

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

LISTED ON:

VLR 06/21/2012  
NRHP 08/14/2012

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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

Historic name Three Chopt Road Historic District

Other names/site number VA DHR No. 127-6064

## 2. Location

Street & number Both sides of a 1.3 mile stretch of Three Chopt Rd from its intersection with Cary St Rd on the south to Bandy Rd on the north.

City or town Richmond

State

Virginia

code

VA

county

Independent City

code

760

zip

code

23226

N/A

not for  
publication  
Vicinity N/A

## 3. State/Federal Agency Certification

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

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

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

national  statewide  local

Signature of certifying official/Title

Date

Virginia Department of Historic Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Signature of the Keeper

Date of Action

Three Chopt Road Historic District

Richmond, VA

Name of Property

## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

### Category of Property

(Check only **one** box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	District
<input type="checkbox"/>	Site
<input type="checkbox"/>	Structure
<input type="checkbox"/>	Object

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
90	27	buildings
4	0	sites
4	11	structures
0	1	objects
98	38	<b>Total</b>

### Name of related multiple property listing

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

N/A

### Number of contributing resources previously listed in the National

**Register:** 4 (Green's Farm/Huntley)

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

Domestic: Single Dwelling House

Domestic: Secondary Structures

Landscape: Garden

Religion: Church

### Current Functions

(Enter categories from instructions.)

Domestic: Single Dwelling House

Domestic: Secondary Structures

Landscape: Garden

Religion: Church

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC: Federal

MID-19<sup>TH</sup> CENTURY: Gothic Revival

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS:

Beaux Arts, Classical Revival, Late Gothic

Revival, Tudor Revival, English Country,

Cotswold Cottage), Queen Anne Revival, Colonial

Revival, Georgian Revival, Mission/Spanish

Colonial Revival, Mediterranean Revival.

LATE VICTORIAN: Shingle Style

### Materials

(Enter categories from instructions.)

foundation: BRICK; STONE; CONCRETE

WOOD: weatherboard, shingle, shake;

walls: STUCCO; BRICK

roof: STONE: slate; TERRA COTTA

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LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY

AMERICAN MOVEMENTS:

Bungalow/Craftsman

other: Chimneys – BRICK; STUCCO

Trim – STONE; TERRA COTTA;

METAL

MODERN MOVEMENT: International Style

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

### **Summary Paragraph**

See Continuation Sheets.

### **Narrative Description and Inventory**

See Continuation Sheets.

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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.

**Areas of Significance**

(Enter categories from instructions.)

Architecture

Transportation

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1890-1950

\_\_\_\_\_

**Significant Dates**

1890, 1901, 1902, 1940, 1947, 1950.

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architects/Builders**

Lee, W. Duncan; Noland & Baskervill; Neff, Charles; Neff & Thompson; Lindner & Phillips, Huff, Clarence; Watson, Frank R.; Edkins and Thompson; Gleeson & Mulrooney; Holland, Edward; Gillette, Charles; Ireys, Alice Recknagel

\_\_\_\_\_

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### Period of Significance (justification)

The Period of Significance (POS) for the Three Chopt Road Historic District spans six decades from 1890 to 1950, encompassing milestone dates related to both transportation and architecture, which contribute to the historic significance of the district. Although the inaugural run of Richmond's streetcar line was launched in 1888, it was not until 1890 that electric streetcars, although still in concert with horse-drawn cars, began to run regularly and consistently along Main Street in downtown Richmond. By 1890, contracts had been let for over two hundred street railways, as realtors, speculators, and owners of large tracts of land surrounding the city realized that streetcar lines to suburban areas would greatly induce and enhance real estate and development profits. In the same year, Albert Warren began selling parcels of his Cool Springs Farm in Westhampton, a tract of land that would ultimately serve as collateral in the development of the Westhampton Park streetcar line and the Westhampton Amusement Park, which opened in 1901 and 1902. The year 1890 also has significance as the date of the district's earliest post-Civil War, late nineteenth century resource, a Colonial Revival style house at 6314 Three Chopt Road (127-6064-0021). The end date of the POS, 1950, is the date of completion of St. Bridget's Catholic Church (127-6064-0010), a Gothic Revival church designed by Thompson, Gleeson & Mulrooney, which stands adjacent to St. Stephen's Episcopal Church (1911-1928; 127-6064-0009); both church complexes face the right-of-way roadbed on which the streetcar line ran from 1901 to 1947.

### Criteria Considerations (explanation, if necessary)

N/A

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

See Continuation Sheets

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

See Continuation Sheets

**Developmental history/additional historic context information** (if appropriate)

Included above.

## 9. Major Bibliographical References

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

See Section 9 Continuation Sheet – Page 1

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

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

#### Primary location of additional data:

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

Name of repository: **Virginia Department of Historic Resources**

Three Chopt Road Historic District

Richmond, VA

Name of Property

Historic Resources Survey Number (if assigned):

VDHR No. 127-6064

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## 10. Geographical Data

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### Acreage of Property

65.0 acres

(Do not include previously listed resource acreage.)

### UTM References

(Place additional UTM references on a continuation sheet.)

### See Continuation Sheets

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

The boundaries of the Three Chopt Road Historic District follow the staggered, rear lot lines of the fifty-eight houses and three churches that face a 1.3-mile stretch of Three Chopt Road, which extends from its fork with Cary Street Road on the south to the south side of Bandy Road on the north. (See USGS Map attached at end of nomination. See also oversized district map submitted with nomination.)

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

The boundaries for the Three Chopt Road Historic District were selected because they encompass a remarkable group of unusually large, architect-designed houses and churches that were built facing a 1.3-mile stretch of Three Chopt Road between 1890 and 1950. During those six decades, this stretch of Three Chopt Road was transformed from a rural east-west byway with colonial origins into one of Richmond's most distinguished suburban developments by the launch of the Westhampton Park streetcar line in 1901. The streetcar, which linked downtown Richmond with Westhampton Amusement Park, travelled on a right-of-way along Three Chopt Road before turning off of the road and continuing to its destination in the park (after 1910, the campus of Richmond College and then the University of Richmond). The group of high-style houses and churches that face this stretch of Three Chopt Road, the majority built between 1900 and 1929, constitutes an upscale, linear streetcar suburb. In contrast to most suburban developments, which typically were built up according to an overall grid plan design, development in this district occurred in residential clusters along the road on or near to the streetcar's route. The district's group of houses stands together as a veritable textbook of early twentieth century high style, suburban residential architecture designed by architects in a wide variety of styles.

Three Chopt Road Historic District

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Name of Property

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## 11. Form Prepared By

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name/title Deborah Fulton Rau, Architectural Historian, and Guy Davis

organization \_\_\_\_\_ date April 3, 2012

street & number 1209 Confederate Avenue telephone 804-380-4779

city or town Richmond state VA zip code 23227

e-mail dfrau@comcast.net guy.davis@protiviti.com

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## Additional Documentation

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Submit the following items with the completed form:

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

## Photographs:

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**See Continuation Sheets**

**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 18 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.

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## 7. DESCRIPTION

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### SUMMARY DESCRIPTION

The Three Chopt Road Historic District, located along a 1.3-mile length of Three Chopt Road in the Westhampton area of Richmond's West End, comprises a group of high-style houses, as well as three churches, built along the road between 1890 and 1950. In those six decades, Three Chopt Road was transformed from its colonial origins as a rural by-way through farmland to an up-scale suburban residential corridor, the direct result of the coming of the Westhampton Park streetcar line in 1901. In contrast to the grid-plan streetcar suburbs that proliferated closer to Richmond and on the edges of many large cities in the same time period, the development along Three Chopt Road was characterized by an organic pattern of residential growth that occurred one-by-one on an individual basis or in small residential clusters rather than according to an overall plan or design. The large houses that were built along the road were sited on wide, deep wooded lots that varied in size ranging from one-half of an acre to two-and-one-half acres. Despite the rapid development of the area, Three Chopt Road, curvilinear, picturesque, and lined with mature trees and shrubbery, retained its rural character; the relationship between the road and the private lots and houses was, and still remains, irregular and inconsistent. At some properties, the green yard ends at the road, while at others a wooden fence, brick or stone wall, or a green hedgerow delineates the front lot line or separates the yard from the road; with but one limited exception, there are virtually no curbs or sidewalks within the district.

The houses in the district are distinguished by their sophisticated architectural designs, impressive sizes, and significant associations. Ranging in type from large bungalows to small mansions, the houses generally comprise from about 3500 to 7500 square feet and were designed by architects in a rich variety of early twentieth century styles including Colonial Revival, Georgian Revival, Classical Revival, Beaux Arts, Tudor Revival, Mediterranean Revival, and Craftsman and Arts and Crafts-related idioms. The majority of the residential landscapes are characterized by wooded lots, manicured front lawns, formal or picturesque planned gardens, and lengthy, semi-circular or hidden driveways. A few of the properties still retain original garden designs by landscape architects. Many of the properties have retained their original garages, servant's quarters, and garden sheds at the rear of their lots.

The Three Chopt Road Historic District includes two landmarks listed on the National Register of Historic Places: St. Stephen's Church at 6004 Three Chopt Road (1911-1928; 127-6064-0009) and Green's Farm (*aka* Huntley, 1843-1906; 127-6064-0029) at 6510 Three Chopt Road. The district, which extends from Cary Street Road on the south to Bandy Road on the north is bordered on the southeast by the campus of St. Catherine's School (an historic district), on the southwest by the grounds of the Country Club of Virginia (established in 1908), on the southern terminus by the intersection of Three Chopt Road and Cary Street Road, and on its northernmost border by the eighteen acres of Bandy Field Nature Park.

The architectural integrity of Three Chopt Road's houses and churches, as well as a few designed gardens and landscapes within the district, have for the most part remained remarkably intact. The district's houses are characterized generally by a high degree of original architectural integrity in terms of architectural design, materials, and workmanship. The suburban fabric of the Three Chopt Road Historic District itself also has retained its historic integrity with relatively minor changes to its setting and general character.



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**DETAILED DESCRIPTION**

**CONTEXT AND ADJACENCIES OUTSIDE THE DISTRICT**

The coming of the streetcar line to Westhampton not only proved to be the catalyst for the residential corridor comprised by the Three Chopt Road Historic District, but also a catalyst for institutional growth in the area adjacent to the district's boundaries. An in-depth comprehension of the developments within the Three Chopt Road Historic District is facilitated by a comprehension of the surrounding suburban fabric, specifically St. Catherine's School, the Country Club of Virginia, the University of Richmond, and the Tuckahoe Apartments. Like most of the original homeowners on Three Chopt Road, these institutions attributed their ability to relocate or establish their locations in Westhampton to the coming of the streetcar line to the area. Although particularities of the connections between the suburban context of the district and the houses and churches within the district are discussed in Section 8, "Significance," awareness of the location and development dates of the suburban fabric around the district's boundaries elucidates the development pattern of residential clusters within the district, contributes to an understanding of the transportation routes of the district, and leads to a comprehension of the work of architects, developers, or key institutional players working and living within the district.

Just south of the southern tip of the district, where Three Chopt Road forms a forked junction with Cary Street Road, stands the Tuckahoe Apartments, one of Richmond's earliest high-rise apartment buildings. Designed by W. Duncan Lee, the architect of many of the houses in the Three Chopt Road Historic District, the Tuckahoe (127-5820), built in 1928, is listed on the Virginia Landmarks Register and the National Register of Historic Places.<sup>1</sup> The building, which faces north toward the district, overlooks the green expanse of the Country Club of Virginia's golf course at the corner of Cary Street Road and Three Chopt Road. Established in 1908, the country club's golf course and grounds provide a perpetual green border on the west side of Three Chopt Road, directly across from eight houses (on the east side of the road) that were built between c. 1905 and 1912.

The Three Chopt Road Historic District lies within the vicinity of two educational institutions. To the east of Three Chopt Road, adjacent to the southern end of the district, is the campus of St. Catherine's School (127-5886), a private girls' school listed on the Virginia Landmarks Register and the National Register of Historic Places.<sup>2</sup> Several of the houses in the district present their entrance facades to St. Catherine's Lane (formerly Rio Vista Lane, Short Lane, and an alleyway), which runs between these houses and the school's campus, while presenting their garden elevations to Three Chopt Road. Northwest of the proposed district is the campus of the University of Richmond, formerly Richmond College, which relocated from its urban location in 1910. The University of Richmond's campus and lake figures into the history of the proposed district, most notably for its origins as the site of the Westhampton Amusement Park, which was the terminus of the Westhampton Park streetcar line.

**PATTERN OF DEVELOPMENT WITHIN THE DISTRICT**

Three Chopt Road reveals its colonial, rural roots in the form of its lengthy, picturesque s-curve form, lack of sidewalks or curbs, and abundance of greenery. Generally lined with mature trees, many of which are older than the houses themselves, the road is characterized by large, forested lots. The commodious houses along the road are sited well back from front property lines. Typically, the houses are

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sited monumentally on their lots, facing the road, but exceptions include houses that are hidden from view by design, mature growth, or both of these factors.

Although there is no doubt that the single catalyst for both residential and institutional development in the Three Chopt Road area was the opening of the Westhampton Park streetcar line in 1901, the Three Chopt Road Historic District does not represent a typical streetcar suburb. The streetcar system in Richmond not only catered to established neighborhoods outside the confines of the City such as Barton Heights, where the new transportation system spawned additional plats of rental housing, but also instigated speculative, planned neighborhoods such as Highland Park Plaza on the north side and Woodland Heights on the south side. Richmond's streetcar suburbs were developed between about 1900 and 1930, and most were characterized by designed gridiron plans that included standardized lot sizes, uniform set-backs, and a similarity, or at least compatibility, in architectural style and size.<sup>3</sup> Three Chopt Road, with its varying lot sizes, mix of picturesque and monumental siting, and vast differences in architectural styles and residential scales, differed in every way from the typical streetcar suburb, with one exception: like other streetcar suburbs, the growth along Three Chopt Road was directly related to the coming of the streetcar line.

