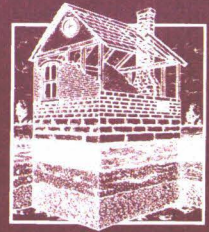


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*Intensive Level Architectural
Evaluation of the Adkins House
Virginia Commonwealth University
Richmond, Virginia*



GRAY & PAPE
INC.
CULTURAL RESOURCES CONSULTANTS

VDHR File No.: 2002-0236

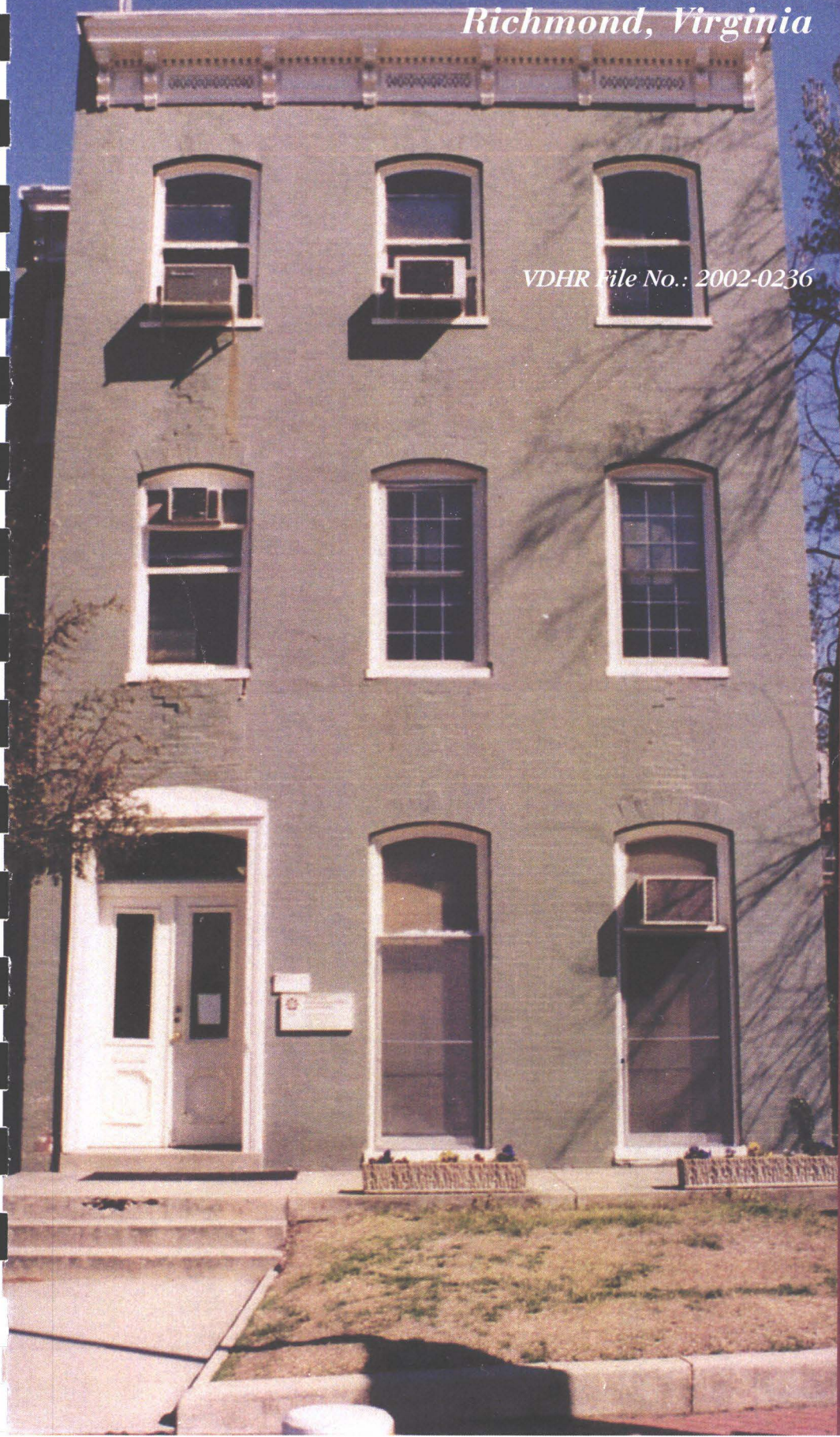
MARCH 25, 2002

PREPARED FOR:

Virginia Commonwealth University
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Project No. 02-32501

March 25, 2002

**INTENSIVE-LEVEL ARCHITECTURAL EVALUATION
OF THE ADKINS HOUSE
VIRGINIA COMMONWEALTH UNIVERSITY
RICHMOND, VIRGINIA**

VDHR file No. 2002-0236

Prepared for:

**Virginia Commonwealth University
Facilities Management
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Prepared by:

**Ashley Neville
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Michele Brumfield**

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CHAPTER I. INTRODUCTION

Gray & Pape, Inc. (Gray & Pape) undertook an intensive-level architectural evaluation of the Adkins House (127-0202-0002) on behalf of Virginia Commonwealth University (VCU).

Located at 824 Park Avenue on the academic campus of was undertaken by at the request of the Virginia Department of Historic Resources (VDHR) in advance of the demolition of the Old Life Science Building and the Adkins House. This narrative history of the building and surrounding environs was prepared to accompany the DSS form and photographic documentation.

All cultural resource services proposed herein are pursuant to the National Historic Preservation Act of 1966 (as amended through 1992), the Archaeological and Historic Preservation Act of 1974, Executive Order 11593, and relevant sections of 36CFR660-666 and 36CFR800. The Gray & Pape Project Manager and Project Architectural Historian directing this survey meet the professional qualification standards of the Department of the Interior (48 FR 44738-9). The architectural fieldwork will conform to the qualifications specified in the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (Federal Register 48:44716-44742, September 29, 1983) and the *Guidelines for Conducting Architectural Survey in Virginia* (1998) promulgated by the VDHR.

Architectural fieldwork conducted in the course of this survey was designed to provide VCU with definitive information on the potential eligibility of the Adkins House for the National Register of Historic Places (NRHP) and to fulfill VCU's requirements under Section 106 of the Historic Preservation Act of 1966, as amended.

