and replacement balustrade. Built 1920.

1412 McDonough Street, #127-0859-0257

1 Noncontributing

Two-story concrete-block multiple dwelling; two-light horizontal sliding sash windows; three single-leaf entrance doors on façade; flat rubber membrane roof. Built 1961. This building is currently vacant.

1418 McDonough Street, #127-0859-0256

1 Contributing

Two-story, three-bay frame dwelling with asbestos shingle siding; false mansard roof with standing-seam metal cladding in rear; replacement single-leaf entrance door; one-over-one double-hung sash windows; three-bay porch with squared post replacement supports, treated lumber replacement railing and attached ramp from sidewalk. Currently the structure is used as an office for the Southside Child Development Center. Built 1916.

West 12th, 13th, and 14th Streets

310 West 12th Street, #127-0859-0246

1 Contributing

Two-story, two-bay frame Queen Anne dwelling with aluminum siding; complex gable roof with front gable and asphalt shingle cladding; single-leaf entrance door; one-over-one double-hung replacement sash windows; three-bay porch with squared post replacement supports and balustrade. Built 1910. Despite non-historic repairs, this house still retains its original use and its character-defining features.

Pre-fabricated Metal Shed

1 Noncontributing

312 West 12th Street, #127-0859-0245

1 Contributing

Two-story, three-bay frame Italianate dwelling with aluminum siding and bracketed cornice; standing-seam metal roof; single-leaf entrance door; one-over-one double-hung replacement sash windows; two-bay hipped-roof porch with Tuscan column supports. Built 1910. Despite non-historic repairs, this house still retains its original use and its character-defining features.

309 West 13th Street, #127-0859-0253

1 Contributing

Two-story, two-bay frame dwelling with asphalt shingle siding; standing-seam metal roof; single-leaf entrance door; windows boarded; porch removed. Vacant. Built 1900. The building still retains its original exterior form.

314 West 14th Street, #127-0859-0254

1 Contributing

Two-story, three-bay frame Queen Anne dwelling with asphalt-shingle siding; front gable roof with standing-seam metal cladding; single-leaf entrance door with transom; six-over-six double-hung sash windows; three-bay porch with squared post replacement supports. Built 1919. Despite non-historic repairs, this house still retains its original use and its character-defining features.

400 West 14th Street, #127-0859-0255

1 Contributing

Two-story, two-bay frame Queen Anne dwelling with asbestos-shingle siding; front gable roof with standing-seam metal cladding; single-leaf replacement entrance door; two-over-two double-hung sash windows; full-width porch with turned post supports and replacement balustrade. Built 1924. Despite non-historic repairs, this house still retains its original use and its character-defining features.

8. Summary Statement of Significance:

The Manchester Residential and Commercial Historic District was originally listed in March 2001 on the Virginia Landmarks Register and in May 2002 on the National Register of Historic Places because it illustrates the growth of a community from a settlement in the 17th century to a thriving port in the 18th century to an area granted city status in the 19th century and then consolidated into the City of Richmond in the early 20th century. The district is significant under Criterion A for community planning and development south of the James River and the City of Richmond, and under Criterion C for architecture.

The boundary increase area includes residential resources that are associated with the district's growth in the late 19th and early 20th centuries that are similar in style and materials to those in the rest of the historic district. The boundary increase area is eligible under Criteria A and C because it is illustrative of the district's early-20th-century growth, following the consolidation of Manchester with the City of Richmond. Between consolidation and the Great Depression, Manchester flourished as part of the City and experienced extensive commercial development along Hull Street as well as the residential construction represented by the contributing resources within the boundary increase area.

When the Manchester district was originally listed in the Virginia Landmarks Register and the National Register of Historic Places, the area on the north side of McDonough Street that makes up the boundary increase, was separated from the rest of the district by noncontributing structures on the south side of McDonough Street. Those structures on the south side of McDonough Street have been demolished in the years since the listing of the district in the registers. As a result a visual connection has now been established between the original district and the resources on the north side of McDonough Street. In defining the boundaries for the increase area, it was the intent to include all resources to the north of the original Manchester district boundary between 12th and 14th streets that fell within the period of significance for the district and that maintain integrity and to exclude more recent construction to the north of McDonough Street, to the east of 12th Street and to the west of 14th Street (beyond 1418 McDonough).

As evidenced in photographs, architectural description, and dates of construction these buildings contribute to the residential fabric of the Manchester neighborhood and are visibly connected to the original district. All of the resources in the boundary increase area were built between 1900 and 1929, fall within the period of significance for the Manchester Residential and Commercial Historic District and are consistent with the architectural form and features of the district.

10. Geographical Data:

The boundary increase area for the Manchester Residential and Commercial Historic District includes the parcels of property identified as #S0000088012, #S0000088011, #S0000088025, #S0000089012, #S0000089013, #S0000089015, #S0000123007, #S0000123009, #S0000123998, #S0000156001, #S0000156005, #S0000156007, #S0000157015 on the tax parcel maps for the City of Richmond, Virginia.

Boundary Justification:

All of the buildings in the boundary increase area were built within the period of significance established for the district. They possess sufficient integrity and share a similar style and similar materials with the existing district and are linked visually to the rest of the Manchester district. Resources beyond the expanded boundaries are of a later period of construction, have been radically altered or have experienced a major loss of integrity.

Photographic Data:

All attached photos of the buildings being added to the Manchester Residential and Commercial Historic District are digital and were taken by Ben Adamson in May 2006. Digital images are stored at the Virginia Department of Historic Resources in Richmond, Virginia.

Photo 1 of 4: 1211 McDonough Street

Photo 2 of 4: 1217 McDonough Street

Photo 3 of 4: 1301 McDonough Street

Photo 4 of 4: 310 West 12th Street

WebMapper



LEGEND

-  Interstate & Freeways
-  Properties
-  Transportation
-  Buildings
-  Streets
-  Water
-  Richmond Localities
-  CHESTERFIELD
-  GOODLAND
-  HANOVER
-  HENRICO

Scale 1" = 64'



LEGEND

AMENDED — —
BOUNDARY

ORIGINAL —
BOUNDARY

12 Contributing
5 NC