Most of the buyers of parcels and builders of homes along Three Chopt Road, upper middle class or wealthier, owned homes in downtown Richmond, and were ready to relinquish the congestion and stress of the city when the streetcar system and associated developments made this part of Henrico County accessible and attractive. Although there is some evidence that a few of the houses were considered second homes or summer homes, the majority of the houses were permanent, primary residences. As lots and parcels became available, they sold quickly and the majority of buyers most often hired architects for their houses themselves. Commensurately, the district is characterized by a diversity of early twentieth architectural styles represented in homes that are designed, for the most part, by highly skilled architects.

An analysis of construction dates along Three Chopt Road reveals that residential development grew organically and unsystematically in clusters initially and then one-by-one as lots became scarce. The residential growth along Three Chopt Road took place largely between about 1900 and 1929, the year of the onset of America's Great Depression. Of the sixty-one houses and churches that are included in the district, two were built before 1900, thirty-nine were built between 1900 and 1929, and thirteen were built between 1930 and 1950; only seven of the district's houses were built between 1951 and 2009.

Even before the streetcar line opened for business in 1901, a number of unrelated landowners, real estate investors, and developers began to speculatively purchase and subdivide acreage along the road, and subsequently promote parcels to potential buyers. A comparison between maps of the area created by T. Crawford Redd & Bro. and dated c. 1901 to c. 1920 (these maps are included with the nomination as additional documentation), as well as Sanborn Fire Insurance maps dated 1921 and 1931, indicate the phenomenal suburban growth in the Three Chopt Road area that occurred in the first three decades of the twentieth century, but the growth primarily was unplanned or planned in small scale, segmented ventures. Noted on the maps are no less than five, relatively small, named lot cluster developments along Three Chopt Road including Club View, Hampton Park, and College View on the east side of the road, as well as College Terrace and Roselawn on the west side of the road.<sup>4</sup> These, however, were not planned suburban communities in and of themselves, but merely collections of contiguous lots that were named apparently for the sole purpose of real estate ventures rather than for

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community planning purposes. Of these, the Hampton Park development, included within the district's boundaries in the area of 6402 Three Chopt Road (127-6064-0022) is verifiable by a log that shows only the names of persons who purchased the Hampton Park lots and at what date.

### **Residential Clusters Along Three Chopt Road**

The locations of two Westhampton Park streetcar line stops had a direct correlation to the earliest residential clusters along the road. Two stops directly affected the pattern of development in the Three Chopt Road Historic District: the stop at the corner of Three Chopt Road and Grove Avenue, known as the "Country Club stop," and the stop just west of the intersection of Three Chopt Road and Towana Road, known as "Stop No 28." Furthermore, portions of the Three Chopt Road Historic District are characterized by idiosyncrasies, which are related to several factors intrinsic to the road and its development; these include the location of institutions on and adjacent to the road and district, the physical vestiges and route of the streetcar line that both precipitated and served this suburban area, existing side road configurations, and the topography of the area. A site-specific, spatial, and topographical analysis of Three Chopt Road and its buildings, starting from its southern border point at Cary Street Road and ending at its northernmost border at Bandy Road, is helpful to understanding the residential development of Three Chopt Road, which is characterized by tightly-dated housing clusters around the streetcar stops and more sporadic and wide-ranging development at the northern end of the district.

#### **St. Catherine's Lane Cluster, c. 1905 to 1912**

The southern end of the Three Chopt Road Historic District terminates in a point of land at the northeast corner of the road's intersection with Cary Street Road. Between this point and the intersection of Three Chopt Road and Grove Avenue to the north, eight of the district's houses are situated upon a high, banked rise of land on the east side of the road. The houses, which overlook the green expanse of the Country Club of Virginia's golf course on the west side of the road, are set well back from their front lot lines, and feature a diversity of treatments along the road, from hedgerows and serpentine brick walls to stairways ascending from the road to brick pathways. This row of houses is bisected by St. Catherine's Lane (formerly Rio Vista Lane), a small lane that turns east off of Three Chopt Road; the lane then turns south (this portion was originally called Short Lane) to Cary Street Road, and also turns north (this was originally an alleyway) to Grove Avenue. Five of the eight houses in this cluster were designed to present facades to St. Catherine's Lane as well as to Three Chopt Road.

Five of the eight houses in this cluster are situated between the south side of St. Catherine's Lane and the corner of Three Chopt and Grove Avenue, and were all built between c. 1905 and 1912, constituting one of the earliest developments on the road. This block was no doubt prime real estate at that time due to the proximity of the district's first streetcar stop, the "Country Club Stop," just a short walk away at the corner of Grove and Three Chopt. This early cluster presents a highly eclectic group, both in terms of size and in terms of style, which architecturally represents a microcosm of the entire district.

At 5810 Three Chopt Road (127-6064-0003) stands the district's most stately Beaux-Arts style residence, built c. 1905. This monumental, white frame house features a double-height columnar portico, numerous porches around the house, a third story solarium and porch, and a widow's walk. In stark

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contrast stylistically, just across the lane at 5900 Three Chopt Road (127-6064-0004), is the low-lying red brick, whimsically-styled Arts and Crafts-inspired house designed by Neff & Thompson, and built in 1909, which presents its entrance façade to the lane rather than to Three Chopt Road. Next door at 5902 Three Chopt Road (127-6064-0005), also facing St. Catherine's Lane, stands the St. Catherine's Headmaster's House, a new Federal Revival style house built in 1991, which replaced a stucco and brick Arts and Crafts-styled house built in 1912. At 5904 Three Chopt Road (127-6064-0006), a charming white frame, Arts and Crafts-inspired cottage designed with double facades by W. Duncan Lee and built in 1912, presents its composed, classically conceived façade to Three Chopt Road and its picturesque cottage-style façade to St. Catherine's Lane. Next, at 5906 Three Chopt Road (127-6064-0007) is a small and carefully designed Craftsman-style bungalow, built c. 1912. At the southeast corner of Three Chopt and Grove Avenue stands 5908 Three Chopt Road (127-6064-0008), originally a Dutch Colonial house completed by 1912, which is now highly renovated, but which has an intact and well maintained Charles Gillette-designed garden at the rear.

The three lots at the southernmost end of this cluster (those farthest from the streetcar stop) were not built upon until at least a decade later. At 5800 Three Chopt Road (127-6064-0001) is Imhotep, a Tudor Revival style house also designed by W. Duncan Lee and built in 1922, which presents its main façade to St. Catherine's Lane; this property encompasses the vacant lot at the southernmost point of the district. Next door to Imhotep is a Georgian Revival style house at 5806 Three Chopt Road (127-6064-0002) built over another decade later in 1935. This imposing residence, with a serpentine brick wall around its property, is designed with facades, replete with classical porticoes, on both the primary entrance and garden sides of the house.

### **The Streetcar Right-of-Way Cluster, c. 1911-1934**

Although the suburban residential development along Three Chopt Road did not alter the actual roadbed, the coming of the Westhampton Park streetcar line precipitated a change along one portion of Three Chopt Road, between its intersection with Grove Avenue and its intersection with Towana Road, by creating a need for a streetcar right-of-way route. The streetcar line, which began service in 1901, originated at the corner of Floyd Avenue and Robinson Street near downtown Richmond and extended for just over four miles to its terminus at the Westhampton Amusement Park (now the University of Richmond campus). The line initially traversed west along the lines of present-day Floyd Avenue, which terminated at the city's railroad track belt line. After crossing under the railroad tracks in a tunnel, the streetcar jogged slightly north and then followed along what would become Grove Avenue later in the century (at that time, Grove also ended before the belt line) until it reached Three Chopt Road. The streetcar then turned off Grove Avenue onto a right-of-way route that paralleled Three Chopt Road and headed northwest before crossing over the main road to Towana Road, where it was then routed along a right-of-way (now Campus Drive) to the Westhampton Amusement Park, which was centered on Green's Pond (now Westhampton Lake).<sup>5</sup> Today, a tangible remnant of the district's streetcar era remains in the stretch of roadbed that comprised the streetcar line's right-of-way (127-6064-0019), and which runs for one-third of a mile parallel to Three Chopt Road between Grove Avenue and Three Chopt's intersection with Towana Road (see detailed district map).

In 1911, the congregation of St. Stephen's Episcopal Church (6004 Three Chopt Road, 127-6064-0009), founded by a group of Three Chopt Road's earliest homeowners, built a Colonial Revival style chapel on Grove Avenue just south of the northeast corner of Grove Avenue and Three Chopt Road near

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the streetcar's right-of-way. In 1928, the congregation constructed a Gothic Revival church, designed by Frank R. Watson, Edkins and Thompson of Philadelphia (both chapel and church are listed on the NRHP), which faced the streetcar's right-of-way route.<sup>6</sup> Today, the vestigial right-of-way provides an unusual amount of paved, semi-private hard space, including a roadway and parking lot, in front of St. Stephen's. Adjacent to the St. Stephen's property, sharing the same frontage, is St. Bridget's Catholic Church, a Gothic Revival building constructed 1949-1950 at 6008 Three Chopt Road (127-6064-0010). Also located on the old streetcar right-of-way, just two lots north at the corner of Three Chopt and St. Christopher's Road, is Westhampton Baptist Church at 6112 Three Chopt Road (127-6064-0013); the congregation, organized in 1911, built their cross-plan, Gothic Revival church building in the same year.

In addition to the location of the district's three churches along the streetcar's old right-of-way route, five of the district's contributing houses were built along this parallel stretch of road, which is characterized by a quiet, semi-secluded neighborhood ambience, between 1917 and 1934. Situated between St. Bridget's Catholic Church and Westhampton Baptist Church are two houses, a late Colonial Revival style residence built in 1934 at 6100 Three Chopt Road (127-6064-0011) and an earlier cottage-inspired design, built in 1917, which merges the Colonial Revival with Arts and Crafts-inspired elements at 6106 Three Chopt Road (127-6064-0012). Remarkably, the only stretch of sidewalk in the entire Three Chopt Road Historic District extends in front of these two properties and the Baptist church. To the north of Westhampton Baptist Church are the remaining three contributing houses on the streetcar right-of-way, all built 1923-1925, including a Colonial Revival house built in 1925 at 6200 Three Chopt Road (127-6064-0014). Nearer to the streetcar stop near Towana, where the streetcar right-of-way route crosses over Three Chopt Road two impressive houses, world's apart stylistically, were built within a year of one another: a Mediterranean Revival style house built in 1924 at 6204 Three Chopt Road (127-6064-0015) and a red brick Georgian Revival style house, built a year earlier in 1923 at 6212 Three Chopt Road (127-6064-0016).

**Residential Cluster between the Streetcar Stops: Around Iris Lane and Tapoan Road c. 1900 to 1910**

On the west side of Three Chopt Road (opposite the c. 1920 cluster of houses on the east side that faced the right-of-way), is one of two residential clusters along the road that was built largely between 1900 and 1910; this location had the advantage of being located between both the Country Club stop and Stop No. 28, and was probably also considered prime real estate. This impressive residential cluster, intersected by Tapoan Road and Iris Lane, includes five houses built between 1900 and 1910 and just two built in 1922 and 1926 (one of the eight houses, built in 1956, is a non-contributing infill property). The two houses on the north and south sides of the intersection with Tapoan Road, both designed by the Richmond-based firm of Noland & Baskervill, were built within a year of one another. To the north of the lane is a Shingle Style house, built for Frank and Margaret Powers and originally called "Darlia," at 6207 Three Chopt Road (127-6064-0059); constructed c. 1910 and enlarged with a design by the same firm in 1918, this property originally featured a grounds plan by landscape architect, Charles Gillette. To the south of the lane is a Dutch Colonial Revival at 6111 Three Chopt Road (127-6064-0060), built for St. George Anderson and his wife. These two houses which originally had Tapoan Road addresses, along with a house owned by the Taylor family further west on Tapoan Road, lent the first two letters of their owners' surnames -- Taylor, Anderson, and Powers -- to form the name of Ta-po-an Road. In similar manner, To-wa-na Road was named for the families that lived on the road: Towers, Warren and Nash.

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**Residential Cluster including “Hampton Park” c. 1890 to 1911**

A similar cluster on the east side of the road, located just north of Stop No. 28, has been verified to be the small “Hampton Park” development, where five houses were built between 1906 and 1911 around an existing Colonial Revival house, built in 1890, at 6314 Three Chopt Road (127-6064-0021).<sup>7</sup> This residential cluster, which is only slightly less eclectic in its make-up than other clusters, includes a Craftsman style bungalow, originally a relatively small house, at 6310 Three Chopt Road (127-6064-0020), built in 1906 on the south side of the existing nineteenth century house, and a large, stucco Colonial Revival house, built for Thomas and Elizabeth Purcell in 1909, on the north side at 6402 Three Chopt Road (127-6064-0022). Next in this cluster is 6410 Three Chopt Road (127-6064-0023), a rather formally designed Classical Revival style house, while next to this at 6416 Three Chopt Road (127-6064-0024) is a four-square plan house, which merges Prairie School style and Craftsman style forms and elements.