ACKNOWLEDGEMENTS

Michele Brumfield conducted the Intensive-level architectural fieldwork on March 3, 2002. Ashley Neville, Jerrell Blake, Jr., and Michele Brumfield were responsible for writing this report. Carly Meyer prepared the report graphics. Ashley Neville served as Principal Investigator, and Bradley Bowden was Project Manager. The authors would like to thank the above staff of Gray & Pape, Inc. for their contributions to the project.

CHAPTER II. RESEARCH DESIGN AND METHODS

Gray & Pape evaluated available documents and conducted research at a level of effort sufficient to determine the history of the Adkins House including such historical aspects as the date of construction, the occupants, and the use of the house. The purpose of this intensive-level survey of historic architectural resources was designed to document the Adkins House prior to its demolition. In order to root the property in the larger historic and architectural patterns of the city of Richmond, an individual historic context was developed. Research was tailored to provide contextual information for a framework of evaluation. Historic contexts at the intensive level focus on the resource in order to establish the resource's property type, period(s) of significance, and applicable National Register area(s) of significance. The intensive level documentation of the Adkins House was conducted utilizing architectural site forms, National Register nominations, USGS quads depicting sites, and historic districts at the Virginia Department of Historic Resources. Richmond city directories, census records, vital statistics records, and historic maps at the Library of Virginia were consulted in order to build an historic context for the Adkins House and the general project area vicinity.

ARCHITECTURAL FIELD METHODS

Gray & Pape performed an intensive-level architectural evaluation of the Adkins House. Architectural fieldwork consisted of photographic documentation of both exterior and interior views and landscape features. The information gathered will be recorded on VDHR's intensive-level architectural form. When VDHR's new Data Sharing System (DSS) becomes available to consultants, the data will then be entered into that system. A floor plan and site plan was produced for the resource.

CHAPTER III. HISTORIC CONTEXT

BRIEF PROJECT AREA HISTORY

The Adkins House is surrounded by the Fan Area Historic District (VDHR File #127-248), the West Franklin Street Historic District (VDHR File #127-228), the Monroe Park Historic District (VDHR File #127-383), and the Monument Avenue Historic District (VDHR File #127-174). William Byrd I initially settled the vicinity of the project area in the late seventeenth century. However, the western end of Richmond, particularly the West Franklin and Park Avenue area, was not transformed into a predominantly residential area until the 1867 annexation of the land west of Richmond all the way to Lombardy Street (Salmon and Campbell 1994). Richmond's expanding merchant class, including families like the Harwoods and Worthams, fueled the development of the suburbs from Monroe Park westward in the 1880s and 1890s. The variety of architectural styles, French Renaissance, Second Empire, Italianate (like the Adkins house), Romanesque, and Georgian Revival, reflect their cosmopolitan ideals. The most famous of these homes, the Ginter House, was built in 1888 at the height of Richmond's significant industrial growth during this period.

To the west and south of the Adkins House, the Fan area developed from 1890-1930, primarily after the neighborhoods located along West Franklin and Park Avenue were built. Made possible by annexations of large areas of Henrico County in 1892 and 1906 (Salmon and Campbell 1994), a period of moderate economic prosperity, the Fan is dominated by Colonial Revival, Italianate, Queen Anne, and Richardsonian Romanesque architectural styles. American Foursquare, Art Deco, Bungalow, Spanish Colonial, and Tudor Revival styles were also built in this middle-class late nineteenth to early twentieth century residential neighborhood.

One block east of the Adkins House lays Monroe Park. Designed and constructed in the 1870s on land purchased by the city of Richmond in 1851, Monroe Park, originally called Western Square, was the site of the 1854 Virginia State Agricultural Society Fair. Utilized as a campground and drill field for a South Carolina regiment during the Civil War, it also was the location of a tent hospital for Federal troops and a camp for post-bellum occupation troops. Monroe Park, an example of axial formal planning, consists of geometric radial walks focused on adjacent streets and a central four-tiered, cast-iron fountain. Included in the Monroe Park H.D. are the Gothic style Grace and Holy Trinity Church (1895), the Italian Renaissance style Cathedral of the Sacred Heart (1906), and the Moorish style Landmark Theater (1927), originally known as the Mosque Auditorium (Winthrop 1983). Monroe Park, juxtaposed to these monumental buildings and nineteenth century houses and apartment buildings, provides a much-needed open space that facilitates an appreciation of this historic, densely developed portion of Richmond.

Monument Avenue developed northwest of the Adkins House. It was originally proposed in 1887 as a memorial to Robert E. Lee. The Lee memorial was erected on 1890 and was followed by monuments to J. E. B. Stuart and Jefferson Davis in (1907), Stonewall Jackson (1919), Matthew Fontaine Maury (1929), and Arthur Ashe (1996) (Salmon and Campbell 1994). Residential development, concurrent with the Fan, took place predominately from the 1890s to 1940. Several formal architectural styles are represented, including Beaux Arts, Classical Revival, Colonial Revival, Craftsman, Georgian Revival, Queen Anne, Mediterranean Revival, Renaissance Revival, and Tudor Revival. Several Churches, a hospital, and school were also built along this prominent thoroughfare.

The establishment and expansion of higher educational institutions played a significant role in the development of the general project area. Richmond College (1840), which developed from the Virginia Baptist Seminary (1832), is depicted three blocks west of the Adkins house (Baist 1889). The University College of Virginia (1838) merged with the University College of Medicine (1893) in 1913, and four years later, the Richmond School of Social Work and Public Health was established. The Richmond School of Social Work and Public Health came under state control as a division of the College of William and Mary (1925) and was renamed Richmond Professional Institute (R.P.I.) in 1939 (Salmon and Campbell 1994). As these universities, colleges, and schools were established, expanded, and merged, the 800 and 900 blocks of West Franklin Street and Park Avenue were purchased and used for dormitories and classrooms (VCU webpage). In 1957, the Adkins house was purchased by R.P.I. for \$20,000 and utilized as classrooms. In 1962, R.P.I. became an independent college, then merged with the Medical College of Virginia six years later, creating Virginia Commonwealth University (Land and Community Associates 1991).