Included in this early cluster is 6311 Three Chopt Road (127-6064-0054), located on the west side of Three Chopt Road across from the Hampton Park houses. Built in 1910 and named “Rosewood,” the house is situated on one of the district’s largest lots just northwest of the intersection of Three Chopt Road and Towana Road. The house, a grand, eclectic merge of the Second Empire, Queen Anne, and Classical Revival styles, was built for Judge Julien Gunn and his wife, and is by design secluded from Three Chopt Road by its picturesque siting, which faces the house toward the intersection rather than the road, its large lot size, and heavily wooded landscaping.

**Residential Development around Green’s Farm (Huntley, 1843-1906) and North to Bandy Road c. 1935 to 1956**

On the east side of Three Chopt Road, the boundaries of the district terminate at Honaker Avenue, just a few lots north of “Huntley,” one of the district’s largest and most significant properties. Also known as Green’s Farm, “Huntley” is the remaining 2.3 acres of Benjamin W. Green’s 492-acre farm established circa 1843. In the same year, Green built a house on the east side of the road, which still stands at the core of the residence at 6510 Three Chopt Road (127-6064-0029). Listed on the Virginia Landmarks Register and the National Register of Historic Places, the property is distinguished in several ways: as one of the few remaining examples of late Federal residential architecture in the area, for its role as a Civil War hospital, and as the site of a 1864 skirmish related to Dahlgren’s raid and occupation of the property.<sup>8</sup> Huntley stood virtually isolated at the north end of this stretch of Three Chopt Road until after the Great Depression, when residential construction resumed. The group of seven houses to either side of Huntley date from 1935 to 1956, reflecting post-depression era and post-World War II housing demand and construction.

**Residential Development between Old Mill Road and Boatwright Drive c. 1904 to 1948**

As Three Chopt Road extends north, residential development occurred in less tight clusters, with a wide range of house dates that extend over a long stretch of road. The west side of Three Chopt Road from Old Mill Road to Boatwright Drive represents a cluster of residential construction and design on Three Chopt Road that took place largely between 1915 and 1920, but also encompasses house dates from as early as 1904, such as the relatively modest Colonial Revival stucco house at 6407 Three Chopt Road (127-6064-0048), to as late as 1948, with the astoundingly competent “Cotswold Cottage” design at 6419

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Three Chopt Road (127-6064-0045), probably the work of the elusive W. Duncan Lee. Included in the mix is a small Spanish Mission version of the Colonial Revival at 6513 Three Chopt Road (127-6064-0041) as well as a spirited rendition of the Colonial Revival, incorporating elements from the Shingle Style, at 6507 Three Chopt Road (127-6064-0043).

**Residential Development between Boatwright Drive and Bandy Road c. 1920 to 2009**

Development in the stretch of Three Chopt Road from Boatwright Drive to Bandy Road took place in the 1920s and was spread out over multiple lots until about 1950. The group of seven houses at this north end of the district, located on the west side of the road, alternate lot-by-lot with dates from the 1920s and dates from the 1950s and as late as 2009. The white frame, Colonial Revival house at 6601 Three Chopt Road (127-6064-0039), with a construction date of 1920, stands next to what may have been a Dutch Colonial built in 1953 at 6603 Three Chopt Road (127-6064-0038), but which has been updated with a Post-Modern style renovation. Next to this, at 6605 Three Chopt Road (127-6064-0037) is a stately red brick Georgian Revival residence, its design clearly inspired by the iconic Westover Plantation, which now has as its neighbor a new house built in 2009 at 6607 Three Chopt Road (127-6064-0036). The large stucco house with green tile roof at 6609 Three Chopt Road (127-6064-0035), an elegant merge of the Classical Revival and the Mediterranean Revival, stands next to a small Ranch style house built ca. 1950, which clearly was an infill project, at 6611 Three Chopt Road (127-6064-0034). Situated at the end of the district, bordering on Bandy Road, is one of the finest examples of the Colonial Revival in the district at 6615 Three Chopt Road (127-6064-0033), built in 1924.

This analysis of dates and locations along the 1.3-mile stretch of road comprised by the Three Chopt Road Historic District reveals that tight clusters of houses, all built within a few years of one another and all built between 1900 and 1929, most often occurred near to the two streetcar stops: the "Country Club stop" at Grove Avenue, and Stop No. 28 near the intersection of Towana Road. As residential growth extended northward, away from the transportation hubs of the streetcar service in this area, more sporadic and wide-ranging development occurred at the north end of the district as lots became scarce.

**INVENTORY**

The following inventory consists of a complete list of primary and secondary resources, both contributing and non-contributing, found in the Three Chopt Road Historic District. The resources include buildings (houses, garages, sheds, servants' quarters, pool houses, and guest cottages), structures (swimming pools, tennis courts, well housings), and sites (designed gardens). With some exceptions, the district's resources, especially the primary resources (single dwellings and churches) retain a remarkably high degree of historic architectural and design integrity. Decisions to grant contributing or non-contributing status to a resource were based primarily upon two factors: (1) whether the original architectural or design integrity of a building, structure, or garden has been maintained, and (2) whether the resource's date of construction falls within the period of significance, 1890-1950, for the district.

The inventory is organized in numerical order by Three Chopt Road addresses beginning with the southern terminus of the district at the northeast corner of Three Chopt Road and Cary Street Road and extending north to the northernmost terminus of the district at the southwest corner of Three Chopt Road and Bandy Road.

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**INVENTORY**

**Three Chopt Road**

**5800 Three Chopt Road 127-0793** *Other DHR Id #: 127-6064-0001*  
*Primary Resource Information: Single Dwelling, Stories 2.50, Style: Tudor Revival, 1922*

*Individual Resource Status: Single Dwelling* **Contributing** *Total: 1*  
*Individual Resource Status: Shed* **Non-Contributing** *Total: 1*

**5806 Three Chopt Road 127-6064-0002** *Other DHR Id #:*  
*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Georgian, 1935*

*Individual Resource Status: Single Dwelling* **Contributing** *Total: 1*  
*Individual Resource Status: Pool/Swimming Pool* **Contributing** *Total: 1*

**5810 Three Chopt Road 127-6064-0003** *Other DHR Id #:*  
*Primary Resource Information: Single Dwelling, Stories 2.50, Style: Classical Revival, 1905*

*Individual Resource Status: Single Dwelling* **Contributing** *Total: 1*  
*Individual Resource Status: Garage* **Contributing** *Total: 1*

**5900 Three Chopt Road 127-6181** *Other DHR Id #: 127-6064-0004*  
*Primary Resource Information: Single Dwelling, Stories 2.50, Style: Other, 1909*

*Individual Resource Status: Single Dwelling* **Contributing** *Total: 1*  
*Individual Resource Status: Garage* **Contributing** *Total: 1*

**5902 Three Chopt Road 127-6064-0005** *Other DHR Id #:*  
*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Georgian, 1991*

*Individual Resource Status: Single Dwelling* **Non-Contributing** *Total: 1*

**5904 Three Chopt Road 127-6064-0006** *Other DHR Id #:*  
*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Mixed (more than 3 styles from different periods), 1912*

*Individual Resource Status: Single Dwelling* **Contributing** *Total: 1*  
*Individual Resource Status: Outbuilding, Domestic* **Contributing** *Total: 1*  
*Individual Resource Status: Gateposts/Entry* **Non-Contributing** *Total: 1*



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**5906 Three Chopt Road 127-6687** *Other DHR Id #: 127-6064-0007*

*Primary Resource Information:* **Single Dwelling, Stories 1.50, Style: Craftsman, 1910**

<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Contributing</b>	<i>Total:</i> 1
<i>Individual Resource Status:</i> <b>Outbuilding, Domestic</b>	<b>Contributing</b>	<i>Total:</i> 1

**5908 Three Chopt Road 127-6064-0008** *Other DHR Id #:*

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Other, 1912**

<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Non-Contributing</b>	<i>Total:</i> 1
<i>Individual Resource Status:</i> <b>Outbuilding, Domestic</b>	<b>Non-Contributing</b>	<i>Total:</i> 1
<i>Individual Resource Status:</i> <b>Garden</b>	<b>Contributing</b>	<i>Total:</i> 1
<i>Individual Resource Status:</i> <b>Spring/Spring House</b>	<b>Contributing</b>	<i>Total:</i> 1
<i>Individual Resource Status:</i> <b>Garage</b>	<b>Contributing</b>	<i>Total:</i> 1

**6004 Three Chopt Road 127-0346** *Other DHR Id #: 127-6064-0009*

*Primary Resource Information:* **Church/Chapel, Stories 1.00, Style: Gothic Revival, 1927**

<i>Individual Resource Status:</i> <b>Church/Chapel</b>	<b>Contributing</b>	<i>Total:</i> 1
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**6007 Three Chopt Road 127-6064-0065** *Other DHR Id #:*

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Mixed (more than 3 styles from different periods), 1922**

<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Contributing</b>	<i>Total:</i> 1
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**6008 Three Chopt Road 127-6064-0010** *Other DHR Id #:*

*Primary Resource Information:* **Church/Chapel, Stories 2.00, Style: Gothic Revival, 1950**

<i>Individual Resource Status:</i> <b>Church/Chapel</b>	<b>Contributing</b>	<i>Total:</i> 1
<i>Individual Resource Status:</i> <b>Rectory/Office</b>	<b>Non-Contributing</b>	<i>Total:</i> 1

**6009 Three Chopt Road 127-6064-0064** *Other DHR Id #:*

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Mixed (more than 3 styles from different periods), 1956**

<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Non-Contributing</b>	<i>Total:</i> 1
<i>Individual Resource Status:</i> <b>Shed</b>	<b>Non-Contributing</b>	<i>Total:</i> 1

**6011 Three Chopt Road 127-6064-0063** *Other DHR Id #:*

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1900**

<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Contributing</b>	<i>Total:</i> 1
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- 6100 Three Chopt Road 127-6064-0011** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1934**
- |   |                         |                 |
|---|-------------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Shed</b>            | <b>Non-Contributing</b> | <i>Total:</i> 2 |
- 6101 Three Chopt Road 127-6064-0062** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 1.00, Style: Craftsman, 1907**
- |   |                         |                 |
|---|-------------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Garage</b>          | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Well/Well House</b> | <b>Non-Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Pond</b>            | <b>Non-Contributing</b> | <i>Total:</i> 1 |
- 6106 Three Chopt Road 127-6064-0012** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Mixed (more than 3 styles from different periods), 1917**
- |   |                     |                 |
|---|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Garage</b>          | <b>Contributing</b> | <i>Total:</i> 1 |
- 6107 Three Chopt Road 127-6064-0061** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Mixed (more than 3 styles from different periods), 1926**
- |  |                         |                 |
|--|-------------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b>    | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Garage</b>             | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Shed</b>               | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Pool/Swimming Pool</b> | <b>Non-Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Pool House</b>         | <b>Non-Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Garden</b>             | <b>Contributing</b>     | <i>Total:</i> 1 |
- 6110 Three Chopt Road 127-6064-0013** *Other DHR Id #:*  
*Primary Resource Information:* **Church/Chapel, Stories 2.00, Style: Gothic Revival, 1911**
- |   |                     |                 |
|---|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Church/Chapel</b> | <b>Contributing</b> | <i>Total:</i> 1 |
|---|---------------------|-----------------|

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- 6111 Three Chopt Road 127-6064-0060** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, Dutch, 1908**
- |  |                         |                 |
|--|-------------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b>        | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Slave/Servant Quarters</b> | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Garage</b>                 | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Well/Well House</b>        | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Other</b>                  | <b>Non-Contributing</b> | <i>Total:</i> 1 |
- 6200 Three Chopt Road 127-6064-0014** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Mixed (more than 3 styles from different periods), 1925**
- |   |                     |                 |
|---|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Garage</b>          | <b>Contributing</b> | <i>Total:</i> 1 |
- 6204 Three Chopt Road 127-6064-0015** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Exotic Revival, 1925**
- |   |                     |                 |
|---|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b> | <i>Total:</i> 1 |
|---|---------------------|-----------------|
- 6207 Three Chopt Road 127-6064-0059** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Shingle Style, 1910**
- |  |                     |                 |
|--|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b>            | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Slave/Servant Quarters</b>     | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Shed</b>                       | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Landscape Feature,Man-Made</b> | <b>Contributing</b> | <i>Total:</i> 1 |
- 6209 Three Chopt Road 127-6064-0058** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1907**
- |  |                     |                 |
|--|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b>        | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Garage</b>                 | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Slave/Servant Quarters</b> | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Garden</b>                 | <b>Contributing</b> | <i>Total:</i> 1 |
- 6212 Three Chopt Road 127-6064-0016** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1923**
- |   |                     |                 |
|---|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Garage</b>          | <b>Contributing</b> | <i>Total:</i> 1 |

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- 6220 Three Chopt Road 127-6064-0017** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1920**
- |   |                     |                 |
|---|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Garage</b>          | <b>Contributing</b> | <i>Total:</i> 1 |
- 6300 Three Chopt Road 127-6064-0018** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1920**
- |  |                     |                 |
|--|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b>      | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Outbuilding,Domestic</b> | <b>Contributing</b> | <i>Total:</i> 1 |
- 6310 Three Chopt Road 127-6064-0020** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Craftsman, 1906**
- |  |                     |                 |
|--|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b>      | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Outbuilding,Domestic</b> | <b>Contributing</b> | <i>Total:</i> 1 |
- 6311 Three Chopt Road 127-6064-0054** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.50, Style: Mixed (more than 3 styles from different periods), 1910**
- |   |                     |                 |
|---|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Garage</b>          | <b>Contributing</b> | <i>Total:</i> 1 |
- 6314 Three Chopt Road 127-6064-0021** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1890**
- |   |                     |                 |
|---|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b> | <i>Total:</i> 1 |
|---|---------------------|-----------------|
- 6315 Three Chopt Road 127-6064-0053** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Classical Revival, 1990**
- |   |                         |                 |
|---|-------------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Non-Contributing</b> | <i>Total:</i> 1 |
|---|-------------------------|-----------------|
- 6317 Three Chopt Road 127-6064-0052** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Tudor Revival, 1935**
- |  |                     |                 |
|--|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b>        | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Slave/Servant Quarters</b> | <b>Contributing</b> | <i>Total:</i> 1 |