THE ADKINS HOUSE

The 1876 F.W. Beers map of Richmond depicts lots laid out in the block along Park Avenue between Laurel and Shafer streets. On the third lot east of Shafer Street, which would later be the location of the Adkins House, the name Harwood appears; however, no buildings appear along the southern portion of the property along Park Avenue. Samuel W. Harwood, listed as the owner of this location as early as 1870, resided at "Franklin near Laurel," then, 821 West Franklin Street (Hill 1870). This residence was represented on the 1876 map as a large house with three outbuildings located on the northern side of the block (Beers 1876). Harwood, partner in Harwood & Ritter, a furniture and cabinet manufacturing company located at 1011 East Main and 718 East Main, lived at this location until 1879 (Hill 1871-1879). Harwood's partner later owned this Greek Revival-style house, now known as the Ritter-Hickock house. It is included within the Franklin Street Historic District.

The first listing of 824 Park Avenue appears in 1878 when Richard C. Wortham was listed as resident and owner (Hill 1878). This indicates the house was probably built in 1877. Wortham was a tobacconist and owner of R.C. Wortham and Company,

manufacturers of cigarette and cigar boxes. In 1878-9, Samuel Harwood continued to live at West 821 Franklin; however, by 1880, Mr. Harwood resided at 8 Governor Street (Hill 1878-1880). Also in 1880, R.C. Wortham's father, Edwin, Sr. and brother, Edwin, Jr. moved in with him at the Park Avenue address. Edwin, Sr. and Jr. were the owners of E & S Wortham & Company, wholesale grocers with locations at 15th, 19th, and 21st streets (Hill 1880). After Richard's death, December 28, 1895, his family continued living on the property (Vital Statistics 1895). His son, Richard C. Wortham, Jr., a bookkeeper at the T. C. Williams law firm, is listed as the owner and head of household in the 1900 census (US Census Bureau 1900). The building they occupied is depicted on the William G. Baist 1889 Atlas of the City of Richmond. The Wortham's lived at 824 Park Avenue until 1904 (Hill 1904). The 1905 Sanborn Map shows the same building depicted on the 1889 map; it is located on the third lot east of Shafer Avenue (Sanborn 1905).

After 1906, the 800 block of Park Avenue was known as Cathedral Place, as it is today (Hill 1906). From 1905 until his death on May 28, 1919, (Vital Statistics 1919; Hill 1905-1920), Thomas Adkins owned and occupied 824 Cathedral Place. Adkins was President of Thomas Adkins & Company, merchandise brokers located at 122 Virginia Street. His widow, Adele T. Adkins, began to take in borders around 1920 (Hill 1920). The house was remodeled into four smaller residences, numbered 0, 1, 2, and 3. The property was first listed as apartments in 1935, and for the next 22 years, the property was utilized as apartments (Hill 1935-1957). From 1930 to approximately 1945 Mrs. Adkins was the absentee landlord (Hill 1930-1945). From 1946 to 1957, when Adele Adkins sold the property to R.P.I. for \$20,000, she resided in Apartment #1 at 824 Cathedral Place (Hill 1946-1957).

In 1960, the Richmond City Directory lists the function of the Adkins House as classrooms. Virginia Commonwealth University was created in 1968 with the merger of Richmond Professional Institute and The Medical College of Virginia (Salmon and Campbell 1994). Through the years, the Adkins house has served as classrooms, administrative offices, and currently houses the Academic Campus Coordinator, Contact Administration, Franklin Street Zone, House Keeping Office, and Recycling and Waste Management.