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- 6319 Three Chopt Road 127-6064-0051** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1940**
- Individual Resource Status:* **Single Dwelling** **Contributing** *Total:* 1
- 6321 Three Chopt Road 127-6064-0050** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1932**
- Individual Resource Status:* **Single Dwelling** **Contributing** *Total:* 1
- 6401 Three Chopt Road 127-6064-0049** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 1.00, Style: International Style, 1950**
- Individual Resource Status:* **Single Dwelling** **Contributing** *Total:* 1
- 6402 Three Chopt Road 127-6210** *Other DHR Id #: 127-6064-0022*  
*Primary Resource Information:* **Single Dwelling, Stories 2.50, Style: Colonial Revival, 1909**
- Individual Resource Status:* **Single Dwelling** **Contributing** *Total:* 1  
*Individual Resource Status:* **Slave/Servant Quarters** **Contributing** *Total:* 1  
*Individual Resource Status:* **Outbuilding,Domestic** **Non-Contributing** *Total:* 1
- 6407 Three Chopt Road 127-6064-0048** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Classical Revival, 1904**
- Individual Resource Status:* **Single Dwelling** **Contributing** *Total:* 1  
*Individual Resource Status:* **Shed** **Non-Contributing** *Total:* 1
- 6410 Three Chopt Road 127-6064-0023** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Classical Revival, 1910**
- Individual Resource Status:* **Single Dwelling** **Contributing** *Total:* 1  
*Individual Resource Status:* **Outbuilding,Domestic** **Contributing** *Total:* 1

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- 6411 Three Chopt Road 127-6064-0047** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1910**
- |   |                         |                 |
|---|-------------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b>       | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Outbuilding, Domestic</b> | <b>Non-Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Garage</b>                | <b>Contributing</b>     | <i>Total:</i> 1 |
- 6416 Three Chopt Road 127-6064-0024** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.50, Style: Prairie School, 1911**
- |  |                         |                 |
|--|-------------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b>    | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Pool House</b>         | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Pool/Swimming Pool</b> | <b>Non-Contributing</b> | <i>Total:</i> 1 |
- 6417 Three Chopt Road 127-6064-0046** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Classical Revival, 1915**
- |  |                     |                 |
|--|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b>        | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Slave/Servant Quarters</b> | <b>Contributing</b> | <i>Total:</i> 1 |
- 6418 Three Chopt Road 127-6064-0025** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1942**
- |   |                     |                 |
|---|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Garage</b>          | <b>Contributing</b> | <i>Total:</i> 1 |
- 6419 Three Chopt Road 127-6064-0045** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Mixed (more than 3 styles from different periods), 1948**
- |   |                     |                 |
|---|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b> | <i>Total:</i> 1 |
|---|---------------------|-----------------|
- 6422 Three Chopt Road 127-6064-0026** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1966**
- |   |                         |                 |
|---|-------------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Non-Contributing</b> | <i>Total:</i> 1 |
|---|-------------------------|-----------------|

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- 6426 Three Chopt Road 127-6064-0027** *Other DHR Id #:*
- Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Mixed (more than 3 styles from different periods), 1935**
- |   |                     |                 |
|---|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Shed</b>            | <b>Contributing</b> | <i>Total:</i> 1 |
- 6501 Three Chopt Road 127-6064-0044** *Other DHR Id #:*
- Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1920**
- |   |                         |                 |
|---|-------------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Shed</b>            | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Tennis Court</b>    | <b>Non-Contributing</b> | <i>Total:</i> 1 |
- 6507 Three Chopt Road 127-6064-0043** *Other DHR Id #:*
- Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1924**
- |  |                     |                 |
|--|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b>        | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Slave/Servant Quarters</b> | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Shed</b>                   | <b>Contributing</b> | <i>Total:</i> 1 |
- 6508 Three Chopt Road 127-6064-0028** *Other DHR Id #:*
- Primary Resource Information:* **Single Dwelling, Stories 1.00, Style: Colonial Revival, Cape Cod, 1950**
- |   |                     |                 |
|---|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b> | <i>Total:</i> 1 |
|---|---------------------|-----------------|
- 6510 Three Chopt Road 127-6141** *Other DHR Id #: 127-6064-0029*
- Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Federal/Adamesque, 1843**
- |   |                         |                 |
|---|-------------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Garage</b>          | <b>Non-Contributing</b> | <i>Total:</i> 3 |
| <i>Individual Resource Status:</i> <b>Kitchen</b>         | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Well/Well House</b> | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Ice House</b>       | <b>Contributing</b>     | <i>Total:</i> 1 |
- 6511 Three Chopt Road 127-6064-0042** *Other DHR Id #:*
- Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Classical Revival, 1915**
- |   |                     |                 |
|---|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b> | <i>Total:</i> 1 |
|---|---------------------|-----------------|

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- 6512 Three Chopt Road 127-6064-0030** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 1.00, Style: Colonial Revival, Cape Cod, 1953**
- Individual Resource Status:* **Single Dwelling Non-Contributing Total: 1**
- 6513 Three Chopt Road 127-6064-0041** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, Spanish/Mission, 1915**
- Individual Resource Status:* **Single Dwelling Contributing Total: 1**  
*Individual Resource Status:* **Garage Contributing Total: 1**  
*Individual Resource Status:* **Pool/Swimming Pool Non-Contributing Total: 1**  
*Individual Resource Status:* **Shed Non-Contributing Total: 1**
- 6514 Three Chopt Road 127-6064-0031** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 1.50, Style: Colonial Revival, Cape Cod, 1950**
- Individual Resource Status:* **Single Dwelling Contributing Total: 1**
- 6515 Three Chopt Road 127-6064-0040** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Georgian, 1920**
- Individual Resource Status:* **Single Dwelling Contributing Total: 1**  
*Individual Resource Status:* **Garage Contributing Total: 1**
- 6516 Three Chopt Road 127-6064-0032** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 1.00, Style: Mixed (more than 3 styles from different periods), 1956**
- Individual Resource Status:* **Single Dwelling Non-Contributing Total: 1**  
*Individual Resource Status:* **Garage Non-Contributing Total: 1**
- 6601 Three Chopt Road 127-6064-0039** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, Dutch, 1920**
- Individual Resource Status:* **Single Dwelling Contributing Total: 1**  
*Individual Resource Status:* **Garage Contributing Total: 1**  
*Individual Resource Status:* **Shed Contributing Total: 1**



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- 6603 Three Chopt Road 127-6064-0038** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Post Modern, 1953**
- |   |                         |                 |
|---|-------------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b>       | <b>Non-Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Outbuilding, Domestic</b> | <b>Non-Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Carport</b>               | <b>Non-Contributing</b> | <i>Total:</i> 1 |
- 6605 Three Chopt Road 127-6064-0037** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Georgian, 1924**
- |  |                         |                 |
|--|-------------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b>    | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Garage</b>             | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Pool/Swimming Pool</b> | <b>Non-Contributing</b> | <i>Total:</i> 1 |
- 6607 Three Chopt Road 127-6064-0036** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 1.00, Style: Post Modern, 2009**
- |   |                         |                 |
|---|-------------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Non-Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Shed</b>            | <b>Non-Contributing</b> | <i>Total:</i> 1 |
- 6609 Three Chopt Road 127-6064-0035** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Exotic Revival, 1925**
- |   |                     |                 |
|---|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Shed</b>            | <b>Contributing</b> | <i>Total:</i> 1 |
- 6611 Three Chopt Road 127-6064-0034** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 1.00, Style: Ranch, 1950**
- |   |                     |                 |
|---|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b> | <b>Contributing</b> | <i>Total:</i> 1 |
|---|---------------------|-----------------|
- 6615 Three Chopt Road 127-6064-0033** *Other DHR Id #:*  
*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1924**
- |  |                         |                 |
|--|-------------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Single Dwelling</b>    | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Garage</b>             | <b>Contributing</b>     | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Pool House</b>         | <b>Non-Contributing</b> | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> <b>Pool/Swimming Pool</b> | <b>Non-Contributing</b> | <i>Total:</i> 1 |
- Streetcar roadbed between 6004 and 6212 Three Chopt Road 127-6064-0019** *Other DHR Id#*  
*Primary Resource Information:* **Structure, Stories 0.00 Style: no discernable style**
- |  |                     |                 |
|--|---------------------|-----------------|
| <i>Individual Resource Status:</i> <b>Rail-Related</b> | <b>Contributing</b> | <i>Total:</i> 1 |
|--|---------------------|-----------------|

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**8. STATEMENT OF SIGNIFICANCE**

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**SUMMARY STATEMENT OF SIGNIFICANCE**

As a direct manifestation of the efficacy and impact of America's first electric streetcar system, inaugurated in Richmond, Virginia in 1888, and as one of Richmond's fine collection of streetcar suburbs, if not the typical model, the Three Chopt Road Historic District is eligible for listing on the National Register at the local level under Criterion A in the area of Transportation. As an intact collection of early twentieth century architect-designed, high-style houses in a variety of architectural styles rendered with skilled craftsmanship and high quality materials, the Three Chopt Road Historic District is also eligible for listing at the local level under Criterion C in the area of Architecture. The period of significance is from 1890 to 1950, encompassing the period of operation of the Westhampton Park Streetcar line and the design and construction of the significant buildings along Three Chopt Road.

The Three Chopt Road Historic District encompasses a remarkable group of unusually large, architect-designed houses and churches that were built facing a 1.3-mile stretch of Three Chopt Road in the first half of the twentieth century. During its period of significance, 1890 to 1950, this stretch of Three Chopt Road was transformed from a rural east-west byway with colonial origins into one of Richmond's most distinguished suburban developments by the launch of the Westhampton Park streetcar line in 1901. The streetcar, which linked downtown Richmond with Westhampton Amusement Park, traveled on a right-of-way along Three Chopt Road before turning off of the road and continuing to its destination in the park. The group of high-style houses and churches that face this stretch of Three Chopt Road constitutes an upscale, linear streetcar suburb. In contrast to most suburban developments, which typically were built up according to an overall grid plan design, development in this district occurred in residential clusters along the road near to two of the streetcar's stops. The district's group of houses stands together as a veritable textbook of early twentieth century upscale, suburban residential architecture designed by architects in a wide variety of styles.

The Westhampton streetcar line and the amusement park located at its terminus were the direct result of the development of America's first successful electric streetcar system, launched in Richmond by the "Father of Electric Traction," Frank J. Sprague (1857-1934), in 1888. With links to at least three major parks outside of the city by about 1905, Sprague's system broadened Richmond's landscape, and afforded relief from urban congestion by providing access to parks that were specifically developed at the ends of the lines to offer outdoor amusements amidst fresh air and green landscapes.<sup>9</sup>

The houses lining either side of the district's 1.3-mile stretch of Three Chopt Road represent some of Richmond's finest residential architecture, and include the work of numerous notable architects in Virginia and the eastern United States, among them W. Duncan Lee (who designed many houses in the district), Noland and Baskervill, Charles Neff and his firm, Neff and Thompson, Frank R. Watson, Edkins and Thompson, Lindner and Phillips, Clarence Huff, Gleeson & Mulrooney, and Edward Holland. Virginia's premier landscape architect, Charles Gillette, landscape architect of the "Virginia garden," designed a few landscapes and gardens for Three Chopt Road properties, and New York landscape architect, Alice Recknagel Ireys, designed at least one particularly sophisticated garden in the district.

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**HISTORICAL BACKGROUND AND DEVELOPMENT**

**The Origins Of Three Chopt Road**

Three Chopt Road (called variously Three Notched Road and Three Chopped Road throughout its history) is distinguished as one of the Commonwealth's oldest east-west byways, which ran between the James River falls near Richmond to the Shenandoah Valley, west of Charlottesville, from the 1730s until the 1930s when U.S. Route 250 superseded it.<sup>10</sup> The route originated in Henrico County, and ran westward through Goochland, Fluvanna, Albemarle, and Augusta counties. Thought to be an early eighteenth century improvement upon a pre-Colonial, Native American trail, the name of the road is documented in land grant documents as early as 1734 and 1735, wherein a parcel in Albemarle County is described as "lying on both sides of the Three Notched Road and extending . . . to a point near the D. S."<sup>11</sup> The initials stand for David Stockton, a pioneer who "blazed a trail from Williamsburg to Goochland" and carved his initials in a tree. The carved "D.S. Tree" near Ivy, Virginia, west of Charlottesville is the zero mile marker on the Three Notch'd Road.<sup>12</sup> At least by the mid-eighteenth century, Three Chopt Road appears to have been open from Richmond through the Blue Ridge Mountains and characterized by three notches on trees at periodic intervals along its length.<sup>13</sup>

Portions of Three Chopt Road in Albemarle County figured in Revolutionary War events and maneuvers, including the ride of Jack Jouett of the Virginia Militia, who travelled furiously along the road to warn the Virginia legislators of British intentions, and the Marquis de Lafayette, who camped along the road in the county. More specific to the Three Chopt Road Historic District is the ride of the British Legion under the command of Lieutenant Colonel Tarleton, who passed over this stretch of Three Chopt Road in June 1781 when returning from their raid upon Charlottesville. Tarleton met General Cornwallis, who had led his forces along the intersecting Cary Street Road, and the two forces united in the vicinity of the forked junction of the two roads, and moved into Richmond. In 1916, the Daughters of the American Revolution commemorated the event with a plaque that remains in place today at the northwest corner of this forked intersection (this plaque, located at the northwest corner of the intersection is not within the boundaries of the district).