CHAPTER IV. RESULTS OF ARCHITECTURAL INVESTIGATIONS

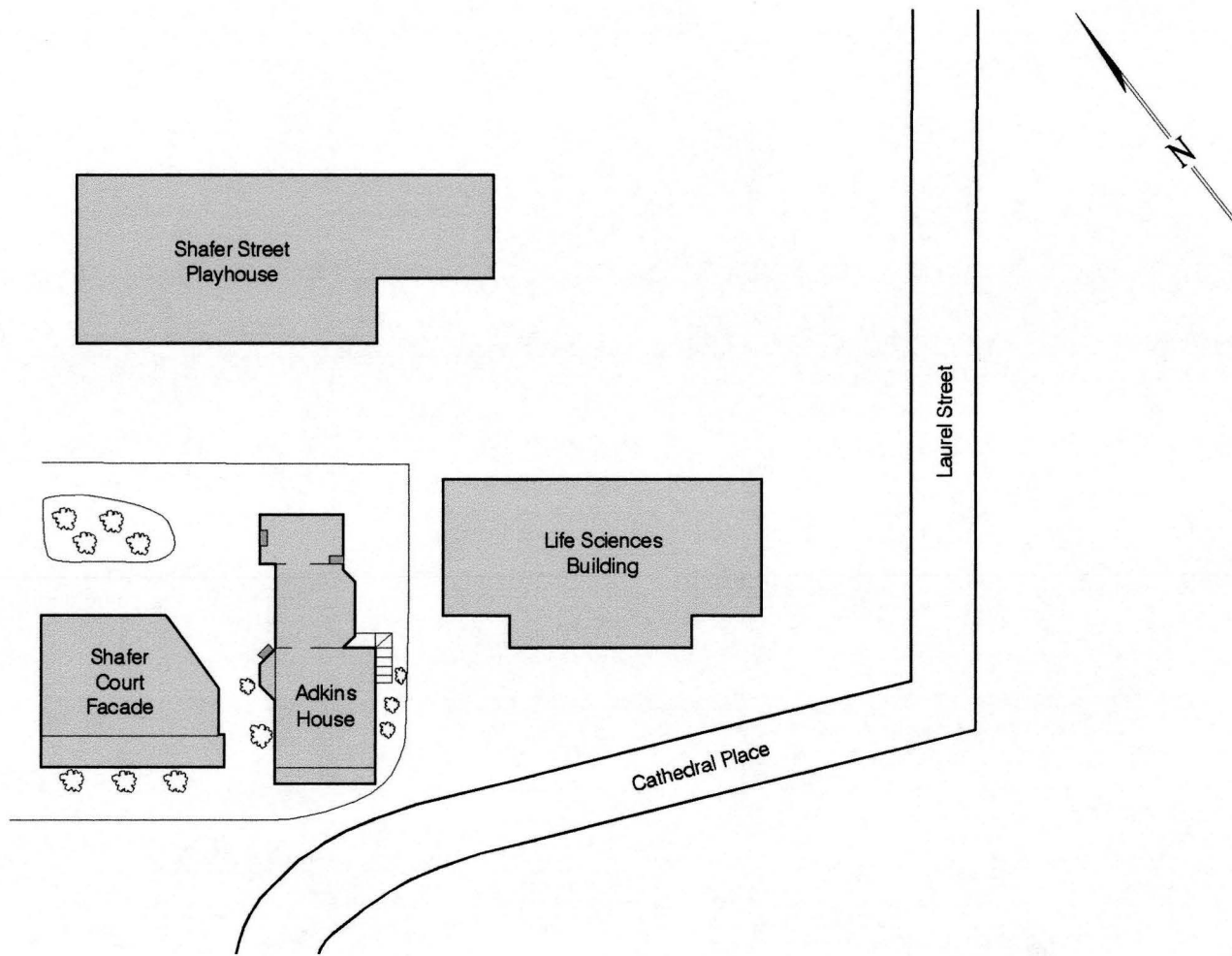
ARCHITECTURAL DESCRIPTION

EXTERIOR DESCRIPTION

The Adkins House, built when the area was a residential neighborhood of densely built townhouses, now stands in the midst of the bustling campus of the Academic Campus of Virginia Commonwealth University (VCU) (Figure 1, Plate 1). The old Life Sciences Building, built 1963-1965, is located immediately east of the house (Plate 2). The first floor facade of a house contemporary to the Adkins House is located to the west (Plate 3). The Shafer Street Playhouse is located to its rear. Park Avenue/Cathedral Place is no longer a through street but dead ends in front of the Adkins House. There is a brick sidewalk and a concrete sidewalk with brick panels located at the end of Park Avenue in front of the house. The yard is maintained in grass with low ground cover and bushes. A concrete curb surrounds the grass area and there is a brick walk to the front stoop. Vegetation along the sides of the house is higher and includes small deciduous trees and a pine tree. Crepe myrtles have been planted between the Adkins House and the old Life Sciences Building. Large bushes are found on the west side of the building at the rear and help screen the house from the Shafer Street Playhouse. The rear yard is paved with both concrete and brick. There are two brick benches with concrete tops at the rear of the house.

The Adkins House is a three-story, three-bay, brick townhouse typical of many other houses in the Fan (Plate 4). The façade has been painted medium green, but the north elevation and rear remain unpainted. The brick is laid in common bond and the house sits on a low basement. Like many houses in the Fan, the original one-story, three-bay porch with columns on piers has been removed replaced with a concrete stoop and steps. A historic photograph shows the columns had Ionic capitals and the flat roof supported a roof balustrade. What is now the center façade window was a double-leaf door that provided access on to the porch roof. The main entry has recessed double doors with glass upper half and decorative paneling below. A single-pane, slightly arched transom tops the doors. The recessed entry has a paneled reveal, architrave trim and a slightly arched pediment that echoes the lines of the transom. One of the more decorative features of the house is the bracketed and paneled cornice on the façade with denticulated cornice and decorative pierced vents. The cornice on the remainder of the house is plain. The house has a flat roof.

Segmental arches top all windows. The first floor windows on the façade are tall, one-over-one light double-hung sash while second floor windows are nine-over-nine light



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Adkins House Site Plan
 (127-0202-002)

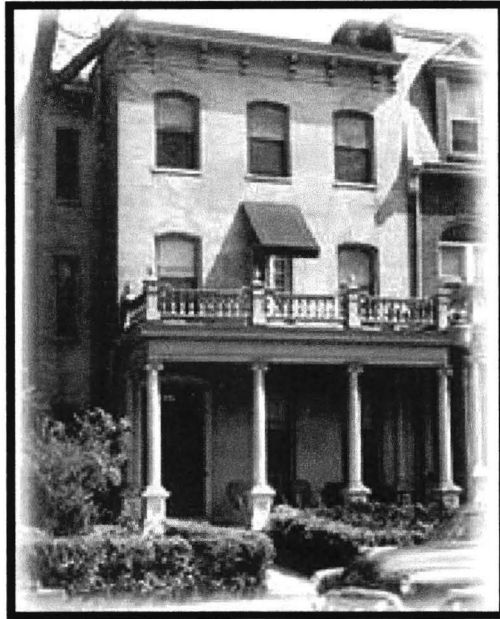


Plate 1. Historic photograph of Adkins House showing original front porch.
(Photograph courtesy of Virginia Commonwealth University)



Plate 2. View of Adkins House and adjacent Life Sciences Building, view to the east.



Plate 3. View of the Adkins House with Shafer Court facade to the left and Hibbs Building in the background, view to the northwest.



Plate 4. Adkins House facade, view to the northeast.



Plate 5. Adkins House, rear, view to the southwest.

sash windows. The third story windows are one-over-one light windows. Side and rear windows are mostly six-over-six light sash although there are also one-over-one light windows. There is one casement window and a row of three small single-light fixed-pane windows on the west side. Two small windows have been cut into the otherwise blank north elevation of the main block.

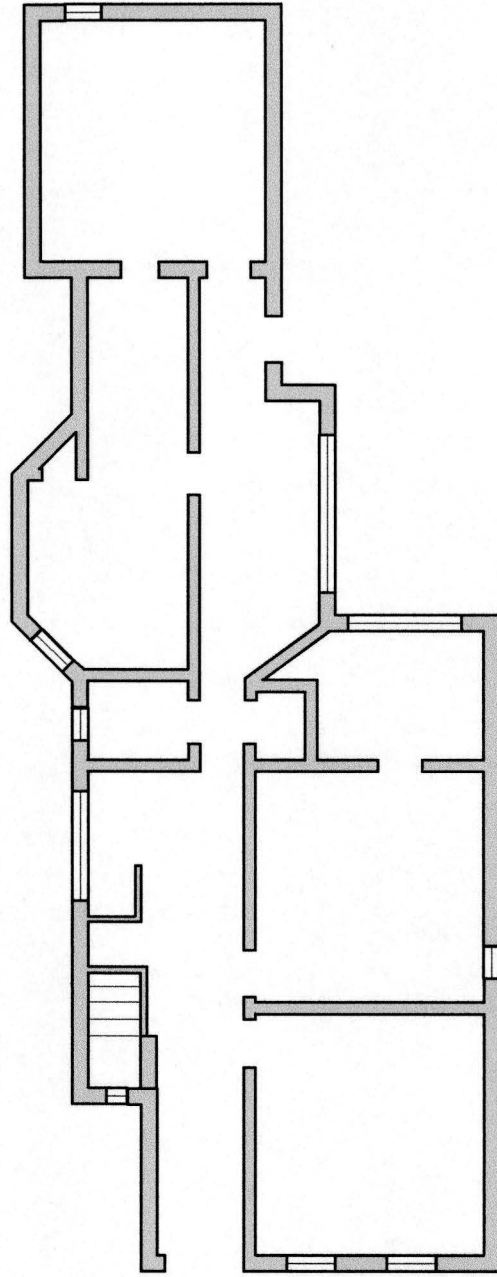
There is a one-story bay window supported by small brackets on the rear of the main block. The smaller side windows have diamond-shaped panes in the upper sash. An exterior wood staircase has been built to provide access to the roof of the bay window as an emergency exit from the second floor. There are three chimneys on the rear ell, an interior, exterior-end, and interior-end chimney. All are laid in common bond. An exterior concrete staircase with a metal pipe railing on the north elevation leads into the basement. A single-leaf door has been boarded over on the rear and a window has been covered on the east side of the rear ell (Plate 5). Air-conditioning units have been placed in several windows.

INTERIOR DESCRIPTION

The interior of the Adkins House features a plan common to many townhouses (Figure 2). The front door provides access into a long, side hall with doors to the double parlor opening to the east from the hallway. A door at the end of the hall provides access to the rear ell that probably originally contained the kitchen. The stair is tucked into the offset on the west side of the house.

The house has been used for offices for many years and numerous changes to accommodate this new use have occurred. Many of the walls have been covered with modern paneling either as a wainscot or on the entire wall. Some of the original wide cased openings have been enclosed and modern doors inserted. Several of the rooms now have a dropped acoustical tile ceiling with lay-in fluorescent lights. The ceilings in these rooms have been dropped below the top of the windows. Other rooms have flush-mounted fluorescent lights. The floors have been covered with carpet or tile.

The original stair survives in the hallway (Plate 6). The single-flight stair has a small quarterspace landing at the bottom on each floor. It features a heavy newel, turned balusters, two per tread, and molded handrail that curves at the bottom of the stair to meet the newel post. The first floor hallway has modern paneling as a wainscot with a projecting chairrail. The floor is covered with tile.



Adkins House Floor Plan
(127-0202-002)



Plate 6. Adkins House, first floor hallway and stairs.



Plate 7. Adkins House, second floor mantel.

CHAPTER V. FINDINGS AND RECOMMENDATIONS

FINDINGS

The Adkins House was built in 1877 during the early stages of development of the residential area known as the Fan. It stands on land that was once part of a larger estate, the Ritter-Hickok House that was built about 1855 as a suburban villa. Historic photographs indicate the house originally stood among other houses of its size and type. Built and occupied by members of Richmond's burgeoning merchant class, it was owned by the Adkins family for 52 years, from 1877 until it was sold to Richmond Professional Institute, the predecessor of VCU, in 1929. Like many houses in the Fan, it was built as a single-family home but was later subdivided into apartments. And also like many houses in the Fan, its front porch has been removed. As VCU expanded into the surrounding residential neighborhoods, it purchased many of the homes. Some of the houses have been converted into other uses. Since its purchase by VCU, the Adkins house mostly has been used for offices. The adjacent houses were demolished with only the first floor façade of one remaining, and new buildings constructed to the front, side, and rear. Today, the Adkins house stands as a vestige of one of Richmond's residential neighborhoods.

Architecturally, the Adkins house is typical of many of the houses built in the Fan during the late-nineteenth and turn-of-the-twentieth century period. The major exterior change is the loss of its front porch, which happened to many of the Fan houses in the 1950s and 1960s. Much of the interior has been remodeled to accommodate offices in a less than sympathetic manner, and many of its original finishes and features have been lost. Only two of the original mantels survive, and many of the walls have been covered with modern paneling. The Adkins House does not possess a high degree of architectural integrity.

RECOMMENDATION

The Adkins House was surveyed in 1987 as part of the survey of state-owned buildings for state institutions of higher education. The Virginia Department of Historic Resources (VDHR) administered and reviewed that project. The survey report for that project initially was submitted to VDHR in July 1988 and later was revised in May 1991 (Land and Community Associates 1991). The report did not recommend the Adkins House as individually eligible for the National Register of Historic Place (NRHP). The report noted that although no buildings were being recommended for the NRHP for their architecture on the Academic Campus of VCU, there might be local historical significance of which the report authors were unaware. Current research presented here indicates that the history of the Adkins House is typical of many houses in this area of Richmond and does not possess historical or architectural significance that would qualify

it for the NRHP. This project developed no information that would alter the recommendation of the 1991 report. The Adkins House is not recommended eligible for the NRHP under Criteria A, B, C, or D. It is not associated with the broad patterns of our history and is not associated with an important person. Architecturally, it is a typical example of many houses in this area of the same period and changes to it have significantly diminished its architectural integrity. It is therefore, recommended not eligible under Criterion C. It is also recommended not eligible under Criterion D because better examples of its type are available that will provide more information than the Adkins House.