During America's Civil War, activities related to "Dahlgren's raid" led to skirmishes originating at Green's Farm, a landmark in the district (6510 Three Chopt Road, 127-6064-0029), and extending from the farm southward down Three Chopt Road to its intersection with present day Cary Street Road.<sup>14</sup> Dahlgren's infamous plan was to secretly infiltrate central Virginia, liberate nearly 12,000 Union prisoners on Belle Isle in Richmond, burn the Confederate capital, and destroy the city. Dahlgren plundered the estates of Sabot Hill, Dover, and Eastwood in eastern Goochland before riding into Henrico to occupy and plunder the home and farm of Benjamin Green. Dahlgren was challenged by a group of young boys, who marched out of the city on the plank road from Richmond (now Cary Street Road), and skirmished with his troops near the vicinity of its fork with Three Chopt Road. A plaque, part of the Freeman-Johnson marker series dated c. 1924, commemorating this event is situated at the northwest corner of the intersection (this plaque is also not within the boundaries of the district).<sup>15</sup>

In the early twentieth century, the area around this 1.3-mile stretch of Three Chopt, located in what was then alternately referred to as the Westhampton or Rio Vista area of Henrico County, developed into an area that would become a significant suburban development. Characterized not by strict suburban planning, per se, but by clustered, organic growth, the large architect-designed houses that rose along

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Three Chopt Road were sited back from the road, which was not significantly altered, but was widened with a streetcar right-of-way for just a one-third mile stretch to accommodate the coming of the Westhampton park streetcar line. At the same time, comparatively enormous amounts of farmland surrounding the burgeoning neighborhood were being acquired in rapid succession by potential developers and homebuilders, as well as educational, ecclesiastical, and social institutions.

**From Farmland To Suburbia: The Transformational Impact Of The Coming Of the Streetcar Line.**

The 1.3 miles stretch of Three Chopt Road within the district was a part of Henrico County, about six miles west of Richmond, between the city and Westham proper until parts of the county, including the Westhampton area, were annexed by the City of Richmond in 1940.<sup>16</sup> One main thoroughfare, the Plank Road or Westham Plank Road (later River Road, then Westhampton Avenue, and presently Cary Street Road) linked the two locations. The forked triangle at the intersection of Three Chopt Road and the Westham Plank Road was a lively crossroads. Just south of the intersection was a landing for the James River and Kanawha Canal, several stone quarries, and the Westham Iron Works on the north bank of the James opposite Williams Island. Later, the Rio Vista post office, located in a general store near the fork, as well as a foundry and other small businesses, enlivened the area. Three Chopt Road diverted from its fork with the plank road in a northwest direction, passing over forested land that began to be settled with large farmsteads in the early nineteenth century.

Several farms in the area figure prominently in the history of the development of the Westhampton Park streetcar line; their agrarian history exhibits the transition from remote farmland to early twentieth century residential and institutional place-making, which was spawned by the coming of the streetcar line to Westhampton, and exhibits the impact that the streetcar service had on land availability and on land values. One of the most significant farms is Green's Farm, established in 1843 by Benjamin W. Green. Green's 492 acres extended east to west on either side of Three Chopt Road. In the same year, Green built a house on the east side of the road, which still stands at 6510 Three Chopt Road (127-6064-0029). Smith's Map of Henrico County, dated 1853 (this map is included in the nomination's additional documentation), as well as a Civil War map dated 1864, shows a property belonging to "B. W. Green" close to the east side of the road. Across the road stood "B. Green's sawmill" located a distance away from the west side of Three Chopt at the south end of a body of water, called Green's Pond, which is now the present-day Westhampton Lake, the original terminus site of the Westhampton Park streetcar line. "Green's Chapel" is also noted close to the west side of Three Chopt Road.<sup>17</sup> Green's Farm, now known as "Huntley" and listed on the National Register of Historic Places, is distinguished in several ways: the house is one of the few remaining examples of late Federal residential architecture in the region and purportedly was used as a Civil War hospital. Most famously, the property was raided and occupied by Dahlgren, who hoped to plunder Richmond, which precipitated the 1864 skirmish on Three Chopt Road when Dahlgren was met with resistance by a group of the city's young men.<sup>18</sup>

Just south of Green's Farm, on the west side of Three Chopt Road, stood the land of James Gordon, who established his farm in 1835; the location of Gordon's property is also noted on Smith's Map of Henrico and on civil war maps.<sup>19</sup> In 1858, Gordon's property was subsequently purchased by Benjamin S. Baughan, one of six principal and highly successful farmers in the region, who lived to see the area officially named Westhampton with the establishment in 1874 of the Westhampton Post Office in the vicinity of the present-day Rio Vista Road (across Cary Street Road from the Three Chopt fork).

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During Baughan's lifetime, the name Westhampton was changed to Rio Vista in 1886, an official name (located on postal service maps) until 1922 when it was changed back to Westhampton. When Baughan died after 1896, a portion of his land was sold in early 1901 to the Westhampton Railway Company in anticipation of the streetcar line and the amusement park at its terminus.

Immediately south and west of Baughan's land, a 634-acre parcel of farmland was purchased in 1897 by The Grand Fountain, United Order of True Reformers, an African American mutual benefit association founded in Richmond.<sup>20</sup> As the following account by one of the original officers of the Order indicates, the value of their land increased significantly with the coming of the Westhampton Park line and its related investors:

God sent men of means with an electric car line, terminating at the boundary of the farm, which links Richmond and Westham together, and doubly increased the value of the land. . . ."<sup>21</sup>

The Westham Farm land was sold off beginning in 1910; part of the land is now occupied by the Country Club of Virginia and The University of Richmond.

Cool Springs Farm, another large farm in the area, survived into the first years of the twentieth century, and figures prominently in the story of the Westhampton Park streetcar line. In 1886, Albert Warren and his wife, Emily, purchased their c. 136-acre farm, which was alternately known as Rio Vista Farm. Three years later, and just a year after the first streetcar line began running in downtown Richmond in 1888, Warren began to sell off portions of his land. In 1889-1890, Warren sold three acres facing Three Chopt Road to Maria and Alfred Baughan, and five acres at the corner of Three Chopt Road and "a proposed road" (later named St. Andrews Lane) to Mary Clark and Lizzie Cobb. The T. Crawford Redd and Bro. Map of Henrico County, dated 1911 (map included in the nomination's additional documentation), shows the Baughan and Cobb houses at the east end of St. Andrews Lane, adjacent to Three Chopt Road.

Looking to sell off more of his acreage, Warren ran an advertisement in the *Richmond Times Dispatch* in August of 1894, which read:

Do you want a country home? Buy a few acres at Rio Vista, three miles from Boulevard, on Cary-Street Road. Near to school, stores, station, and post office. Address A. Warren, Rio Vista, Va.<sup>22</sup>

In 1894 and 1895, Warren sold five more acres on the proposed road, and in 1901 sold the remaining one-hundred-three acres to Civil War hero and businessman, W.T. Armistead, one of the group of developers who founded the Westhampton Park Railway Company; this last purchase would play a significant role in the development ventures of the Westhampton Amusement Park.

### **The Establishment Of The Westhampton Park Streetcar Line**

Between 1880 and 1900, a revolution occurred in urban transportation. Beginning in 1888, engineer Frank Sprague (1857-1934), the "Father of Electric Traction," with a trailblazing contract from the City of Richmond in hand, conceived and oversaw the installation of a comprehensive system of electric streetcars in Richmond, the first in the country.<sup>23</sup> Although electrified streetcars had existed

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before this date, Sprague's system for Richmond was distinguished as the first large-scale and successful use of electricity to run a city's entire system of streetcars. The system successfully serviced the hilly terrain and intercity transportation needs of downtown Richmond, but perhaps more importantly, grew to link the city with the suburban countryside. In thinking systemically, Sprague unwittingly launched a revolution not only in mass transportation, but virtually in the way Richmonders and Americans lived their lives. The almost immediate impact in the Richmond region was two-fold: by 1902, streetcars easily carried hordes of city dwellers to a number of bucolic parks and amusement centers in what was then the countryside, and the transportation system spawned the ubiquitous streetcar suburbs that proliferated and turned the ring of countryside around Richmond into suburban neighborhoods by about 1907 (see rail transportation map in nomination's additional documentation).

When the Westhampton Park Railway Company was incorporated and chartered on March 7, 1900, the City of Richmond's westernmost boundary was at The Boulevard. The land west of the City's railroad belt line, just a little further west of that boundary, was all rural farmland. The Westham Plank Road, which extended west all the way to Three Chopt and further to Westham and the Westham Bridge (now Huguenot Bridge), was often muddy and difficult to traverse. The Westhampton line originated at the corner of Floyd Avenue and Robinson Street, and ran west on Floyd Avenue to the avenue's end at the city's beltline railroad tracks, which were at ground level. The streetcar then ran underneath the tracks through a tunnel. Originally, once past the tracks, it proceeded west in a straight line for about three more miles through fields and forest. Later in the 1920s, when Grove Avenue was extended, the Westhampton streetcar line followed the course of Grove out to Three Chopt Road. Nearing the end of the line, the Westhampton street car diverged north on a right of way parallel to Three Chopt Road for a short distance before heading west down Towana Road and a right of way (now Campus Drive) that terminated originally at the site of the Westhampton Amusement Park, which was centered around Green's Pond. After the University of Richmond was established in 1914, the trolley still ran down Towana to a stop on the campus (the pond has been renamed Westhampton Lake).<sup>24</sup>

The new Westhampton Park Railway Company was granted the right to own up to one thousand acres in Henrico County and was appropriated \$100,000 "to beautify the spot and make it popular."<sup>25</sup> Among the original incorporators were W. T. Armistead, who owned Cool Springs Farm and evidently used it for collateral, as well as R.A. Patterson, A.W. Garber, J.H. Mulholland, R.T. Lacy, and R.M. Beattie, many of whom owned large tracts of land along the proposed line.<sup>26</sup> The amusement park, which opened on Memorial Day in 1902, was modeled after the landscapes and amenities offered by more remote mountain or seaside resorts of the nineteenth century. "Converted from a wilderness" with a landscape plan dated 1900 by the firm Olmsted Brothers, the new park offered a dance hall and restaurant in a two-story pavilion overlooking the lake, a colorful gazebo and boat landings, a merry-go-round, venetian gondola rides, bowling alleys and shooting galleries, and an electric tower "which stands on a hill and throws a light for miles in every direction."<sup>27</sup> An astounding 25,000 people rode out on the single-track Westhampton line during the first week after the park's opening.

In spite of its popularity, the amusement park was short-lived. Within two months of opening, the Westhampton Park Railway Company made the unfortunate decision to merge with the Virginia Passenger and Power Company, which was already in debt, and which pledged the assets of Westhampton Park to borrow additional funds. Adding to the park's financial woes was a transit strike that lasted through the summer of 1903. Within a year, the mortgages were in default, and the company was forced into receivership. W. T. Armistead's collateral – 103 acres of his Cool Springs Farm -- was

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sold to the Country Club of Virginia. The grounds of Westhampton Amusement Park were sold to Judge Julien Gunn, who later offered over 150 acres of the land to Richmond College, then located in downtown Richmond.<sup>28</sup> Thus, the Westhampton Amusement Park's financial debacle inadvertently spawned the establishment of these two institutions in the vicinity of the district.

When the country club opened in 1908, it provided a permanent green buffer to the west along this quiet stretch of Three Chopt Road. Among the club's original founders was Charles Burnett, a banker who lived in the Fan neighborhood of Richmond, but who had built a Craftsman-style bungalow at 5908 Three Chopt Road (127-6064-0007) directly across from the country club's golf course by 1912; the house is still owned by Charles Burnett III. Attracted to the Westhampton location because of the convenience of the Westhampton Park Railway line, the club purchased W. T. Armistead's 103-acre Cool Springs Farm, a property in receivership at the time, having served as collateral for the failed venture of the Virginia Passenger and Power Company and Westhampton Amusement Park. Neff and Thompson, architects of the Witherspoon residence at 5900 Three Chopt Road (127-6064-0004), were chosen as architects for the clubhouse, completed by 1909. The club's founders, worried about the state of Cary Street Road (then Westham Plank Road), the only other major thoroughfare other than the streetcar route out to the club, managed to arrange the funding of a \$16,000 macadamized paving of the stretch of the road between the city's borders (along the belt line) to the corner of Three Chopt Road, an improvement that also served the Three Chopt Road residential development. For most of the first half of the twentieth century, the streetcar stop at the corner of Grove Avenue and Three Chopt Road was known as "the Country Club Stop."<sup>29</sup>

### **The Lure Of Three Chopt Road**

Between 1900 and c. 1930, as historic maps by T. Crawford Redd & Bro. reveal (1901, 1911, and 1916 maps are included with the nomination's additional documentation), the Three Chopt Road area changed dramatically. The motivating factors and selection process that prompted city residents to build homes on Three Chopt Road are recalled in the remarkable, handwritten memoir notes of Elizabeth Bosher Purcell, whose husband, Thomas, purchased two lots of land in a subdivided parcel on Three Chopt named "Hampton Park," in 1909.<sup>30</sup> For their first-hand account of the perils of city life, the lure of the streetcar suburbs, and the development of community and neighborhood institutions, the notes and the Purcells' experiences are insightful and enlightening, and well worth relating here.<sup>31</sup>

The Purcells, newly married in October 1904, moved into their first home, a new townhouse at 1004 West Avenue, and soon had a child, Elizabeth, born in August 1905. Although there were only "five little brick houses, three on the odd no. side & two on the even side" when they moved in, Purcell writes "that winter houses started spring up from one end of West Ave. to the other ... at the end of a couple of years West Avenue had become a closely built narrow street with almost no front yards for the children to play in, so the pavement swarmed with them."<sup>32</sup> Sadly, baby Elizabeth died at ten months of age in the early summer of 1906. As Purcell relates, "How many babies died in those days from that strange undiagnosed cause! Teething and the hot weather!" Weary of the summer heat, which drove her to "go to board in two rooms in Ginter Park or ... go to lead a very dull life in the mountains & leave Tom to live a very lonely one on West Ave," Elizabeth and her husband "started to look for a locality that would have street car service and still be countrified enough to sell property by the acre." The Purcells who "took street car rides out into the suburbs all around the city, trying to decide in which direction we would like best to buy and build," did not at first consider Westhampton because "it seemed so very far

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away and would be so lonely.” Before long, however, when their friends decided as a group to buy and build along Three Chopt, they seriously began to consider the area.

Purcell writes that realtors Frederick Todd and Beirne Blair were “largely responsible for developing the neighborhood.” Soon after their friend, Frank Powers, spoke to them of joining the group, Elizabeth writes “Mr. Blair and Mr. Todd descended upon us ... every weekend we took the Westhampton car and with our list of available lots we got off at the Three Chopt Road and started on a sight seeing tour on foot.” The Purcells seriously considered “the old Ben Green house (now “Huntley” at 6510 Three Chopt, 127-6064-0029) but rejected the property for two reasons: (1) “the idea of walking a ½ mile [to the nearest streetcar stop] on a cold winter morning & back on a dark cold night did not appeal so much” and ironically, (2) “when got Mr. William Howland of the firm of Howland and Baskerville Arct [sic, she may have meant William Noland of Noland and Baskervill] to go out with us he ... said he didn’t think it was worth spending a whole lot of money on it.”

Eventually the Purcells settled on two lots just past that point on Three Chopt where the streetcar turned onto Towana Road at Stop No. 28. Elizabeth writes that after the Purcells and their friends built their houses, the neighbors became a close group because, she relates, there was also a bit of a downside to suburbia: “we were so cut off from Rch [sic], without cars and bad roads that we grew into a delightful congenial village.” The Purcells were part of a group of young couples who had built houses on Three Chopt, and who together founded St. Stephen’s Church in 1911 under the guidance of Reverend Zebulon S. Farland. The church’s founders and inaugural vestrymen -- Thomas Purcell, James Ball, Frank Powers, St. George Anderson, Julien Binford, Jr., Frank A. Hobson, and George A. Tower – all built houses on Three Chopt Road or just off the road at St. Andrews Lane or Towana Road; initially, they raised funds to build a small Colonial Revival style brick chapel, erected in 1911, to house the new church body. By 1928, the congregation and church were prospering, and in a position to commission the design of the existing St. Stephen’s Episcopal Church (127-6064-0009), in a sophisticated Early Gothic Revival style, from the Philadelphia architectural firm of Frank R. Watson, Edkins, and Thompson.<sup>33</sup>

### **GENERAL ARCHITECTURAL QUALITY AND COMMON ELEMENTS**

Most of the large-scale homes and their expansive lawns and gardens in the Three Chopt Road Historic District were designed for exclusive clientele and their immediate families, including their live-in servants. Typical of early twentieth century high-style residential architecture and planning, the houses are sited well back from the road with the goal of privacy. Many of the houses were named, and the names of at least two of the adjacent roads were derived from the surnames of the families who lived on them: Towana Road (*Towers, Warren, Nash*) and Tapoan (*Taylor, Powers, Anderson*) Road. The scale is typically monumental, the designs are competent and correct, plans are commodious and elegantly conceived, and the materials and finishes are of high quality.

The district is a veritable textbook of early twentieth century architectural styles, with a preponderance of the Classical Revival styles – Colonial, Georgian, and Beaux Arts – augmented by fine examples of Queen Anne Revival, Tudor Revival, and Mission/Spanish Colonial Revival, and Mediterranean Revival. Adding interest to the mix are many Craftsman style bungalows and Arts and Crafts-inspired houses (“English Country” or “Cotswold Cottage” styles) that appear intermittently throughout the proposed district. Predictably, exterior architectural materials are predominately wooden weatherboard, stucco, and red or painted brick, roofs are slate or clay tile, and the houses exhibit a highly



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refined degree of architectural and ornamental detail. Sun porches and second story sleeping porches glazed with multi-pane windows are common components. More than a few houses exhibit a startling originality of design and finesse amidst an otherwise entirely competent and sophisticated array of twentieth century American residential styles. Particularly striking are the houses that exhibit the detailed finesse and exquisite proportions that suggest the architect to be the elusive W. Duncan Lee, whose houses are difficult to research because there is no W. Duncan Lee Collection of drawings; Lee reportedly ordered all of his office papers (and drawings) destroyed upon his death.<sup>34</sup>

Landscape and garden designs in the district ranged from casual to formal; landscape architect Charles Gillette planned a few of his signature formal gardens and landscapes, most notably an existing one on an intimate scale at 5908 Three Chopt Road (127-6064-0008). The landscape architect, Alice Recknagel Ireys (1911-2000), Gillette's counterpart in the New York region, designed a landscape and garden consisting of a row of trees ending in a "secret garden" and a "figure eight" garden, both popular garden trends of the era, at 6209 Three Chopt Road (127-6064-0058).<sup>35</sup> Many gardens in the district deliberately were conceived and designed by their owners as picturesque and unpretentious. Most of the houses in the district retain their original garages (some with servant's quarters above), and many of the houses retain original servant's quarters, which range from diminutive one-room cottages to two-story residences. The number of outbuildings, sites, and structures in the district is considerably high.

### **SPECIFIC ARCHITECTURAL QUALITY, AND NOTEWORTHY DESIGNS AND DETAILS**

Predictably, one of the earliest groups of houses in the proposed district is located closest to the point where the Westhampton Park streetcar line diverges from its short run down Three Chopt and turns onto Towana Road. Correct and competent renditions of the Colonial Revival style are prevalent among these earlier houses. The Colonial Revival style house at 6314 Three Chopt Road (127-6064-0021), built in 1890 and a quintessential example of the style, set an early standard for this idiom along the road. Next door, Thomas and Elizabeth Boshier Purcell built a Colonial Revival house rendered in stucco at 6402 Three Chopt (127-6064-0022) in 1909. Taking advantage of the fresh air of their "county" location, the Purcells added a two-story glazed sun and sleeping porch addition to the house within a decade of its construction. Down the road, a Colonial Revival house constructed in 1924 at 6615 Three Chopt (127-6064-0033) reveals a slightly updated interpretation of the idiom, incorporating subtle details from American Shingle Style aesthetics.

Near the opposite end of the district, at the corner of Three Chopt and St. Catherine's Lane, stands one of the area's most impressive, classical houses at 5810 Three Chopt Road (127-6064-0003). Constructed c. 1915 for attorney Neill D. Sills, the grand, white Beaux Arts-inspired Classical Revival style home features a monumental double-height Tuscan portico with balcony, a solarium at the roofline that opens out to the portico's balustrade porch, and a high hipped roof with a balustrade roofwalk.<sup>36</sup> Sited at the top of the sloping bank of houses at this location, the house overlooks the country club's golf course fairway across the road.

Just across St. Catherine's Lane from the Sills House is a house designed for the Witherspoons by the Norfolk-based firm of Neff and Thompson in 1909. A stylistic counterpoint in every way to the Sills House, this whimsical house was built at 5900 Three Chopt (127-6064-0004), but turned around away from the road, fronting instead on St. Catherine's Lane, where the front façade is presented in a semi-private forecourt.<sup>37</sup> Neff and Thompson's design, clearly inspired by the later houses of Great Britain's

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Arts and Crafts movement, is particularly reminiscent of the English country houses of Edwin Lutyens; this is especially evident in details such as the placement of a fenestrated chimney at the entry, a detail also seen in the American Shingle style houses of New England. The deliberately irregular and asymmetrical massing of the house, the plethora of rooflines and peaks, and the mixing of materials -- wooden clapboard, red brick, stucco, and stone -- were designed deliberately to give the house an appearance of having been added onto over time by the handiwork of skilled craftsmen.

A few doors south of the Witherspoon House, across from the Country Club's golf course, stands the house of attorney and developer, John Swartwout, and his wife, Rose, who built "Imhotep" at 5800 Three Chopt Road (127-6064-0001). Built c. 1920, the stucco and half-timbered house was designed by W. Duncan Lee in a vaguely Tudor Revival style, which has also been referred to as "Norman" and "Norman, with French influence."<sup>38</sup> The house, like the Witherspoon House, is particularly picturesque on its façade, which faces St. Catherine's Lane, where a tall, round tower provides a dramatic entrance. Within a few years after moving into Imhotep, Swartwout would hire W. Duncan Lee to design the Tuckahoe Apartments just across Cary Street Road, the construction of which he could oversee from his lawn.

Unpretentious, albeit elegant cottage styles appear to have been a common preference among homebuilders along Three Chopt Road. The Craftsman-style bungalow built in 1912 at 5906 Three Chopt Road (127-6064-0007), although a commodious 4000+ square feet, presents as modest and humble amongst its larger neighbors. The small house, which faces the golf course of the Country Club of Virginia, was built as a summer home by banker, Charles Burnett, one of the fifteen original founders of the club; it is still owned by Charles Burnett III.

There is little doubt that W. Duncan Lee designed the Cotswold Cottage-style house at 6419 Three Chopt Road (127-6064-0045). The style of this beautifully crafted house, which combines forms and elements from the Shingle Style, the Craftsman style and Great Britain's Arts and Crafts movement, is influenced also by the idiomatic domestic work of Lutyens as well as Charles Voysey, and the "English Cotswold" house style popularized in the United States at the same time. The stucco house, painted pale tan with natural stain on boarded and paneled shutters, is characterized by a sophisticated simplicity, with stark, simple window frames and moldings, low massing, an idiosyncratic, asymmetrical roof, and the quirky treatment of the façade's end bays, one of which is filled with an impressive two-story bank of sun porches, and the other which dissolves into a cut-out gable and a sloped façade wall. Lee evidently liked the Three Chopt Road area, so much so that he built himself an "Irish Cottage,"<sup>39</sup> at 12 Stonehurst Green, a small, mews-like enclave developed in the early 1920s just west of (outside of) the boundaries of the Three Chopt Road Historic District.

Arguably, the liveliest rendition of the Arts and Crafts cottage aesthetic in the proposed district is the stucco house at 6317 Three Chopt Road (127-6064-0052). Built c. 1935, the design of this house, with its floating and exaggerated eyebrow roofline, emphasizes the entrance with a projecting frontispiece that resembles a miniature house façade around the hooded doorway. On the remainder of the façade, which is basically symmetrically disposed, the irregular fenestration, with window openings that vary widely in size, shape, and type, creates an impression that the house was hand-crafted; the accentuated verticality of the proportions and the stark, heavy detailing give the house a vaguely Northern European or Bavarian appearance.

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A fine example of the Mediterranean Revival style – crisp, white stucco, clay tile roofs, punched-out arches and arcades, a multitude of porches and open loggias – can be seen at 6204 Three Chopt Road (127-6064-0015). Constructed c. 1924, the house is located on its own private way, the last remnant of the streetcar right of way just before it turns into Towana Drive. A similar house at 6609 Three Chopt Road (127-6064-0035), built c. 1925, is a more subdued and classical rendition of the style. Symmetrically disposed, the stucco house with clay tile roof has two identical solarium wings. The hooded doorway indicates the influence of the Mission/Spanish Colonial Revival style, a stylistic cousin of the Mediterranean Revival style.

In the same year, the Swartwouts, who built Imhotep at 5900 Three Chopt Road (127-6064-0001), in concert with W. Duncan Lee, began to develop the Tuckahoe Apartments, “Richmond’s first suburban apartment hotel.”<sup>40</sup> Opening in the summer of 1929, just months before the stock market crash, the Tuckahoe attracted both year-round occupants and those merely seeking a *pied a terre* in what had become, in less than three decades, the Richmond metropolitan area. Yet another indicator of encroaching cosmopolitanism in the area is the example of Ella Binford’s two successive business locations. Ella, the wife of real estate developer Julien Binford, was the “hostess” of the Three Chopt Inn, “the first place of refreshment on this road if we except the [country] club,”<sup>41</sup> which was located within the 6400 block of the district, just northeast of Towana Road on Three Chopt Road. After the Tuckahoe opened, Ella moved her business, Ella Binford’s Tea Room, into the basement of the Tuckahoe Apartments in 1933.<sup>42</sup>

A unusual diversity of early twentieth century house styles were built up along Three Chopt Road, where the common denominators are the large scale and site, expert design, and high quality of materials. Perhaps as important are the common attributes of siting for the houses and the retention of the intangible, “country road” quality of Three Chopt. These large homes are set far back from the road, fronted by large expanses of lawn and the occasional low wall, and some are sited within forested enclaves barely discernable from the road. Although most of the houses have later additions, their owners and new architects have for the most part remained sensitive to the original architectural integrity, and created additions at the rear of the houses and their properties. The drop in elevation from the front to the rear of the lots on both sides of Three Chopt Road has helped to mask additions from the street view, and the quality and integrity of the architecture has remained remarkably intact. Having never been developed with curbs or sidewalks, the persistent historic quality of Three Chopt Road itself, basically unaltered from its meandering, rural by-way origins, has remained intact on this relatively sheltered stretch of road lined by mature trees.

Despite the advent and increasing ubiquity of the family automobile beginning in about 1910, and the running of city buses beginning in the 1920s, the Westhampton streetcar line persevered and served throughout the decades, carrying Richmonders through the gasoline rationing of World War II. After the war, the Westhampton Park line met its demise during a ninety-day trial period in which buses replaced the streetcars. After May 1947, streetcars never ran on the Westhampton line again.<sup>43</sup>

The linear suburban development along Three Chopt Road, characterized by exceptional designs for large residential properties, was precipitated by the coming of the Westhampton Park streetcar line. The neighborhood setting, and indeed the road itself, has been preserved with remarkable integrity, and a tangible remnant of the streetcar line’s right-of-way (127-6064-0019) remains intact within the district. The houses and churches, for the most part architect-designed and built by prominent leaders in

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Richmond's civic and cultural affairs, have with but a few exceptions retained their original architectural integrity and character. The Three Chopt Road Historic District presents a remarkable array of early twentieth century architectural design, as well as an intact example of an unusual form of streetcar suburb in Richmond.

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**UTM References  
Zone 18**

<b>Point</b>	<b>Easting</b>	<b>Northing</b>		<b>Point</b>	<b>Easting</b>	<b>Northing</b>
<b>1</b>	276410	4162695		<b>2</b>	276902	4162187
<b>3</b>	277298	4161367		<b>4</b>	277186	4160719
<b>5</b>	276814	4161295		<b>6</b>	276390	4162155
<b>7</b>	276318	4162587				



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Photo Log

Photo Number	Property Name	View	City	State	Photographer	Date Taken	Location of Original Files
0001	5810 Three Chopt Road	West elevation	Richmond	Virginia	Guy Davis	Nov. 2011	DHR Archives
0002	6204 Three Chopt Road	From southwest	Richmond	Virginia	Guy Davis	Nov. 2011	DHR Archives
0003	6314 Three Chopt Road	West façade	Richmond	Virginia	Guy Davis	Nov. 2011	DHR Archives
0004	6402 Three Chopt Road	West façade	Richmond	Virginia	Guy Davis	Feb. 2012	DHR Archives
0005	6607 Three Chopt Road**	East façade	Richmond	Virginia	Guy Davis	Nov. 2011	DHR Archives
0006	6609 Three Chopt Road	East façade	Richmond	Virginia	Guy Davis	Nov. 2011	DHR Archives
0007	6605 Three Chopt Road	East façade	Richmond	Virginia	Guy Davis	Nov. 2011	DHR Archives
0008	6419 Three Chopt Road	East façade	Richmond	Virginia	Guy Davis	Nov. 2011	DHR Archives
0009	5906 Three Chopt Road	West Façade	Richmond	Virginia	Guy Davis	Nov. 2011	DHR Archives
0010	5800 Three Chopt Road	North bound	Richmond	Virginia	Guy Davis	Feb. 2012	DHR Archives
0011	6000 Three Chopt Road	North bound	Richmond	Virginia	Guy Davis	Feb. 2012	DHR Archives
0012	6500 Three Chopt Road	North Bound	Richmond	Virginia	Guy Davis	Feb. 2012	DHR Archives
0013	6600 Three Chopt Road	South Bound	Richmond	Virginia	Guy Davis	Feb. 2012	DHR Archives

\*\* Example of non-contributing property

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Three Chopt Road Historic District  
Richmond, Virginia

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**Historic Map No. 1**

Robert P. Smith, Map of Henrico County, Virginia, from actual surveys by James Keily, Richmond, Robert P. Smith & C. Carpenter, 1853.

*The Library of Congress.*

Three Chopt Road Historic District

VA DHR No. 127-6064

Richmond, Virginia

**Historic Map No. 2**

T. Crawford Redd & Bro. Map of Henrico County, 1901.

*Virginia Historical Society.*

Three Chopt Road Historic District

VA DHR No. 127-6064

Richmond, Virginia

**Historic Map No. 3**

Virginia Power and Passenger Company, Engineering Department, Map of Richmond-Petersburg and adjacent territory showing lines of communication and points of historical interest . . . ., January 1, 1907.

*The Library of Congress.*

Three Chopt Road Historic District

VA DHR No. 127-6064

Richmond, Virginia

**Historic Map No. 4**

T. Crawford Redd & Bro. Map of Henrico County, Virginia, 1911.

*The Library of Congress*

Three Chopt Road Historic District

VA DHR No. 127-6064

Richmond, Virginia

**Historic Map No. 5**

T. Crawford Redd & Bro. Map of Henrico County, Virginia, 1916.

*The Library of Congress.*

Three Chopt Road Historic District

VA DHR No. 127-6064

Richmond, Virginia

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Historic Map No. 1

Robert P. Smith, Map of Henrico County, Virginia, from actual surveys by James Keily, Richmond, Robert P. Smith & C. Carpenter, 1853.  
The Library of Congress.

Three Chopt Road Historic District  
VA DHR No. 127-6064  
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Historic Map No. 2  
T. Crawford Redd & Bro. Map of Henrico County, 1901.  
Virginia Historical Society.

Three Chopt Road Historic District  
VA DHR No. 127-6064  
Richmond, Virginia

*Additional Documentation*



Historic Map No. 3  
 Virginia Power and Passenger Company, Engineering Department, Map of Richmond-Petersburg and adjacent territory showing lines of communication and points of historical interest ....., January 1, 1907.  
 The Library of Congress.

Three Chopt Road Historic District  
 VA DHR No. 127-6064  
 Richmond, Virginia

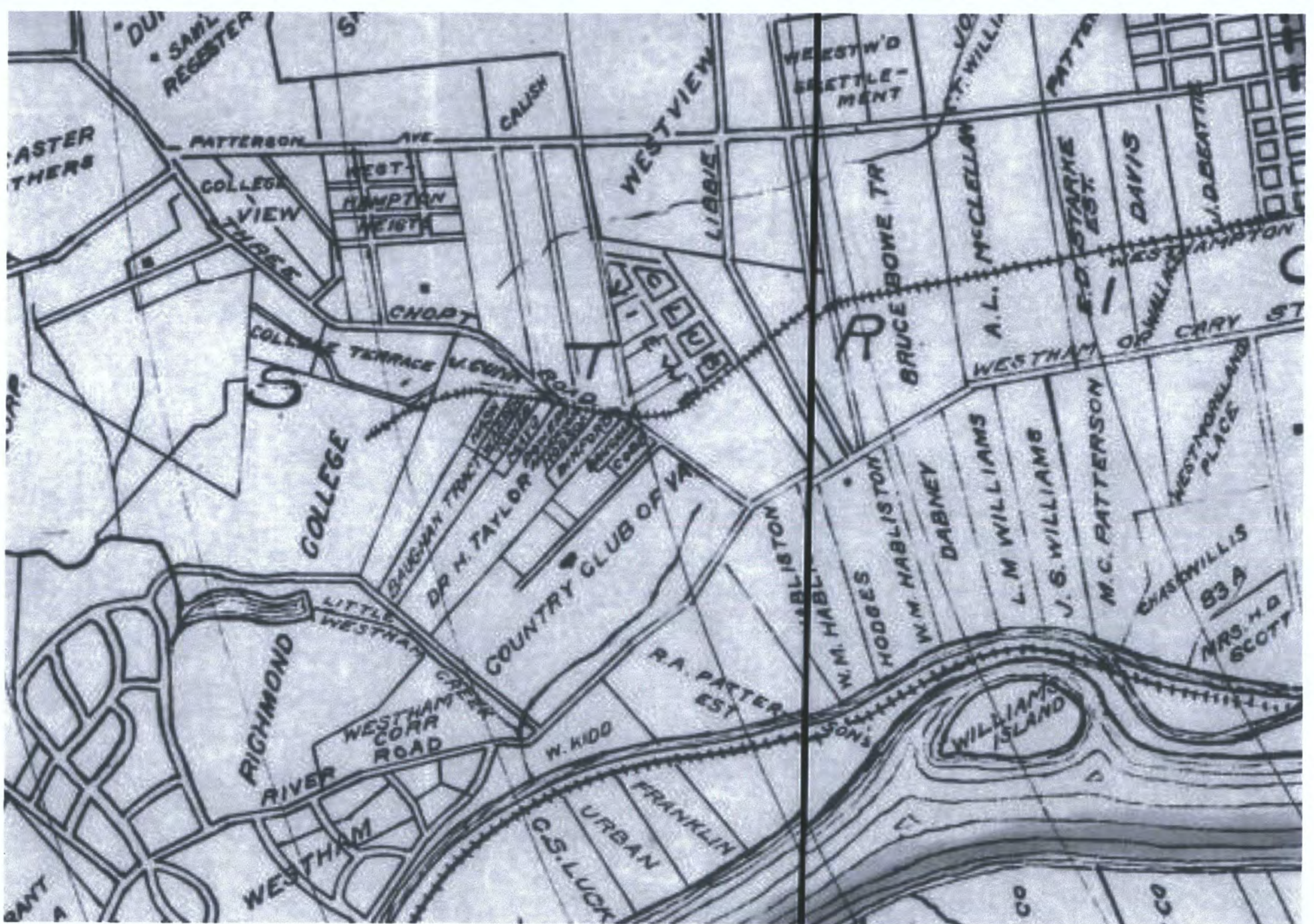
*Additional Documentation*



Historic Map No. 4  
T. Crawford Redd & Bro. Map of Henrico County, Virginia, 1911.  
The Library of Congress

Three Chopt Road Historic District  
VA DHR No. 127-6064  
Richmond, Virginia

*Additional Documentation*



Historic Map No. 5  
T. Crawford Redd & Bro. Map of Henrico County, Virginia, 1916.  
The Library of Congress.

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VA DHR No. 127-6064  
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*Additional Documentation*

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**ENDNOTES**

<sup>1</sup> National Register of Historic Places, The Tuckahoe Apartments, Richmond, Virginia, DHR File No. 127-5820.

<sup>2</sup> National Register of Historic Places, St. Catherine's School, Richmond, Virginia, DHR File No. 127-5886.

<sup>3</sup> Streetcar suburbs in Richmond include Barton Heights (VDHR #127-0816), Battery Court (VDHR #127-5897); Brookland Park (VDHR #127-5897); Chestnut Hill (VDHR #127-0343); Fairmount (VDHR #127-0814); Ginter Park Terrace (VDHR #127-5678); Highland Park Plaza (VDHR #127-0831); Laburnum Park (VDHR #127-5895) and the development referred to as "West of the Boulevard." (VDHR #127-0742). For an overview of suburban development in America, see National Park Service, National Register of Historic Places Nomination Form, "Historic Residential Suburbs in the United States, 1830-1960."

<sup>4</sup> The map appears in Mary Thompson Parks, *"Forget Me Nots" Memories of Rio Vista* (Richmond, 1972), inside front cover; the original is at Virginia Commonwealth University, James Branch Cabell Library, Special Collections and Archives. These names are also noted on T. Crawford Redd & Bro. Henrico County, 1911 (and the 1916 version), as well as Sanborn Map Company, Westhampton, July 1921 and Sanborn Map Company, Westhampton, June 1931; the names are still referenced in the City of Richmond tax records. The 1911 and 1916 version of the Redd & Bro. maps are included in the nomination's additional documentation.

<sup>5</sup> Carlton Norris McKenney, *Rails in Richmond* (Richmond, 1986), 116-122 *passim*.

<sup>6</sup> National Register of Historic Places, St. Stephen's Church, Richmond, Virginia, DHR File No. 127-346

<sup>7</sup> Hampton Park Company, Inc. (Richmond, Virginia), Minute Book, 1909-1910. *Virginia Historical Society*.

<sup>8</sup> National Register of Historic Places, Green's Farm (Huntley), Richmond, Virginia, DHR File No. 127-6141.

<sup>9</sup> J.E. Brittain, "Frank J. Sprague and the Electrification of Urban Transportation," Proceedings of the IEEE 35, No. 7 (July 1997), 1183-1184.

<sup>10</sup> Nathaniel Mason Pawlett and Howard H. Newlon, Jr. The Route of the Three Notch'd Road: A Preliminary Report (Charlottesville, VA, 1976; revised 2003), 1-6 *passim*. See also, M. Ethel Kelley Kern, *The Trail of the Three Notched Road* (Richmond, 1929), .

<sup>11</sup> Colonial Land Office Patents No. 15, 1732-1735 (v.1 & 2 p.1-522), p. 356 (Reel 13). Library of Virginia. "2300 acres on Moor's Creek on the south side of the Rivanna." Colonial Land Office Patents No. 16, 1735, p. 79 (Reel 14). "700 acres." Part of the index to the recorded copies of patents for land issued by the Secretary of the Colony serving as the Colonial Land Office.



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<sup>12</sup> Edgar Woods, *Albemarle County in Virginia: giving some account of what it was by nature, of what it was made by man, and of some of the men who made it* (Charlottesville, 1901), 320.

<sup>13</sup> Pawlett and Newlon, Route of The Three Notch'd Road, 1-6.

<sup>14</sup> Pawlett and Newlon, Route of The Three Notch'd Road, 1-4.

<sup>15</sup> "Freeman Marker History," <http://freemanmarkers.home.comcast.net/~freemanmarkers/history.html>

<sup>16</sup> "Westham" appears with the same graphic prominence as "Richmond" on Joshua Fry and Peter Jefferson's Map of 1751, A map of the most inhabited part of Virginia containing the whole province of Maryland with part of Pensilvania [sic] and North Carolina. *The Library of Congress*.