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Vital Statistics

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APPENDIX A: SITE FORM

DRAFT VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
INTENSIVE SURVEY
FIELD FORM

GENERAL PROPERTY INFORMATION

VDHR I.D. #: 127-202-0002

OTHER DHR I.D. #:

PROPERTY DATE (S) 1877

PROPERTY NAMES

Seq	Name	Explanation (Circle One)
1.0	Adkins House	Historic or Current
2.0		Historic or Current
3.0		Historic or Current
4.0		Historic or Current
5.0		Historic or Current

ADDRESS/LOCATION

Seq	#	- #	Street Name	Explanation
1.0	824		Park Avenue	Current
2.0		-		

Vicinity of: Town/Village/Hamlet: Richmond

ZIP: 23221

County/Ind City: Richmond Magisterial District: _____

Local Tax Code: Section - _____ Parcel - _____

USGS Quad Name: Richmond Quad UTM Center: _____

UTM Coords: _____

Open to Public Y

Is there a CRM report Y

PHYSICAL CHARACTER OF GENERAL SURROUNDINGS

Setting: Urban Acreage: _____

Physical Character of General Surroundings: Urban

Site Description Notes/Notable Landscape Features

The Adkins House, located at 824 Park Avenue on the Virginia Commonwealth University campus, is located east of the Shafer Court Façade, west of the Life Sciences Building, and south of the Shafer Street Playhouse. Built when the area was a residential neighborhood of densely built townhouses, the Adkins House now stands in the midst of the bustling campus of the Academic Campus of Virginia Commonwealth University (VCU). The old Life Sciences Building, built 1963-1965, is located immediately east of the house. The first floor facades of two houses contemporary to the Adkins House are located to the west. The Shafer Street Playhouse is located to its rear. Park Avenue/Cathedral Place is no longer a through street but dead ends in front of the Adkins House. There is a brick sidewalk and a concrete sidewalk with brick panels where Park Avenue ends in front of the house. The yard is maintained in grass with low ground cover and bushes. A concrete curb surrounds the grass area and there is a brick walk to the front stoop. Vegetation along the sides of the house is higher and includes small deciduous trees and a pine

tree. Crepe myrtles have been planted between the Adkins House and the old Life Sciences Building. Large bushes are found on the west side of the building at the rear and helps screen the house from the Shafer Street Playhouse. The rear yard is paved with both concrete and brick. There are two brick benches with concrete tops to the rear of the house.

SECONDARY RESOURCES DESCRIPTION:

There are no secondary resources for this house.

Ownership Categories: Private Public-Federal Public-State Public-Local

NR Resource Type: Building Structure Object Site District

HISTORIC DISTRICT INFORMATION

Name of National Register Historic District: _____

Name of DHR Eligible Historic District: _____

Name of Local Historic District: _____

Seq	#of	NR Resources	C	NC	NE	Seq	#of	Wuzits	H	NH	UD
1.0	1	Buildings	C	NC	NE	1.0	1	Office/Dwelling	H	NH	UD
2.0		Structures	C	NC	NE	2.0			H	NH	UD
3.0		Sites	C	NC	NE	3.0			H	NH	UD
4.0		Objects	C	NC	NE	4.0			H	NH	UD

INDIVIDUAL RESOURCE INFORMATION

WUZIT: Office/ Dwelling PRIMARY RESOURCE? Y N

Estimated Date of Construction: 1877 Source of Date: On-Site Other Richmond City Directory

Seq	#of	Wuzits	H	NH	UD
1.0	1	Office/Dwelling	H	NH	UD
2.0			H	NH	UD
3.0			H	NH	UD
4.0			H	NH	UD
5.0			H	NH	UD
6.0			H	NH	UD

Architectural Style/Derivation (s): Italianate

ARCHITECTURAL DESCRIPTION – EXTERIOR, INTERIOR, ADDITIONS, AND ALTERATIONS:

The Adkins House is a three-story, three-bay, brick townhouse typical of many other houses in the Fan. The façade has been painted medium green but the north elevation and rear remain unpainted. The brick is laid in common bond and the house sits on a low basement. Like many houses in the Fan, the original one-story, three-bay porch with columns on piers has been removed replaced with a concrete stoop and steps. A historic photograph shows the columns had Ionic capitals and the flat roof supported a roof balustrade. What is now the center façade window was a double-leaf door that provided access on to the porch roof. The main entry has recessed double doors with glass upper half and decorative paneling below. A single-pane, slightly arched transom tops the doors. The recessed entry has a paneled reveal, architrave trim and a slightly arched pediment that echoes the

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Segmental arches top all windows. The first floor windows on the façade are tall, one-over-one light double-hung sash while second floor windows are nine-over-nine light sash windows. The third story windows are one-over-one light windows. Side and rear windows are mostly six-over-six light sash although there are also one-over-one light windows. There is one casement window and a row of three small single-light fixed-pane windows on the west side. Two small windows have been cut into the otherwise blank north elevation of the main block.

There is a one-story bay window supported by small brackets on the rear of the main block. The smaller side windows have diamond-shaped panes in the upper sash. An exterior wood staircase has been built to provide access to the roof of the bay window as an emergency exit from the second floor. There are three chimneys on the rear ell, an interior, exterior-end, and interior-end chimney. All are laid in common bond. An exterior concrete staircase with a metal pipe railing on the north elevation leads into the basement. A single-leaf door has been boarded over on the rear and a window has been covered on the east side of the rear ell. Air-conditioning units have been placed in several windows.

The interior of the Adkins House features a plan common to many townhouses. The front door provides access into a long, side hall with doors to the double parlor opening to the east from the hallway. A door at the end of the hall provides access to the rear ell that probably originally contained the kitchen. The stair is tucked into the offset on the west side of the house.

The house has been used for offices for many years and numerous changes to accommodate this new use have occurred. Many of the walls have been covered with modern paneling either as a wainscot or on the entire wall. The original wide cased openings have been enclosed and modern doors inserted. Several of the rooms now have a dropped acoustical tile ceiling with lay-in fluorescent lights. The ceilings in these rooms have been dropped below the top of the windows. Other rooms have flush-mounted fluorescent lights. The floors have been covered with carpet or tile.

The original stair survives in the hallway. The single-flight stair has a small quarterspace landing at the bottom on each floor. It features a heavy newel, turned balusters, two per tread, and molded handrail that curves at the bottom of the stair to meet the newel post. The first floor hallway has modern paneling as a wainscot with a projecting chairrail. The floor is covered with tile.

Only two mantels survive, one on the first floor and one on the second floor. Both are wood and fairly plain. The first floor mantel has heavy, plain pilasters, frieze, and shelf. The second floor mantel is slightly more decorative with the same plain pilasters and frieze. The mantelshelf, however, is molded with a scalloped curve to the edge.

It appears that the original doors in the house are four-panel doors but only a few survive. One of the second floor doors has upper panels of glass. Modern doors are plain, single-panel doors. The original door and window surrounds are plain architrave trim with no corner blocks.

Condition: Excel Fair Good Good-Exc Good-Fair Deter. N/A Poor ReBlt Remldd Ruins Demolished

Threat: NONE KNOWN None Demo Deter Develop MajAlt Negl PubUtExp Reloc StrFir Trans Vacant
Erosion PrivDev PubDev Other

Number of Stories: 3

Plan Type: Irregular

Accessed? Yes No If not, why not? _____

HISTORIC CONTEXT:

Architecture/Community Planning Landscape	
Architecture/Landscape	Military/Defense
Commerce/Trade	Other
Domestic	Recreation/Arts
Education	Religion
Ethnic/Immigration	Settlement Patterns

Funerary	Social
Government/Law/Political	Subsistence/Agriculture
Health Care/Medicine	Technology/Engineering
Indeterminate	Transportation/Communication
Industry/Processing/Extraction	

DHR TIME PERIOD:

Antebellum Period (1830 to 1860)
Civil War (1861 to 1865)
Colony to Nation (1750 to 1789)
Contact Period (1607-1750)
Early Archaic Period (8,000 B.C. - 6500 B.C.)
Early Woodland (1,200 B.C. - 300 A.D.)
Late Archaic Period (3,000 B.C. - 1,200 B.C.)
Late Woodland (A.D. 1,000 - A.D. 1600)
Middle Archaic Period (6,500 B.C. - 3,000 B.C.)
Middle Woodland (A.D. 300-1000)
Paleo-Indian (10,000 B.C. - 8,000 B.C.)
Pioneer Era of Western Virginia (1607 to 1750)
Reconstruction and Growth (1865 to 1914)
Rise of Plantation System & Slavery (1607-1750)
World War I to World War II (1917-1945)
The New Dominion (1941- Present)
World War I to Present (1914 to 1941)
Settlement to Society: Contact Period (1607-1750)
Early National Period (1789-1830)
Other

HISTORICAL STATEMENT OF SIGNIFICANCE:

The 1876 F.W. Beers map of Richmond depicts lots laid out in the block along Park Avenue between Laurel and Shafer streets. On the third lot east of Shafer Street, which would later be the location of the Adkins House, the name Harwood appears; however, no buildings appear along the southern portion of the property along Park Avenue. Samuel W. Harwood, listed as the owner of this location as early as 1870, resided at "Franklin near Laurel," then, 821 West Franklin Street (Hill 1870). This residence was represented on the 1876 map as a large house with three outbuildings located on the northern side of the block (Beers 1876). Harwood, partner in Harwood & Ritter, a furniture and cabinet manufacturing company located at 1011 East Main and 718 East Main, lived at this location until 1879 (Hill 1871-1879). Harwood's partner later owned this Greek Revival-style house, now known as the Ritter-Hickock house. It is included within the Franklin Street Historic District.

The first listing of 824 Park Avenue appears in 1878 when Richard C. Wortham was listed as resident and owner (Hill 1878). This indicates the house was probably built in 1877. Wortham was a tobacconist and owner of R.C. Wortham and Company, manufacturers of cigarette and cigar boxes. In 1878-9, Samuel Harwood continued to live at West 821 Franklin; however, by 1880, Mr. Harwood resided at 8 Governor Street (Hill 1878-1880). Also in 1880, R.C. Wortham's father, Edwin, Sr. and brother, Edwin, Jr. moved in with him at the Park Avenue address. Edwin, Sr. and Jr. were the owners of E & S Wortham & Company, wholesale grocers with locations at 15th, 19th, and 21st streets (Hill 1880). After Richard's death, December 28, 1895, his family continued living on the property (Vital Statistics 1895). His son, Richard C. Wortham, Jr., a bookkeeper at the T. C. Williams law firm, is listed as the owner and head of household in the 1900 census (US Census Bureau 1900). The building they occupied is depicted on the William G. Baist 1889 Atlas of the City of Richmond. The Wortham's lived at 824 Park Avenue until 1904 (Hill 1904). The 1905 Sanborn Map shows the same building depicted on the 1889 map; it is located on the third lot east of Shafer Avenue (Sanborn 1905).

After 1906, the 800 block of Park Avenue was known as Cathedral Place, as it is today (Hill 1906). From 1905 until his death on May 28, 1919 (Vital Statistics 1919; Hill 1905-1920), Thomas Adkins owned and occupied 824 Cathedral Place. Adkins was President of Thomas Adkins & Company, merchandise brokers located at 122 Virginia Street. His widow, Adele T. Adkins, began to take in borders around 1920 (Hill 1920). The house was remodeled into four smaller residences, numbered 0, 1, 2, and 3. The property was first listed as apartments in 1935, and for the next 22 years, the property was utilized as apartments (Hill

1935-1957). From 1930 to approximately 1945 Mrs. Adkins was the absentee landlord (Hill 1930-1945). From 1946 to 1957, when Adele Adkins sold the property to R.P.I. for \$20,000, she resided in Apartment #1 at 824 Cathedral Place (Hill 1946-1957).

In 1960, the Richmond City Directory lists the function of the Adkins House as classrooms. Virginia Commonwealth University was created in 1968 with the merger of Richmond Professional Institute and The Medical College of Virginia (Salmon and Campbell 1994). Through the years, the Adkins house has served as classrooms, administrative offices, and currently houses the Academic Campus Coordinator, Contact Administration, Franklin Street Zone, House Keeping Office, and Recycling and Waste Management.