<sup>17</sup> Smith's Map of Henrico County, Virginia, from actual surveys by James Keily, Richmond Probert P. Smith & C. Carpenter, 1853; United States. Army, Corps of Engineers, Map of Henrico County, Virginia, with additions showing the defensive lines and works of Richmond, 1864. *The Library of Congress*.

<sup>18</sup> National Register of Historic Places, Green's Farm (Huntley), Richmond, Virginia, DHR File No. 127-6141.

<sup>19</sup> Smith's Map of Henrico County, Virginia, from actual surveys by James Keily, Richmond Robert P. Smith & C. Carpenter, 1853; United States. Army, Corps of Engineers, Map of Henrico County, Virginia, with additions showing the defensive lines and works of Richmond, 1864. *The Library of Congress*

<sup>20</sup> David Fahey, *The Black Lodge and White America* (Wright State University Press, 1994): 30, 230. William Taylor Thom, "The True Reformers," in United States Department of Labor, Bulletin of the Department of Labor (Washington, D.C., 1901), 810-811.

<sup>21</sup> William Patrick Burrell and D.E. Johnson, *Twenty-five Years: History of the Grand Foundation of the United Order of True Reformers, 1881-1905* (Richmond, 1909), 295. See also, Abram Lincoln Harris, *The Negro as Capitalist A study of banking and business among American Negroes* (Philadelphia, 1936).

<sup>22</sup> Mary Thompson Parks, "Forget Me Nots" *Memories of Rio Vista* (Richmond, 1972), n.p.; McKenney, *Rails*, 117.

<sup>23</sup> Harold C. Passer, "Frank Sprague Father of Electric Traction 1857-1934," in William Miller, ed. *Men in Business: Essays in the History of Entrepreneurship* (Cambridge, 1952), 212-237.

<sup>24</sup> Carlton Norris McKenney, *Rails in Richmond* (Richmond, VA, 1986), 118.

<sup>25</sup> McKenney, *Rails*, 117.

<sup>26</sup> McKenney, *Rails*, 117.

<sup>27</sup> McKenney, *Rails*, 117.

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<sup>28</sup> McKenney, *Rails*, 118.

<sup>29</sup> Langhorne Gibson, *The Country Club of Virginia, 1908-2008* (Richmond VA, 1908), 1-10.

<sup>30</sup> Hampton Park Company, Inc. (Richmond, Virginia), Minute Book, 1909-1910, n.p.

<sup>31</sup> Elizabeth Boshier Purcell, Hand-written Memoir Notes, n.d. *Courtesy of Nancy Purcell and Rachel and Guy Davis*. Elizabeth M. Boshier was the daughter of Robert Semple Boshier (1843-1904), the President of the Richmond-based, T.C. Williams Tobacco Company, one of the largest manufacturers of tobacco for export in the country. Founded in 1843, the company was sold to the British-American Tobacco Company in 1903.

<sup>32</sup> Drew St. J Carneal in *Richmond's Fan District* (Richmond, 1996), pages 164-165, corroborates Mrs. Purcell's memory: "the five eastern lots, two on the north side and three on the south, were improved in 1893 with identical houses."

<sup>33</sup> National Register of Historic Places, St. Stephen's Church, Richmond, Virginia, DHR File No. 127-346.

<sup>34</sup> National Register of Historic Places, The Tuckahoe Apartments, Richmond, Virginia, DHR File No. 127-5820; the source for this information is not cited.

<sup>35</sup> Virginia Historical Society, Vertical Files Homes and Gardens in Richmond; Paula Deitz, "Alice Ireys, 89, Dies; Designed Elegant Landscapes Bridging Traditions." *The New York Times*, December 17, 2000. Ireys' archives are located at Smith College; her papers are open to research with the restriction that users of the client files must sign a written agreement to keep all names and street addresses of private clients confidential until January 1, 2031.

<sup>36</sup> M. Ethel Kelley Kern, *The Trail of the Three Notched Road* (Richmond, 1929), 259.

<sup>37</sup> Residence for Mr. W.A. Witherspoon, Plans and Elevations, *The Architectural Review* XVI, No. 10, Plate LXXXV.

<sup>38</sup> "Attractive New Home on Old Norman Lines." *Richmond Times Dispatch*, September 9, 1923. Cited in National Register, Tuckahoe Apartments, fn6. Kern, *Trail of Three Notched Road*, 259.

<sup>39</sup> National Register, Tuckahoe Apartments, 9.

<sup>40</sup> National Register of Historic Places, The Tuckahoe Apartments, Richmond, Virginia, DHR File No. 127-5820.

<sup>41</sup> Kern, *Three Notched Road*, 261; there was a "restorium" nearby, as Kern relates: "the Bronsons have bought the restorium which Miss Van Vort conducted."

<sup>42</sup> National Register, Tuckahoe Apartments, Section 7 page 3.

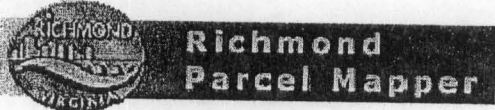
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<sup>43</sup> McKenney, *Rails*, 119.



THREE CHOPT ROAD  
HISTORIC DISTRICT.

127-6064

SKETCH MAP

PHOTO KEY

Richmond, VA.

April 2012

Additional Documentation

PHOTO # 0006  
PHOTO # 0005  
PHOTO # 0007  
PHOTO 0013  
PHOTO # 0008  
PHOTO # 0012

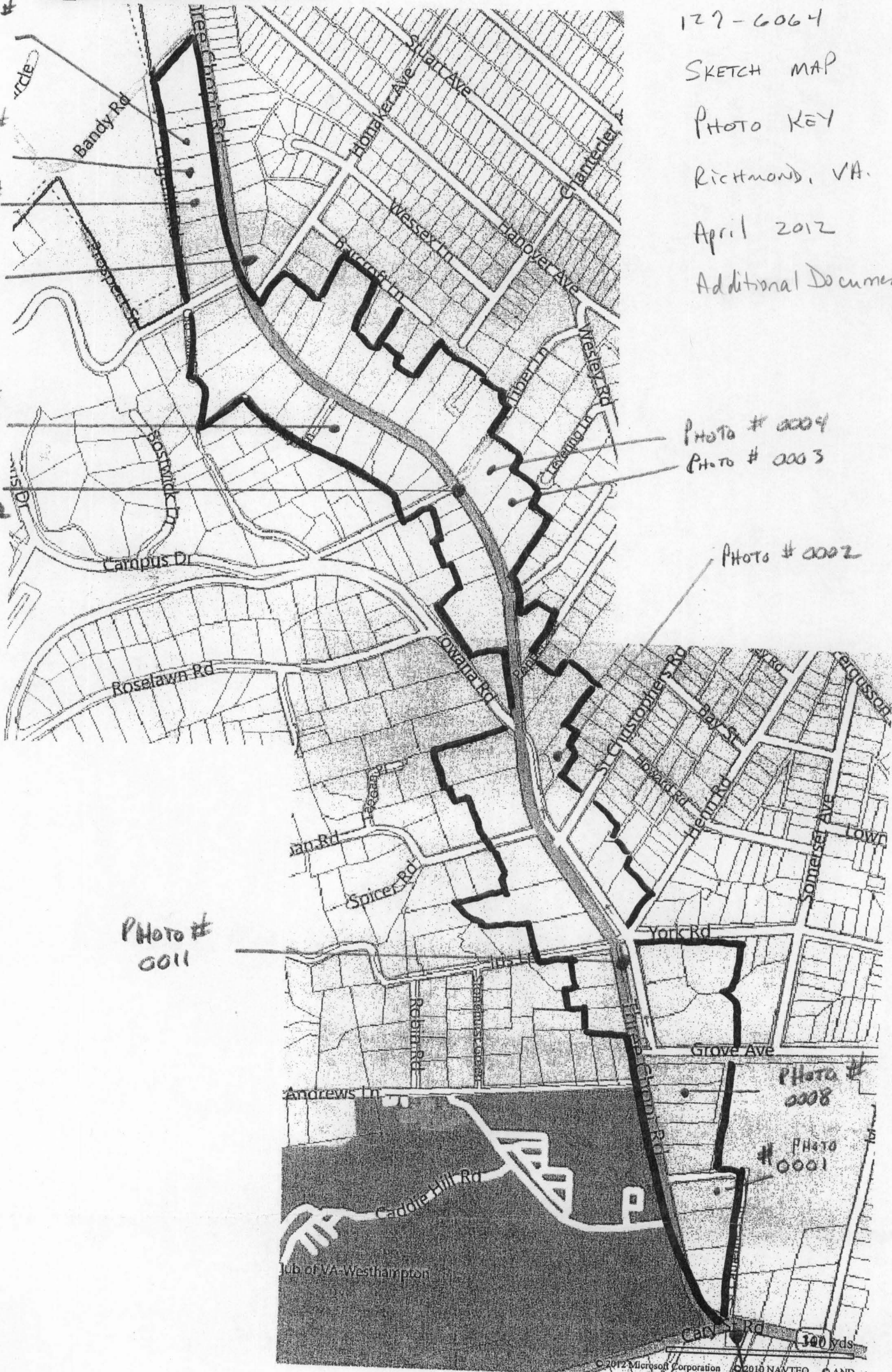
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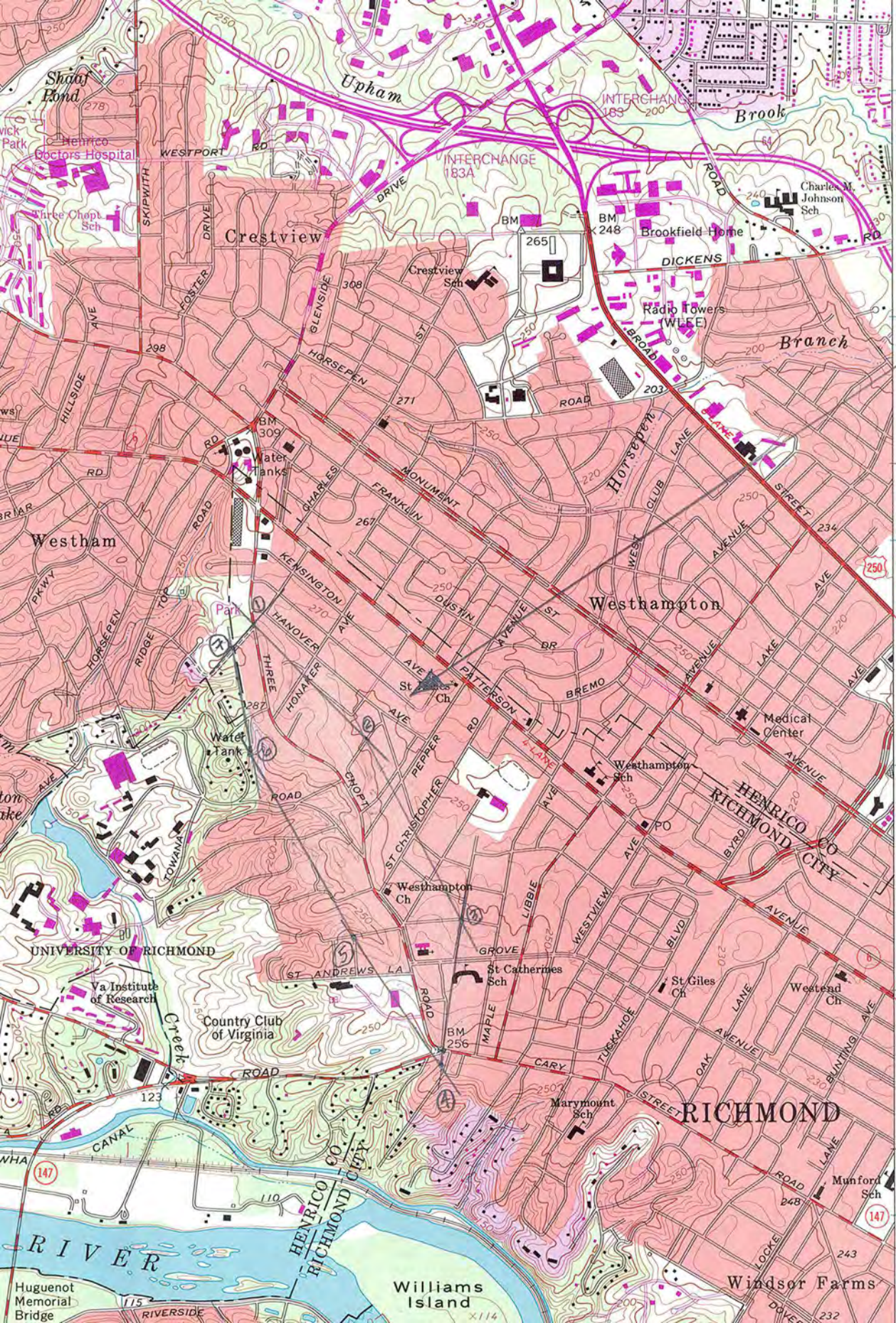
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PHOTO # 0011

PHOTO # 0008  
PHOTO # 0001

PHOTO # 0010





Richmond, VA  
 THREE CHOPT ROAD  
 HISTORIC DISTRICT  
 DNR # 127-6064  
 BON AIR QUADRANGLE  
 NAD 27  
 ZONE 18

1. 276410E  
4162695N
2. 276902E  
4162107N
3. 277298E  
4161367N
4. 277106E  
4160719N
5. 276814E  
4161295N
6. 276390E  
4162155N
7. 276318E  
4162587N

STATE CAPITOL 4.9 MI

35'

1.7 MI. TO VA. 161

4 MI. (RICHMOND)  
5559 III SW