The Adkins House was built in 1877 during the early stages of development of the residential area known as the Fan. It stands on land that was once part of a larger estate, the Ritter-Hickok House that was built about 1855 as a suburban Italianate villa. Historic photographs indicate the house originally stood among other houses of its size and type. Built and occupied by members of Richmond's burgeoning merchant class, it was owned by the Adkins family for 52 years, from 1905 until it was sold to Richmond Professional Institute, the predecessor of VCU, in 1957. Like many houses in the Fan, it was built as a single-family home but was later subdivided into apartments. And also like many houses in the Fan, its front porch has been removed. As the VCU expanded into the surrounding residential neighborhoods, it purchased many of the homes. Some of the houses have been converted into other uses. Since its purchase by VCU, the Adkins house mostly has been used for offices. The adjacent houses were demolished, with only the first floor façade of one remaining, and new buildings constructed to the front, side, and rear. Today, the Adkins house stands as a vestige of one of Richmond's residential neighborhoods.

Architecturally, the Adkins house is typical of many of the houses built in the Fan during the late-nineteenth and turn-of-the-twentieth century period. The major exterior change is the loss of this front porch, which happened to many of the Fan houses in the 1950s and 1960s. Much of the interior has been remodeled to accommodate offices in a less than sympathetic manner and many of its original finishes and features have been lost. Only two of the original mantels survive and many of the walls have been covered with modern paneling. The Adkins House does not possess a high degree of architectural integrity.

The Adkins House was surveyed in 1987 as part of the survey of state-owned buildings for state institutions of higher education. The Virginia Department of Historic Resources (VDHR) administered and reviewed that project. The survey report for that project initially was submitted to VDHR in July 1988 and later was revised in May 1991 (Land and Community Associates 1991). The report did not recommend the Adkins House as individually eligible for the National Register of Historic Place (NRHP). The report noted that although no buildings were being recommended for the NRHP for their architecture, there might be local historical significance of which the report authors were unaware. Current research presented here indicates that the history of the Adkins House is typical of many houses in this area of Richmond and does not possess historical or architectural significance that would qualify it for the NRHP. This project developed no information that would alter the recommendation of the 1991 report. The Adkins House is not recommended eligible for the NRHP under Criteria A, B, C, or D. It is not associated with the broad patterns of our history and is not associated with an important person. Architecturally, it is a typical example of many houses in this area of the same period and changes to it have significantly diminished its architectural integrity. It is therefore, recommended not eligible under Criterion C. It is also recommended not eligible under Criterion D because better examples of its type are available that will provide more information than the Adkins House.

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	Type/Form	Material	Material Treatment
Foundation	Solid	Brick	Stretcher Bond
Struc. Systems	Masonry	Brick	Stretcher Bond
Windows	Double- Hung Sash	Wood	1/1
Porch	N/A		
Roof	Flat	Not Visible	Not Visible
Chimney (s)	Exterior End	Brick	Stretcher Bond
Chimney (s)	Interior End	Brick	Stretcher Bond
Chimney (s)	Interior	Brick	Stretcher Bond

INDIVIDUALS AND EVENTS ASSOCIATED WITH PROPERTY

ASSOCIATED INDIVIDUAL:

First name	Last name	Function
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Richard C	Wortham, Sr.	owner
Thomas	Adkins	owner
Adele	Adkins	owner

EVENTS:

Date of Start: 1877 Date of Completion: 1877

Source of Date Information: City Directory Event Type: House Construction

Remarks:

Date of Start: 1905 Date of Completion: May 18, 1919

Source of Date Information: City Directory/Vital Statistics

Remarks: Thomas Adkins was owner from 1905 until his death, May 18, 1919.

Date of Start: 1935 Date of Completion: 1935

Source of Date Information: City Directory

Remarks: Converted to apartments.

Date of Start: 1957 Date of Completion: 1957

Source of Date Information: City Directory/VCU webpage

Remarks: Sold to RPI.

NATIONAL REGISTER CRITERIA

Potential for Meeting National Register Criteria: A B C D

Potential National Register Criteria Exceptions: A B C D E F G

Periods of Significance: _____ ; _____ ; _____

Areas of Significance: _____

Association with existing National Register Multiple Property: _____

Potential Association with National Register Multiple Property: _____

Property Retains Integrity of:	1) Association	Y	N	?
	2) Location	Y	N	?
	3) Workmanship	Y	N	?
	4) Design	Y	N	?
	5) Feeling	Y	N	?

6) Setting Y N ?
 7) Material Y N ?

Significant Person (Criteria B only) : _____

NR EVALUATION DOCUMENTATION:

NR Evaluation Date: _____ National Register Eligible: Y N ?

Level of Significance: _____ National Register Score: _____

GRAPHIC MEDIA DOCUMENTATION

Control ID	Photo Media	Depository	Frame (s)	Photo Date
	B&W, 35mm			3/5/02
				3/5/02

BIBLIOGRAPHIC INFORMATION

Type	Author (First and Last Name)	Citation	Notes
MAP	William Baist	1889 Atlas of the City of Richmond, Plate 10	At Library of Virginia
MAP Periodical	F.W. Beers Hill Directory Company	1876 map of Richmond Hill's Richmond City Directory: 1870-1960	At Library of Virginia
MAP Book	Sanborn-Perris Company Salmon & Campbell	1905 Insurance Map of Richmond <i>The Hornbook of Virginia History</i> , 1994	At Library of Virginia At Library of Virginia
Primary Record	U.S. Census Bureau	City of Richmond census: 1900	At Library of Virginia
Primary Record	Bureau of Vital Statistics	City of Richmond Death Records: 1895, 1919.	At Library of Virginia
Report	Land and Community Assoc.	Survey of State-Owned Properties: Institutions of Higher Education	Prepared for the Virginia Department of Historic Resources, 1991, on file at VDHR Archives.

CRM EVENT INFORMATION

Date	Event ID	Event Type	CRMPerson (First)	CRMPerson (Last)	Remarks
		Phase II	Jerrell, Michele	Blake, Brumfield	
			Ashley	Neville	

SITE PLAN

Date:

NORTH ARROW

INDIVIDUAL/ORG AGENCY MAILING INFORMATION

Owner Category: Owner Occupant Tenant Informant Property Mgr.

Honorific: _____ First Name: _____ Last Name: _____ Suffix: _____

Title: _____

Company: Virginia Commonwealth University, Facilities Management

Mailing Address: 1000 W. Franklin Street

City: Richmond, VA 23284

Country: _____

Phone 1/Extension: 282-0541 _____ Phone 2/Extension: _____

SURVEYOR'S NOTES: