

# National Register of Historic Places Registration Form

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

## 1. Name of Property

Historic name: Cruser Place Historic District  
Other names/site number: DHR ID 122-5985  
Name of related multiple property listing: N/A  
(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: Granby St., Llewellyn St., Delaware Ave, Pennsylvania Ave, Maryland Ave, 39<sup>th</sup> St., 38<sup>th</sup> St. LaValette Ave  
City or town: Norfolk State: VA County: Independent City  
Not For Publication:  N/A Vicinity:  N/A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 X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

    national     statewide   X   local  
Applicable National Register Criteria:  
  X   A     B   X   C     D

 3/25/2021  
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

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#### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

##### Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>74</u>	<u>15</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>1</u>	<u>5</u>	structures
<u>0</u>	<u>3</u>	objects
<u>76</u>	<u>23</u>	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling, multiple dwelling, hotel, secondary structure

COMMERCE/TRADE/ business, financial institution, specialty store, restaurant

RELIGION/ church

RECREATION/CULTURE/ movie theater, park

TRANSPORTATION/ water-related/boat ramp

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

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling, multiple dwelling, hotel, secondary structure

COMMERCE/TRADE/ business, financial institution, specialty store, restaurant

RELIGION/ church

RECREATION/CULTURE/ movie theater, park

TRANSPORTATION/ water-related/boat ramp

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

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/ Moderne, Art Deco, International Style, Ranch, Contemporary  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY REVIVALS/ Colonial Revival, Dutch Revival,  
Tudor Revival  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/ Craftsman,  
Commercial Style  
LATE VICTORIAN/ Queen Anne

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

Principal exterior materials of the property: WOOD, BRICK, STONE, METAL, STUCCO,  
CONCRETE, GLASS

### Narrative Description

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

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### Summary Paragraph

The Cruser Place Historic District is a tightly bound residential and commercial neighborhood in the city of Norfolk, Virginia. Located in the spaces between three existing National Register Historic Districts—Colonial Place (NRHP 2002), Riverview (NRHP 1999), and Park Place (NRHP 2006)—the Cruser Place Historic District incorporates the area historically associated with the neighborhood established by the Cruser Place Company in 1906 through its inclusion as part of the Colonial Place-Riverview Conservation District established by the Norfolk Redevelopment and Housing Authority in 1973. The district is bound by the East Haven Creek and the intersection of Llewellyn Avenue and Granby Street at its north end, the parcel lines of contributing Granby Street properties on the east, LaValette Avenue and 38<sup>th</sup> Street to the south, and the Colonial Place Greenway (122-5985-0013) and the Lafayette Tower (122-5985-0015) on the west. The residential buildings in the district represent a range of early to mid-twentieth century architectural styles, with high concentrations of Colonial Revival and Craftsman houses, as well as a few Queen Anne and Ranch examples. The district also includes several multi-story apartment buildings that are representative of the breadth of twentieth century architectural styles from Tudor Revival to Contemporary and International styles. While Main Street and Corporate Commercial style buildings represent the majority of the commercial buildings along Granby Street, the district also includes a few notable examples of Moderne (with Art Deco influences) and International Style commercial buildings. Overall, the district consists of 76 contributing resources and 23 non-contributing resources and retains a high degree of architectural integrity associated with the district's period and areas of significance.

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## Narrative Description

### SETTING:

The Cruser Place Historic District consists of 41.59 acres of historic residential suburban and commercial development located within the City of Norfolk, approximately two-and-a-half miles north of downtown. The district is surrounded by the Park Place Historic District (DHR ID# 122-5087, NRHP listed 2006) and Lafayette Park to the south, Colonial Place Historic District (DHR ID# 122-0825, NRHP listed 2002) to the west, Riverview Historic District to the east (DHR ID# 122-0823, NRHP listed 1999), and the Lafayette River to the north. The west border of the wedge-shaped Cruser Place Historic District includes the East Haven inlet boat ramp (122-5985-0014) and the Colonial Place Greenway (122-5985-0013), both of which are owned by the City of Norfolk. The district includes the historic Granby Street commercial corridor running north-south, with both apartments and single-family residences primarily fronting the east-west side streets between Granby Street and Llewellyn Avenue. Development is primarily concentrated along the commercial corridor facing Granby Street, with irregular blocks of residential development fronting the side streets west of Granby Street. The district includes the area platted as “Cruser Place” beginning in 1906 by the Cruser Place Company, as well as the area associated with the 1973 Colonial Place-Riverview conservation district. The historic uses of the contributing resources primarily include commercial, residential, and recreational. The commercial corridor has limited vegetation including a few street trees lining the median on Granby Street. The residential areas of the district feature modestly sized grass lawns with many bushes and mature trees concentrated around the houses. There are sidewalks along most streets, and several parking lots are interspersed throughout the district.

### ARCHITECTURAL ANALYSIS

Continuously developed over the course of the twentieth century, the Cruser Place Historic District includes the area originally platted as “Cruser Place” for the Cruser Place Company in 1906 and 1918, and again in 1922 as “West Riverview, Property of Cruser Place Company.” The historic district also consists of a few small areas outside the early-twentieth-century plats. These are associated with the district’s evolution over the twentieth century, including those that were associated with the boundaries of the Colonial Place-Riverview Conservation District established by the Norfolk Redevelopment and Housing Authority in 1973 (discussed in detail in Section 8).

The Cruser Place Company originally intended for the neighborhood to be developed as a streetcar suburb much like the adjacent neighborhoods of Riverview, Colonial Place, and Virginia Place. The streetcar line, which ran along Granby Street, afforded the developers with prime real estate for such residential development. The realities of the topography and marshy landscape, however, slowed the pace of building during the first half of the twentieth century. As land was infilled over the course of the twentieth century, Cruser Place was gradually developed starting in the southern end and moving northward. The gradual nature of development also saw priorities shift during the course of the twentieth century. Granby Street became more of a

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transportation and commercial corridor through the city, and residential development concentrated toward the central core of Cruser Place. While the district eventually developed into a diverse collection of property types including residential, commercial, and recreational, the overall shape and street pattern of the neighborhood today reflects the plans of its early-twentieth-century planners.

The historic commercial corridor runs north-south along Granby Street, making up the eastern end of the district. The evolution of the district overtime resulted in the development or redevelopment of lots originally planned for residential buildings into commercial properties. Similarly, as the streetcar gave way to increased automobile traffic, Granby Street became lined with auto-centric businesses near its southern end in the Norfolk Auto Row Historic District (122-5797, NRHP listed 2014) and spread north through Cruser Place, and later to the residential areas that were developed north of the Lafayette River. The central core of the district consists of most of the district's residential properties, which are laid out on a semi-curvilinear grid-pattern. The western edge of the district is primarily a recreational buffer between Cruser Place and Colonial Place with greenspace, salt water resilient plantings, and a boat landing. These recreational elements, which are located on land jointly donated to the City of Norfolk by the Colonial Place Company and Cruser Place Company in the early twentieth century have remained undeveloped open or recreational space since their original conception.

Granby Street is lined with commercial architectural styles that represent the span of its development from the early to mid-twentieth century. Typical representations of early Main Street Commercial-style buildings include the retail buildings located at 3818 Granby Street (122-5985-0048) and 3822-24 Granby Street (122-5985-0049) near the southern end of the district, as well as those located near the center of the district at 4108 Granby Street (122-5985-0070). These buildings feature characteristic elements of Main Street Commercial architecture such as their one-to-two-story rectangular plan, flat roofs, large storefront windows, and are attached to their adjacent structures. The district also consists of notable examples of Moderne architecture, including the Riverview Theater located at 3900-3910 Granby Street (122-5985-0071), and the former Riverview Pharmacy located at 3901-3905 Granby Street (122-5985-0050), which was designed by prominent local architect Bernard Spigel. Both include those characteristics most closely associated with the style, such as rounded corners, smooth walls, and continuous horizontal windows. The main theater entrance section of the Riverview Theater building also has Art Deco influences with its prominent marquee, glazed tiles, the use of the shiny stainless-steel cladding around the entrance and parapet, and use of decorative motifs of parallel vertical lines.

One of the later representations of mid-twentieth century architecture in the district is the International Style former bank building at 4101 Granby Street (122-5985-0058). The building, constructed c. 1967, is representative of International Style office architecture in Tidewater Virginia. The building features smooth exterior surfaces and regularity of principle materials, a focus on volume, a flat roof, and a lack of ornament. Characteristic of relatively small International Style office buildings, 4101 Granby also features a variation in brick color and plane that project from the exterior wall surface and give the appearance of stilts at the ground

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level. Another mid-twentieth century style that is popular in the district include Contemporary style architecture that features the characteristic low-pitch gable roof and/or closed overhanging gable ends. Notable examples of Contemporary style architecture include 4225 Granby Street (122-5985-0068) and the Delaware Apartment at 200 Delaware Avenue (122-5985-0031).

Residential development is concentrated on the blocks between Llewellyn Avenue and Granby Street. The residential development in the district includes nearly a century of development, as well as a wide range of architectural styles and types. Buildings range from small to large and include single-family residences, multi-family dwellings, and apartment buildings, and sit on lots that vary in size and shape. The district includes a variety of building materials among its residential buildings including brick, brick veneer, wood, asbestos, and aluminum. Roof materials are generally composite shingles, although a few examples have slate roofs. While a number of houses have non-historic vinyl replacement windows and metal doors, many others retain their historic wood windows and wood doors. Parking is generally on street, or on narrow concrete driveways between the houses. Concrete sidewalks line most residential streets, and large mature trees and vegetation are scattered throughout the residential area. Individual lots also feature landscaping and planter beds and concrete walks. While lots south of Delaware Avenue are generally narrower and reflect a development pattern characteristic of the early-twentieth-century streetcar suburb, development farther north along Delaware Avenue occurred on wider lots with larger front yards.

The residential architectural styles represented include Queen Anne, Colonial Revival, Dutch Revival, Tudor Revival, Craftsman, Minimal Traditional, and Ranch. With the exception of the apartment buildings, which range primarily from two to four stories, and up to 12 stories, the majority of residences are one-to-two-story buildings. The north side of 38<sup>th</sup> Street constitutes some of the earliest development in the district, and was originally associated with the Virginia Place subdivision. When Cruser Place was designated a conservation area as part of the larger Colonial Place-Riverview Conservation Area by NRHA in the early 1970s, the buildings along the north side of 38<sup>th</sup> Street were included in the conservation district boundary, aligning planning and zoning in this area with Cruser Place. Residential development between 38<sup>th</sup> Street and Delaware Avenue includes residences largely constructed from the 1920s through the 1940s. These dwellings represent a variety of early-twentieth-century styles, with a high concentration of Craftsmen and American Foursquare houses. The dwellings along the south side of Delaware Avenue, near the northern end of the residential area, were among the last to be constructed and mark a shift in building types. The collection of modestly sized, one-and-a-half story Minimal Traditional or Cape Code style dwellings represent the extent of the architectural expression of Cruser Place's residential development, which was drawn out largely due to incremental infill of the once marshy landscape.

The apartment buildings, though interspersed throughout the district, are largely concentrated west of Granby Street and range from early to mid-twentieth century styles. One of the oldest extant buildings in the district is the Colonial-Revival style Seay Apartments building at 112 W 39<sup>th</sup> Street (122-5985-0016) that was constructed in 1921. Its construction marked a transition from modest single-family dwellings to a neighborhood with a diverse collection of buildings

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types and sizes. Several early-twentieth-century apartment buildings followed it, many of which are much larger than the 6-unit flat. The Park Manor Apartments (122-5985-0073), constructed in 1928, cover an entire block and required changes to the zoning that sparked controversy among residents. The building, which is among the largest in the district, was designed by prominent local architect Bernard B. Spigel. The c. 1937 Fairview Apartments, historically known as the Norway Apartments (122-5985-0074), is a notable example of the use of Tudor Revival style elements such as a rusticated brick and stucco exterior and half-timbering over the entrances. By the mid-twentieth century, larger apartment towers were constructed in locations scattered throughout the city of Norfolk. The vacant lot adjacent to the East Haven inlet boat ramp (122-5985-0014) was purchased by New York developer Paul Tishman, who constructed the 12-story Lafayette Tower Apartments (122-5985-0015) in 1963.

#### INTEGRITY ANALYSIS:

The Cruser Place Historic District retains a high degree of the seven aspects of integrity. The overall *location, setting, and design* of the district reflect the development of the community from the early through the mid-twentieth century and convey the evolution of a streetcar suburb developed on infilled land to a high-density residential neighborhood with its own bustling neighborhood commercial corridor with small retail shops, restaurants, pharmacies, and entertainment options in walking-distance to the neighboring residential areas. Each residential building's association with the street remains intact and preserves the overall setting and design of the historic subdivision. Individual buildings in the district also retain a high degree of integrity of *materials* and *workmanship*. Very few alterations have occurred that have resulted in the removal of character-defining features and historic windows, doors, and siding have largely been retained throughout the district. Common material replacements in the district include vinyl replacement windows, metal doors, and roof materials. These alterations are generally not character-defining features, and do not impact the overall integrity of the district. Additionally, alterations such as the addition of a non-historic awning to 110 LaValette Avenue (122-5985-0045) are reversible and do not impact preserved historic building materials. Fine examples of workmanship have been retained that convey each period of development and the associated style of various buildings. These elements preserve the district's historic sense of *feeling* as a residential and small commercial neighborhood that developed slowly over the twentieth century in response to land-use and topographical challenges and thereby became a diverse collection of architectural expressions and styles. The neighborhood commercial corridor remains bookended by the Lafayette River and Park and includes small retail shops, bakeries, restaurants and cafes, and entertainment options. The district also retains integrity of association with its period of significance ranging from 1906-1973 and areas of significance including Architecture, Community Planning and Development, and Commerce.

#### INVENTORY:

The inventory below is the result of reconnaissance level survey of 68 properties in the Cruser Place Historic District conducted in August-September 2020. Surveyors documented all resources within the district including significant secondary resources. The 2020 survey resulted



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in the identification of 76 contributing resources, including 74 buildings, 1 structure, and 1 site. The survey also identified 23 noncontributing resources, including 15 buildings, 3 objects, and 5 structures.

Each entry in the inventory below identifies the primary and secondary (where applicable) resource, the resource type (building, site, structure, or object), number of stories, architectural style, approximate construction date, and contributing or noncontributing status organized by address. Resources within the Cruser Place Historic District are considered contributing if they were constructed during the district's period of significance (1906-1973), are associated with one or more of the district's areas of significance, and retain architectural integrity. Alterations to contributing resources were evaluated based on the overall impact to the character-defining features of the building. A detailed architectural description and surveyor assessment for each resource has also been prepared in conjunction with this nomination, and have been included in the inventory below. This information can also be accessed via the Virginia Department of Historic Resources architectural survey archives and/or the Virginia Cultural Resource Information System (V-CRIS). Resources are keyed to the attached Sketch Map by the last four digits of the resource's 11-digit identification number (e.g., -0001, -0002, etc.).

### Cruser Place Historic District Inventory

#### 38th Street

**West 110 38th Street**

**122-5985-0001**

*Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Queen Anne, Ca 1911*

**Contributing Total: 1**

August 2020: This house is a typical early-twentieth-century Queen Anne two-story residence, with an attic. It is a rectangular wood frame construction dwelling currently covered in vinyl siding with a brick foundation. The ground floor has two bays and is asymmetrical. The left bay has the entry door, which is a typical wood six-panel style door. The right bay has a three-sided bay window with three separate openings. The first floor also has a full width wood porch with Tuscan columns and a brick stairway. The porch is covered by a new pent roof which likely replaced an earlier hipped roof. The second story of the facade matches the first story with a window where the door is located on the first floor and the same bay window configuration. The roof is a steeply pitched hip roof with a large front gable dormer and multiple smaller hipped roof dormers. The sides of the building feature three window openings on each floor. The roof is clad in asphalt shingle. The windows are all replacement six-over-six double-hung vinyl sash. There is a barely visible rear recessed porch supported by square posts.

**West 112 38th Street**

**122-5985-0002**

*Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Queen Anne, Ca 1911*

**Contributing Total: 1**

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August 2020: This house is a typical early-twentieth-century Queen Anne two-story residence, with an attic. It is a rectangular wood frame construction dwelling currently covered in vinyl siding with a brick foundation. The ground floor has two bays and is asymmetrical. The left bay has the entry door which is a solid panel wood door. The right bay has a three-sided bay window with three separate openings. The first floor also has a full width wood porch with square posts and a concrete stairway. The porch is covered by an asphalt shingle shallow hipped roof with a low front gable over the entry. The second story of the facade matches the first story with a window where the door is located on the first floor and the same bay window configuration. The roof is a steeply pitched hip roof with a large front gable dormer and multiple smaller hipped roof dormers. The roof is clad in asphalt shingle. The side of the building feature three window openings on each level. The windows are all replacement six-over-six double-hung vinyl sash on the first floor and one-over-one on the second story. There is a barely visible rear recessed porch supported by square posts.

**West 114 38th Street**

**122-5985-0003**

*Other DHR Id#:*

*Primary Resource:* **Double/Duplex (Building), Stories 2, Style: Craftsman, Ca 1918**  
**Contributing Total: 1**

August 2020: This rectangular brick masonry construction, two-story, purpose-built duplex is parged and painted white. The ground floor has two bays and an asymmetrical facade. There is a nearly full-width porch which also functions as an entry to the first-floor unit. The porch is masonry with large, square piers at the corners, a masonry wall, and a curved top edge. Concrete steps access the porch which features a single door and two double-hung sash windows. The east bay is narrow and features a smaller set of brick steps and a single-leaf solid panel door which accesses the second story unit; the stoop is covered by a pent roof. The second story facade echoes the first with the porch wall not penetrated by an entry door and the small east bay featuring a small one-over-one vinyl window with a sill and lintel. Both porches are recessed below the main roofline and feature a narrow drainage slit on the facade. The sides of the building feature large one-over-one double-hung vinyl sash with what appear to be wood sills and lintels. There is also a small single-leaf door at the back edge of the west side of the building. The rear of the building was not visible. The main roof is a front-gable with three brackets on the facade and exposed rafter tails along the side. There is a separate, slightly elevated front gable roof section which covers the small east bay and extends to the rear of the building. Both roof sections are clad in asphalt shingle.

**West 118 38th Street**

**122-5985-0004**

*Other DHR Id#:*

*Primary Resource:* **Double/Duplex (Building), Stories 2, Style: Craftsman, Ca 1918**  
**Contributing Total: 1**

August 2020: This two-story rectangular purpose-built duplex is constructed of common bond brick masonry on the first level and wood frame on the second story clad with wood shingles. The ground floor facade has two bays and is asymmetrical. The west bay consists of an inset porch which spans most of the building. It is supported by wood posts, is clad in vinyl siding and is enclosed by four one-over-one vinyl sash. The right side has a wood entry door with three horizontal glass panels on

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top and three wood panels on the bottom accessed by concrete steps. Inside the porch is another single leaf door and three double-hung vinyl sash windows. The east bay is a recessed stoop entry with a single-leaf solid panel door and a square wood support post providing access to the second story unit. The second story facade is a single bay consisting of a porch which matches the first level, but extends over the lower entry stoop with two additional vinyl sash. There are multiple window openings on the first and second story sides of the building. All are one-over-one double-hung vinyl sash. The lower level windows feature brick sills and brick arches. The upper level windows feature wood sills. The roof is hipped with asphalt shingle cladding. The rear of the building is clad in wood shingles and features a recessed wood stairway to the second level where there is a small recessed porch with a wood balustrade and a single-leaf entry door. On either side of the recessed stair/porch are single one-over-one double-hung vinyl windows.

**West 120 38th Street**

**122-5985-0005**

*Other DHR Id#:*

*Primary Resource:* **Double/Duplex (Building), Stories 2, Style: Craftsman, Ca 1918**  
**Contributing Total: 1**

August 2020: This two-story rectangular purpose-built duplex is constructed of common bond brick masonry on the first level and wood frame on the second story. All frame sections, except the rear, are clad in vinyl. The ground floor facade has two bays and is asymmetrical. The west bay consists of an inset porch which spans most of the building. It is supported by wood posts, is clad in vinyl siding and is enclosed by four one-over-one vinyl sash. The right side has a metal entry door with two vertical panels on the bottom and a fixed glass panel on the top with nine lights. Accessed by concrete steps. Inside the porch is another single leaf door and three double-hung vinyl sash windows. The east bay is a recessed stoop entry with a single-leaf metal clad cross-and-bible style door providing access to the second story unit. The second story facade is a single bay consisting of a porch that matches the first level, but extends over the lower entry stoop with two additional vinyl sash. There are multiple window openings on the first and second story sides of the building. All are one-over-one double-hung vinyl sash. The lower level windows feature parged brick sills and brick arches. The upper level windows feature wood sills. The roof is hipped with asphalt shingle cladding and there is a parged brick internal chimney near the back. The rear of the building is clad in wood shingles and features a recessed wood stairway to the second level where there is a small recessed porch with a wood balustrade and a single-leaf entry door. On either side of the recessed stair/porch are single one-over-one double-hung vinyl windows.

*Secondary Resource:* **Shed (Building)**

**Non-contributing Total: 1**

**West 202 38th Street**

**122-5985-0006**

*Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1913**

**Contributing Total: 1**

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August 2020: This prominent Colonial Revival brick masonry house sits on a large parcel at the NW corner of 38th Street and Omohundro Avenue facing south. The building is two stories with an attic and features a three-bay façade; the first floor is elevated and there is likely a basement. The first-floor façade (south elevation) has a full width wood frame porch with Tuscan columns and a standing seam metal clad shallow hipped roof and a narrow cornice. There is a low wood picket balustrade around the porch except where accessed by the off-center brick stairway. The entry door is a single large pane of glass with the lower 1/3 a large wood panel. The entry is surrounded by sidelights and a transom window. There are two windows to the west of the entry door. The second story is symmetrical with three evenly spaced windows matching the placement of the windows and doors on the first-floor porch. Nearly all of the windows in the house have brick arches at the top, but the sashes have been replaced with one-over-one vinyl and the openings have been filled slightly to accommodate the new windows. There are sills, but they appear to be covered in vinyl as well. The attic level has a steep hipped roof with hipped dormers of varying size facing in all four directions, all of which are completely clad in slate shingles. The front dormer is the largest and contains one of a handful of historic windows: a pair of double-hung wood sash with sixteen-over-one lights. There is a narrow cornice at the roofline.

The east elevation is essentially four bays wide with the last two bays extended to form a sort of bay window with the center occupied by a chimney which runs along the exterior of the house before protruding through the roof internally. All of the chimneys on this house are brick with corbelled tops. This side of the house has two small pairs of eight-light casement windows which are the only other historic windows still extant. The west elevation extends further back as it incorporates a two-bay extension that is covered by a lower hipped roof that extends from the main roof. There is another chimney at the front end of the west elevation which matches the chimney on the east elevation. Windows are regularly placed also with brick arches and ill-fitting vinyl replacement sash. The rear/north elevation is irregular with the hipped roof extension protruding further back, forming an L, and a pair of wood frame porches filling the gap. The first-floor porch is closing in with vinyl one-over-one sash and a multi-light vinyl door on the east side. The upper level porch has a low picket balustrade and three-square articulated support posts. There is a third chimney on the rear of the house matching those on the sides, but narrower.

*Secondary Resource: Pool/Swimming Pool (Structure) Non-contributing Total: 1*  
*Secondary Resource: Shed - Wood (Building) Contributing Total: 2*

**West 214 38th Street**                      **122-5985-0007**                      *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1, Style: Ranch, Ca 1971*  
**Contributing Total: 1**

August 2020: This house is a simple three-bay, one-story asymmetrical Ranch style dwelling. It is wood frame construction with American bond brick veneer and a concrete slab foundation. The sides are clad with vinyl. There is a small stoop porch recessed below the front roof gable supported by metal posts. The front windows have brick sills and decorative vinyl shutters. The front door is a single-leaf wood, flat panel

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with a metal security door. The windows are all vinyl with a mix of double-hung sash and fixed. The roof is side gable with a large front gable extension.

**West 218 38th Street**

**122-5985-0008**

*Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1.5 , Style: Craftsman, Ca 1927*

**Contributing Total: 1**

August 2020: This is a typical one and one-half -story Craftsman wood frame bungalow. The side gable house is highlighted by almost full width shed roof dormers along the front and rear second stories and extended eaves. The first-floor facade has a full-width, symmetrical porch with square articulated posts, wood picket balustrade, and a set of wood front access stairs. The main door is single-leaf with horizontal wood panels and a fixed glass top panel. There are paired six-over-one wood frame windows covered by storm windows. The roof is an extension of the asphalt single main roof. Most windows in the house are historic wood six-over-six double-hung sash, though some have been replaced with vinyl double-hung sash. There are also decorative shutters on most windows. The half story has a full-width shed roof dormer with two sets of three six-over-one wood frame double hung sash. The sides of the house feature three first floor windows and two half -story windows. The rear is not clearly visible, but appears to have a similar extension as the front porch, but it is enclosed.

### 39th Street

**West 112 39th Street**

**122-5985-0016**

*Other DHR Id#:*

*Primary Resource: Apartment Building (Building), Stories 4, Style: Colonial Revival, Ca 1921*

**Contributing Total: 1**

October 2020: The Garfield Apartments, located at 112 W 39th Street, is a four story with raised foundation apartment building constructed in the Colonial Revival style. The building is constructed of masonry executed in a common bond pattern; there is vinyl siding toward the rear which is likely covering a wood frame addition. The roof is clad in modern membrane material which is concealed by a brick parapet. A historic cornice appears to have been removed, as the parapet is parged in modern stucco. The building has a central circulation pattern, with projecting porches flanking the primary entry. The porches are comprised of brick piers with decorative porch balustrades. Though the upper floor porch balustrades appear to be historic, they were installed c.2010. The original balustrades remain in place on the first floor. The raised foundation has fixed sash; upper floors have modern vinyl sash. The apartment building contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its early-twentieth century construction date.

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**West 113 39th Street**

**122-5985-0017**

*Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Queen Anne, Ca 1905*  
**Contributing Total: 1**

October 2020: 113 39th Street is a two-and-a-half-story asymmetrical dwelling constructed c.1905 and executed in the Queen Anne style. The dwelling rests on a continuous brick foundation, with a wood frame structural system clad in vinyl siding. The dwelling has a complex roofline with a modern shed style dormer projecting from the west side; the entire roof is clad in composite shingles. The dwelling has a double porch and nine-over-nine and six-over-six vinyl replacement sash. The building contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity that conveys its early-twentieth century construction date.

**West 114 39th Street**

**122-5985-0018**

*Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, Ca 1921*  
**Contributing Total: 1**

October 2020: 114 W 39th Street is a one story asymmetrical dwelling constructed c.1921 in the Craftsman style. The dwelling rests on a continuous brick foundation with stucco exterior walls. The enclosed porch is supported by brick piers with battered stucco columns intermixed with wood panels and fixed wood single light sash. The dwelling main dwelling has one-over-one vinyl replacement sash. The cross-gable roof is clad in asphalt shingles; the gables have decorative eaves and some remaining brackets which have been clad in break-metal aluminum. To the rear of the dwelling (and minimally visible from the street) is a one-story curved roof shed/garage addition that appears to be wood frame clad in wood siding. The dwelling contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity that conveys its early-twentieth century construction date.

**West 115 39th Street**

**122-5985-0019**

*Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, Ca 1923*  
**Contributing Total: 1**

October 2020: 115 39th Street is a c.1923 two story dwelling with an asymmetrical first floor and symmetrical second floor. The Craftsman style dwelling has a continuous brick foundation, wood frame structural system clad in aluminum siding, and a jerkinhead roof clad in asphalt shingles. The dwelling has one interior and one exterior brick chimney. The primary entry is a single leaf modern metal and glass replacement door flanked by historic four light and wood panel sidelights. The entry is accessed via a full width front porch which has a projecting front gable with craftsman detailing. The square porch columns clad in aluminum appear to be historic, but intervening turned balusters appear to be a modern alteration. The dwelling has one-over-one vinyl sash with modern fixed shutters. The dwelling contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of

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significance and retains architectural integrity which conveys its early-twentieth-century construction date.

**West 117 39th Street**

**122-5985-0020**

*Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, Ca 1920*  
**Contributing Total: 1**

October 2020: 117 39th Street is a c.1920 two story dwelling with an asymmetrical first floor and symmetrical second floor. The Craftsman style dwelling appears to have the same floor plan as the adjacent dwelling at 115 39th Street, though its exterior articulation is different. The dwelling has a continuous brick foundation, wood frame structural system clad in vinyl siding, and a hipped asphalt shingle roof. The dwelling has one interior and one exterior brick chimney. The primary entry is a six-panel door with a modern full-light storm door flanked by historic four-light and wood panel sidelights.

The entry is accessed via a full width front porch with a low-slung hipped roof clad in asphalt shingles. The porch roof is supported by brick piers and triple square wooden columns. The dwelling has modern paired one-over-one vinyl sash. The dwelling contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity that conveys its early-twentieth century construction date.

**West 118 39th Street**

**122-5985-0021**

*Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, Ca 1921*  
**Contributing Total: 1**

October 2020: 118 39th Street is a c.1921 one story Craftsman style dwelling with a symmetrical façade comprised of a central entry flanked by triple windows set within a three-bay porch. The shed porch roof is supported by parged brick piers and battered columns. The wood frame dwelling rests on a continuous brick foundation. The side gable roof has a central gabled dormer with decorative eaves and brackets. The roof is clad in asphalt shingles. The dwelling retains its original double hung six-over-one wood sash which have been augmented with modern metal storm windows. The dwelling contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its early-twentieth century construction date.

**West 120 39th Street**

**122-5985-0022**

*Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, Ca 1921*  
**Contributing Total: 1**

October 2020: 120 39th Street is a c.1921 two story dwelling with an asymmetrical first floor and symmetrical second floor. The Craftsman style dwelling appears to have the same floor plan as 115 and 117 39th Street, but it has been augmented by a one-

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story flat roof addition to the west of the main dwelling. The dwelling rests on a continuous brick foundation with a wood frame structural system clad in vinyl siding, and a hipped asphalt shingle roof with a projecting roof dormer. The primary entry is a single leaf wood door with a modern storm door. The entry is accessed via a full width front porch with a low-slung hipped roof clad in asphalt shingles. The porch roof is supported by square painted brick columns which appear to be a replacement of original material. The dwelling has a fixed plate glass first floor façade window, and one-over-one vinyl sash in other window openings. The dwelling contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its early-twentieth century construction date.

*Secondary Resource: Shed (Building)* **Contributing** *Total: 1*

## Delaware Avenue

**200 Delaware Avenue** **122-5985-0031** *Other DHR Id#:*

*Primary Resource: Apartment Building (Building), Stories 2, Style: No discernible style, Ca 1963*

**Contributing** *Total: 1*

October 2020: The Delaware Apartments, located at 200 Delaware Avenue, is a two-story concrete block building with a gable roof clad in composition shingles. The building is configured with a U-shaped footprint surrounded by concrete drive alleys and parking. The building has vinyl windows on the sides and rear of the inner and outer exterior walls of the U; the windows are a combination of paired single-light slider windows and triple windows with fixed center glass flanked by one-over-one sash. The interior of the U has a double porch with historic painted wrought iron handrails, stairs to the second-floor units, exterior access to each unit, and a center courtyard that is informally landscaped with grass. The courtyard is defined by a modern low fence along Delaware Avenue. The end walls of each portion of the building are accented with stacked brick which projects from the CMU; this design appears to be a modern though non-functional interpretation of a chimney. The gable ends are clad in composition siding. The building contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its mid-twentieth century construction date.

*Secondary Resource: Pergola (Structure)* **Non-contributing** *Total: 1*

**201 Delaware Avenue** **122-5985-0032** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, Ca 1940*

**Contributing** *Total: 1*

October 2020: The house at 201 Delaware Avenue is a Colonial Revival style dwelling executed in a Cape Cod Plan; it was constructed c.1940. The one-and-a-half-story





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**215 Delaware Avenue**

**122-5985-0035**

*Other DHR Id#:*

*Primary Resource:* **Multiple Dwelling (Building), Stories 1.5, Style: Craftsman, Ca 1930**

**Contributing Total: 1**

October 2020: The house at 215 Delaware Avenue is a c.1930 Craftsman style bungalow; though it appears to be a single-family dwelling, it is actually a triplex. The triplex is constructed on a brick foundation with wood framing clad in vinyl siding. The side gable roof is clad in composition shingles which extend over the front porch; there is a roof dormer on the façade. The roof retains its extended eaves and brackets, though they have been clad in pre-finished aluminum breakmetal. The front porch is accessed via brick steps with wrought iron rails; the porch roof is supported by brick piers topped with modern fluted metal columns. The front entry is comprised of a one light and two-panel single leaf door flanked by one light and one-panel sidelights. The dwelling has paired and single one-over-one vinyl sash. There is an exterior brick chimney on the east elevation. The west elevation has a side entry stoop with a gable front roof. There is a one bay garage appended to the rear of the dwelling. The dwelling contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its mid-twentieth-century construction date.

*Secondary Resource:* **Garage (Building)**

**Contributing Total: 1**

**219 Delaware Avenue**

**122-5985-0036**

*Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Minimal Traditional, Ca 1940**

**Contributing Total: 1**

October 2020: The house at 219 Delaware Avenue is a c.1940 Cape Cod dwelling executed in the Minimal Traditional style. The dwelling rests on a continuous brick foundation with a wood frame structural system and vinyl siding. The dwelling has a side gabled roof with a rear cross gable extension; the roof is clad in composite shingles and is pierced with two gable front dormers on the façade. The east end of the dwelling has a cut side gable roof. The dwelling has a projecting front gable porch supported by simple posts; there is a single leaf paneled and four light front door with a modern full light storm door. The windows are modern and include a combination of fixed single pane and one-over-one vinyl sash, with four-over-four vinyl sash in the dormers. The dwelling contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its mid-twentieth century construction date.

**Granby Street**

**3800 Granby Street**

**122-5985-0046**

*Other DHR Id#:*

*Primary Resource:* **Commercial Building (Building), Stories 1, Style: Commercial Style, Ca 1982**

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**Non-contributing Total: 1**

October 2020: 7-11, 3800 Granby Street, is a c.1982 rectangular, one-story Corporate Commercial style concrete block convenience store with stretcher bond brick veneer. The building has a flat roof covered with rubber membrane, and a decorative wood shingle mansard roof in the center of the façade that creates an overhang for the building's entrance. The commercial aluminum storefront is composed of fixed, aluminum windows and a double door.

*Secondary Resource: Fence (Object)* **Non-contributing Total: 1**

*Secondary Resource: Shelter (Building)* **Non-contributing Total: 1**

*Secondary Resource: Sign (Object)* **Non-contributing Total: 1**

**3807 Granby Street** **122-1091** *Other DHR Id#: 122-5985-0074*

*Primary Resource: Multiple Dwelling (Building), Stories 3, Style: Tudor Revival, Ca 1937*

**Contributing Total: 1**

October 2020: The Fairview Apartments, 3807 Granby Street, is a c1937 three-story brick masonry L-shaped Tudor style building with faux half-timber and stucco detailing. The building has a flat roof with a slate clad pent detail; the two large faux half-timbered sections are cross gabled. The remainder of the exterior surface consists of 6.1 running bond highlighted with clinker bricks. There are modern one-over-one vinyl sash. There are two primary entries on each elevation (Granby Street and 39th Street) which are arched single-leaf wood vertical paneled doors with detailed precast concrete surrounds.

**3818 Granby Street** **122-5985-0048** *Other DHR Id#:*

*Primary Resource: Commercial Building (Building), Stories 2, Style: Commercial Style, Ca 1910*

**Contributing Total: 1**

October 2020: 3818 Granby Street is a c.1910 two-story, rectangular, concrete block and wood frame Main Street Commercial style building that is surfaced with a combination of asbestos siding, concrete block, and stucco. The building has a flat roof in the front, a hipped roof in the middle, and a flat roof in the rear as a result of the core building being a former house. Both flat roofs are covered with rubber membrane, and the hipped roof is covered with composite shingles. The storefront has two recessed, single door entrances and two sections of storefront display windows. The wood framed upper floor windows are missing.

**3822-24 Granby Street** **122-5985-0049** *Other DHR Id#:*

*Primary Resource: Commercial Building (Building), Stories 1, Style: Commercial Style, Ca 1925*

**Contributing Total: 1**

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October 2020: The Metropolis Building, 3822-3824 Granby Street, is a c.1925 rectangular one-story Main Street Commercial style building of brick construction surfaced with painted American or Common Bond brick veneer and vertical corrugated metal. The building has a flat roof that is covered with rubber membrane and is surrounded by a parapet. Extending from the roof are two brick chimneys and one parged chimney. Metal framed fixed storefront windows stretch along the façade, along with two entrances including a set of metal framed glass double doors on the corner of the building, and a single metal framed glass door on the southwest end of the façade. A small metal canopy runs over the length of the façade's windows and entryways. There are two single entry doors on the rear elevation, one of metal, and one is boarded over. On the rear façade three segmental arch windows have been sealed, as well as a segmental arch entry.

**3900-3910 Granby Street**

**122-0559**

*Other DHR Id#:* 122-0038-0004,  
122-5985-0071

*Primary Resource:* **Theater (Building), Stories 1, Style: Moderne, Ca 1947**

**Contributing**      *Total:* 1

October 2020: The Riverview Theater, 3900-3910 Granby Street, is a c.1947 two-story and partial one-story irregular shaped building constructed in the Moderne style with Art Deco influences. The concrete block building rests on a concrete foundation and is surfaced with stucco and ceramic tile veneer to create a checkerboard pattern along the first story. The building has a flat roof with parapet and has one stuccoed chimney. The façade of the curved southeast corner of the building includes fixed metal framed windows that are divided by concrete block piers surfaced with ceramic tiles, and a recessed entry with a metal framed glass door, transom, and sidelights in the corner. In the northeast end of the building's façade is another recessed entry with a protruding theater marquee above the entryway.

**3901-05 Granby Street**

**122-5985-0050**

*Other DHR Id#:*

*Primary Resource:* **Commercial Building (Building), Stories 1, Style: Moderne, Ca 1940**

**Contributing**      *Total:* 1

October 2020: 3901-3905 Granby Street is a c.1940 one-story, irregular shaped Moderne commercial building of brick construction surfaced with a mixture of American or Common Bond brick, stucco, and tile veneer. A stuccoed knee wall runs along the building's façade. The building has a flat roof covered with rubber membrane and surrounded by a parapet. One brick chimney extends from the interior of the building. The building has four recessed entrances along the front that are interspersed within an aluminum-framed storefront. The building's rear has two single-leaf metal doors and one wooden door, as well as a mixture of double hung and fixed wooden windows behind metal security bars.

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**3921 Granby Street**

**122-5985-0051**

*Other DHR Id#:*

*Primary Resource:* **Commercial Building (Building), Stories 1, Style: Neo-Eclectic, Ca 2010**

**Non-contributing Total: 1**

October 2020: 3921 Granby Street is a c.2010 one-story rectangular commercial building constructed in the Neo-Eclectic style. The wood frame building is surfaced with a mixture of American or Common Bond brick veneer, vertical stretcher bond brick veneer, and metal siding. The building's flat roof is covered with rubber membrane and surrounded by a parapet. The east and north sides of the building are composed of a continuous metal framed commercial storefront with three entrances interspersed within the storefront windows. Each of the three entrances has a set of metal framed double doors, with two located on the east side and one on the north side. Above each entrance is a flat metal canopy. Decorative brick corbeling wraps around the top of the building.

**3929 Granby Street**

**122-1090**

*Other DHR Id#:* 122-5985-0073

*Primary Resource:* **Multiple Dwelling (Building), Stories 3, Style: Tudor Revival, Ca 1928**

**Contributing Total: 1**

October 2020: Park Manor Apartments, 3929 Granby Street, is a c.1928 three-story, U-shaped, Tudor Revival style apartment building. The building's brick construction is surfaced with American or Common Bond brick veneer and rests on a concrete foundation. The building primarily has a rubber membrane flat roof, with sections that are topped with gable and mansard roofs. The metal windows are a mixture of fixed and double hung and include concrete sills. On the interior of the u-shape are wooden stairs and stoops. The building has a concrete water table.

**3930 Granby Street**

**122-5985-0052**

*Other DHR Id#:*

*Primary Resource:* **Commercial Building (Building), Stories 1, Style: Commercial Style, Ca 1948**

**Contributing Total: 1**

October 2020: Big Al's, 3930 Granby Street, is a c.1948 rectangular, one-story, concrete block commercial garage building surfaced with a mixture of stucco and faux stone veneer. The building rests on a concrete foundation and is topped with a rubber membrane flat roof with parapet. A single brick chimney extends from the building's interior. An aluminum framed commercial storefront wraps the northwest corner of the building, and includes a single aluminum framed glass commercial door. The building has three garage bays, two on the west side and one on the north side. Fixed 12 pane industrial windows are located on the east and north sides.

*Secondary Resource:* **Commercial Building (Building) Contributing Total: 1**

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**4002 Granby Street**

**122-5985-0053**

*Other DHR Id#:*

*Primary Resource:* **Commercial Building (Building), Stories 1, Style: Commercial Style, Ca 1969**

**Contributing Total: 1**

October 2020: Riverview Mart, 4002 Granby Street, is a c.1969 rectangular, one-story, concrete block Corporate Commercial style building with a mixture of aluminum siding, American or Common bond brick veneer, and concrete block veneer. The building rests on a concrete foundation and is topped with a flat roof with a parapet. The aluminum-framed storefront includes a set of aluminum framed glass double doors with a transom.

*Secondary Resource:* **Shelter (Building)**

**Contributing Total: 1**

**4005 Granby Street**

**122-5985-0054**

*Other DHR Id#:*

*Primary Resource:* **Commercial Building (Building), Stories 1, Style: Commercial Style, Ca 1967**

**Non-contributing Total: 1**

October 2020: Breathe Yoga Center, 4005 Granby Street, is a c.1967 building that was originally constructed as a gas station, but had the exterior completely altered with the last decade. The building is an L-shaped one-story concrete block Corporate Commercial style building with a mixture of stucco and American or Common bond brick veneer. The building rests on a concrete foundation and is topped with a rubber membrane flat roof with parapet. Aluminum framed, fixed, vertical commercial windows run along the east and south sides of the building, and the entry doors are aluminum framed, single leaf glass commercial doors with transoms.

**4019 Granby Street**

**122-5985-0056**

*Other DHR Id#:*

*Primary Resource:* **Restaurant (Building), Stories 1, Style: No discernible style, Ca 1970**

**Contributing Total: 1**

October 2020: MJ's Tavern, 4019 Granby Street, is a c.1970 one-story, irregularly shaped concrete block and wood framed commercial building clad with a mixture of aluminum siding and stucco. The building rests on a concrete foundation and is topped with a mixture of gable, shed, hipped, and pent roofs covered with composite shingles, composition roll, and rubber membrane. The multiple entrances to the building are composed of a mix of single doors, double doors, glass commercial doors, and metal doors with large glass panes. The southern entry is covered by a shed roofed porch with square wooden posts, and the double doored main entrance is enclosed with vinyl siding and topped with a hip roof. A larger, shed roof porch with square wooden posts extends to the north to cover outdoor seating. The building's windows are a mix of double hung and fixed vinyl windows and glass block.

*Secondary Resource:* **Commercial Building (Building)**

**Contributing Total: 1**

*Secondary Resource:* **Shed (Building)**

**Contributing Total: 1**

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**4024 Granby Street**

**122-5985-0057**

*Other DHR Id#:*

**Primary Resource: Restaurant (Building), Stories 2, Style: Mixed (more than 3 styles from different periods, 0), Ca 1950**

**Contributing Total: 1**

October 2020: Charlie's, 4024 Granby Street, is a c.1928-1950 rectangular, two-story, concrete block and wood framed mixed style commercial building. The center portion of the building is a c.1928 house that was added onto around 1950. The building is surfaced with a mixture of concrete block veneer and vinyl siding, and the façade includes a granite base, faux cement stone, and marble. The building rests on a concrete foundation. The roofline of the front of the building is obscured, but the central portion of the building is topped with a hipped roof with composite shingles and the rear addition has a flat roof. The building has a mix of single and double doors, with a historic aluminum double glass door in the recessed entry. An awning supported by square aluminum posts runs the width of the façade. The windows are a mixture of double hung, fixed, metal, sash, aluminum, and glass block.

**4101 Granby Street**

**122-5985-0058**

*Other DHR Id#:*

**Primary Resource: Commercial Building (Building), Stories 4, Style: International Style, Ca 1967**

**Contributing Total: 1**

October 2020: 4101 Granby Street is a c.1967 four-story, square concrete block International Style commercial building with a mixture of American or Common bond brick veneer and metal siding. The building rests on a concrete foundation and is topped with a flat roof with parapet. The building has multiple sets of aluminum framed glass double doors, and recessed entries with single doors on either side of the building. The double hung aluminum windows on the upper stories have vertical metal panels between them. The first story consists of an aluminum storefront. On each side, four brick pilasters stretch almost to the top of the building. A one-story masonry canopy covers a drive thru on the south side of the building. A canvas awning wraps the first floor of the building on the north, east, and south sides.

**4106 Granby Street**

**122-1088**

*Other DHR Id#: 122-5985-0072*

**Primary Resource: Commercial Building (Building), Stories 1, Style: Contemporary, Ca 1965**

**Contributing Total: 1**

October 2020: Superior Tires, 4106 Granby Street, is a c.1965 rectangular one-story concrete block Contemporary style commercial building surfaced with a mixture of concrete block, stucco, and plexiglass. The building rests on a concrete foundation and is topped by a flat roof on the main building, and a corrugated metal shed roof on a side addition. The aluminum storefront includes an aluminum framed glass double door with transom, and a garage bay with roll up garage door. The fixed aluminum framed windows have plexiglass panes. A full width metal canopy covers the front entrance and is supported by a large metal half circle with spokes to reflect the design of a

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spoked wheel. A shed canopy addition extends from the east side of the building and is adjoined by an unknown enclosure and wooden privacy fence.

**4108 Granby Street**

**122-0558**

*Other DHR Id#: 122-5985-0070*

*Primary Resource: Restaurant (Building), Stories 1, Style: Commercial Style, Ca 1946*  
**Contributing Total: 1**

October 2020: The French Bakery, 4108 Granby Street, is a c.1946 rectangular, one-story brick building constructed in the Main Street Commercial style and surfaced with a mixture of stucco and yellow brick veneer. The building rests on a concrete foundation and is topped by a flat roof with parapet. The façade has two storefronts that are separated by a brick veneer pier. The northern storefront is composed of a replacement metal door that is flanked on either side by a large storefront window above a ceramic tile bulkhead. A canvas awning covers the width of the storefront. The southern storefront is composed of a recessed entry with historic aluminum framed glass double doors with transom. On either side of the recessed entry are large storefront windows that sit atop a bulkhead surfaced with small ceramic tiles. A metal security gate covers the entire storefront. The building's windows are a mixture of fixed aluminum and metal industrial nine-light casement windows. Three stuccoed pilasters decorate the north side of the building.

**4117 Granby Street**

**122-5985-0059**

*Other DHR Id#:*

*Primary Resource: Commercial Building (Building), Stories 1, Style: Colonial Revival, Ca 1968*

**Contributing Total: 1**

October 2020: AJ Cleaners and Blanca Café, 4117 Granby Street, is a c.1968 rectangular, one-story, concrete block Colonial Revival Style commercial building, surfaced with American or Common bond brick veneer. The building rests on a concrete foundation and is topped by a composite shingle hipped roof with front facing gable. The façade has two storefronts, each with a single aluminum framed glass commercial door with transom and aluminum framed storefront windows. The detached concrete block with American or Common Bond brick veneer restaurant building rests on a concrete foundation and is topped with a composite shingle front gable roof. The building has double hung vinyl windows and one window has been filled in with an unknown material. A rectangular, composite shingle hipped roofed shed is located between the main building and the restaurant building. An enclosed, semi-permanent, gable roofed restaurant tent is attached to the front of the secondary restaurant building.

*Secondary Resource: Restaurant (Building)*

**Contributing Total: 1**

*Secondary Resource: Shed (Building)*

**Contributing Total: 1**



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**4125 Granby Street**

**122-5985-0061**

*Other DHR Id#:*

*Primary Resource:* **Restaurant (Building), Stories 1, Style: Commercial Style, Ca 1973**

**Non-contributing Total: 1**

October 2020: McDonald's, 4125 Granby Street, is a c.1973 rectangular, one-story, Corporate Commercial style building surfaced with a mixture of metal siding, stucco, and American or Common bond brick veneer. The building rests on a concrete foundation and is topped by a low sloped, rubber membrane flat roof with parapet. The building's doors are aluminum framed glass commercial doors with narrow transoms, with a single leaf metal door in the rear. The windows are all fixed aluminum framed windows, occasionally with plastic panels beneath. A flat metal canopy wraps the northeast corner of the building to cover the main entrance and storefront. Two drive-thru windows are located on the south side of the building.

**4137-41 Granby Street**

**122-5985-0063**

*Other DHR Id#:*

*Primary Resource:* **Commercial Building (Building), Stories 1, Style: Commercial Style, Ca 1948**

**Non-contributing Total: 1**

October 2020: 4141 Granby Street is a c.1948 rectangular, one-story, concrete block Corporate Commercial style building, surfaced with a mixture of new and old stucco and American or Common bond brick veneer. The building rests on a concrete foundation and is topped with a flat roof with parapet. The building has a mixture of single flat metal doors and aluminum framed glass commercial doors with transoms and sidelights. The windows are fixed, aluminum framed commercial windows. A canvas awning covers the length of the north side of the building, and flat metal coverings extend over the storefront windows on the east side. The building's façade was significantly altered with the introduction of new storefronts between 2016 and 2017, and is therefore non-contributing to the historic district.

**4140 Granby Street**

**122-5983**

*Other DHR Id#: 122-5985-0075*

*Primary Resource:* **Restaurant (Building), Stories 1, Style: Colonial Revival, Ca 1963**

**Contributing Total: 1**

October 2020: Cap'n Crabby, 4140 Granby Street, is a c.1963 one-story, irregularly shaped, Colonial Revival style commercial building. The building is primarily wood frame construction with concrete block additions, and is surfaced with concrete block and vinyl siding. The building rests on a concrete foundation and is topped with a composite shingle cross gable roof. Two brick chimneys are located on the exterior sides of the building. The building has one aluminum framed single glass commercial door on the front of the building, and one on the south side. The windows are fixed aluminum framed storefront windows. Large fabric awnings are located above each of the building's entrances.

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**4201 Granby Street**

**122-5985-0065**

*Other DHR Id#:*

*Primary Resource:* **Restaurant (Building), Stories 1, Style: Commercial Style, Ca 1970**

**Contributing Total: 1**

October 2020: Mi Hogar, 4201 Granby Street, is a c.1970 square, one-story, wood framed Corporate Commercial style building surfaced with American or Common bond brick veneer. The building rests on a concrete foundation and is topped by a flat, mansard roof covered with rubber membrane and composite shingles. The building's doors are primarily aluminum framed glass commercial doors, with one single leaf metal door. The vestibule entryway extends out from the building and is enclosed with aluminum framing and glass. The windows are all fixed aluminum.

*Secondary Resource:* **Wall/Fence (Object)**

**Non-contributing Total: 1**

**4215 Granby Street**

**122-5985-0067**

*Other DHR Id#:*

*Primary Resource:* **Store/Market (Building), Stories 1, Style: No discernible style, Ca 1952**

**Non-contributing Total: 1**

October 2020: Herbal Pharmacy, 4215 Granby Street, is a c.1952 one-story, irregularly shaped concrete block commercial building with no discernible style. It is surfaced with a mixture of stucco, American or Common bond brick veneer, and vinyl siding, and rests on a concrete foundation. On three sides a large mansard roof with composite shingles and wide eaves was added to the building, and two different height and sloped shed roofs extend from the rear of the building. The building has one interior brick chimney. A portion of the historic storefront remains, including three fixed aluminum framed windows surrounded by stack bond brick veneer. To the left of the historic portion of the storefront is a modern aluminum framed storefront with aluminum framed glass commercial door, transom, and sidelight. The building's façade was altered with the addition of new, larger storefront systems between 2016 and 2019, and is therefore non-contributing to the historic district.

**4225 Granby Street**

**122-5985-0068**

*Other DHR Id#:*

*Primary Resource:* **Commercial Building (Building), Stories 1, Style: Contemporary, Ca 1970**

**Contributing Total: 1**

October 2020: Exxon and Granby Auto Repair, 4225 Granby Street, is a c.1970 rectangular, one-story, concrete block Contemporary style commercial building, surfaced with a mixture of concrete block, stucco, and American or Common bond brick veneer. The building rests on a concrete foundation and is topped with a double front gable roof covered with rubber membrane. The two gables are off-center in a typical mid-century design feature. There is one interior brick chimney. The storefront includes aluminum framed fixed storefront windows and a single aluminum framed glass commercial door with transom. There are three garage bays with roll up aluminum and plexiglass doors. The building has fixed aluminum windows.

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*Secondary Resource: Shelter (Building)* **Contributing** *Total: 1*

**4226 Granby Street** **122-5985-0069** *Other DHR Id#:*

*Primary Resource: Restaurant (Building), Stories 1, Style: Commercial Style, Ca 1948*  
**Contributing** *Total: 1*

October 2020: Crackers Restaurant, 4226 Granby Street, is a c.1948 rectangular, one-story, concrete block Main Street Commercial style building surfaced with a mixture of stucco and painted American or Common bond brick veneer. The building rests on a concrete foundation and is topped by a flat roof with parapet. There is one interior brick chimney. On either end of the façade are single aluminum and glass commercial doors with transoms, with aluminum framed storefront windows between them. Aluminum framing for an awning extends the width of the building's façade.

### La Valette Avenue

**110 La Valette Avenue** **122-5985-0045** *Other DHR Id#:*

*Primary Resource: Commercial Building (Building), Stories 1, Style: Commercial Style, Ca 1959*

**Contributing** *Total: 1*

October 2020: 110 La Valette Avenue is a c.1959 one-story concrete block building. It has an historic brick veneer façade and engaged block buttresses along the side elevation. The building is executed in the Commercial/Corporate style. The building has an asymmetrical façade which has been augmented by modern metal frame awnings. The building has aluminum commercial storefront fixed pane windows. The building retains its façade from its original use as a grocery store and minor alterations do not detract from its contributing status to the Cruser Place Historic district.

*Secondary Resource: Gazebo (Structure)* **Non-contributing Total: 2**

*Secondary Resource: Greenhouse/Conservatory* **Non-contributing Total:**  
**1 (Building)**

*Secondary Resource: Shed (Building)* **Contributing** *Total: 1*

### Llewellyn Avenue

**3900 Llewellyn Avenue** **122-5985-0009** *Other DHR Id#:*

*Primary Resource: Doctors Office/Building (Building), Stories 2, Style: Commercial Style, Ca 1965*

**Contributing** *Total: 1*

October 2020: 3900 Llewellyn Avenue is primarily a two-story Commercial/Corporate-Style building of concrete masonry construction with brick veneer cladding in a running bond pattern; a small section is single story. The building has an asymmetrical plan extending across 8-bays. The original portion of the building

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is capped with a series of low sloped gables clad in membrane material. The northern half of the building is a c. 1976 addition executed in the same style, but with different masonry detailing and a flat roof. The addition is also clad in membrane and surrounded by a brick veneer parapet. There are a series of aluminum frame storefront windows which are accented by contrasting brick surrounds. The building contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its mid-twentieth century construction date.

**3930 Llewellyn Avenue**

**122-5985-0010**

*Other DHR Id#:*

*Primary Resource:* **Church/Chapel (Building), Stories 1, Style: Colonial Revival, Ca 1965**

**Contributing** Total: 1

October 2020: The Christadelphian Chapel is a 5-bay Colonial Revival masonry building constructed c.1965 with a running bond brick veneer. It is a single story with basement, and capped with a cross gable roof clad in composite shingles and surmounted by a cupola with patinaed copper roof. The building retains the majority of its historic aluminum gridded sash, though some sash have been replaced with vinyl. The building has a small cross gable section which faces Llewellyn Avenue and is accented by a covered porch with square posts and arched woodwork. This porch serves as the primary entry, with double leaf paneled wood doors set within a paneled door frame. The building contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its mid-twentieth century construction date.

**4001 Llewellyn Avenue**

**122-5985-0014**

*Other DHR Id#:*

*Primary Resource:* **Pier/Boat Ramp (Structure), Stories , Style: No discernible style, Ca 1920**

**Contributing** Total: 1

October 2020: 4001 Llewellyn Avenue is a c.1980 wood piling and wood and Trex pier and walkway to the east and west of an at grade concrete boat ramp. The structure is simply designed with vertical wood picket handrails along the walkways. There is a boat tie up to the east of the eastern walkway that has no handrails. Abutting the parking area, there are open metal safety rails on the east side of the structure. Significant concrete structural features and the ramp remain from the historic boat facility. There are also numerous historic pilings visible at low tide. The structure is contributing to the Cruser Place Historic District, as it was originally constructed within the Period of Significance (POS) and retains identifiable elements of the historic boat ramp and structure.

**4126 Llewellyn Avenue**

**122-5985-0012**

*Other DHR Id#:*

*Primary Resource:* **Commercial Building (Building), Stories 1, Style: No discernible style, Ca 1970**

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**Contributing Total: 1**

October 2020: 4126 Llewellyn Avenue is a one-story concrete block commercial building constructed c.1970. The building has a front gable roof, a with a smaller projecting gable extension on the north and south ends. The roof is clad in composite shingles and the projecting gable ends are accented with vinyl siding. There is a one bay paneled wood garage door within each of the projecting gables. The only pedestrian access is provided through a single leaf aluminum storefront door which is situated on the west side of the building. There are two portals which have been boarded up, and appear to have historically been windows. The building contributes to the architectural character of the Cruser Place Historic District, as it was constructed within the period of significance and retains integrity of its original design and materials.

**W/S Llewellyn Avenue**

**122-5985-0013**

*Other DHR Id#:*

*Primary Resource: Park (Site), Stories , Style: No discernible style, Ca 1918*

**Contributing Total: 1**

October 2020: The currently named Colonial Place Greenway was platted as part of the 1918 Cruser Place and was donated to the city of Norfolk. It was renamed and updated ca. 1980. The park consists of a greenway and passive park which has two modern retention ponds planted to create manmade wetlands. There is an asphalt path which extends the length of the center of the greenway to provide pedestrian and bicycle access, and a concrete and asphalt path along the west edge for neighborhood access. The greenway is contributing to the Cruser Place Historic District as it was created within the POS and retains its original configuration, location, setting, and purpose.

**Maryland Avenue**

**200 Maryland Avenue**

**122-5985-0023**

*Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, Ca 1992*

**Non-contributing Total: 1**

October 2020: 200 Maryland is a modern (1992) dwelling constructed in the Colonial Revival style. The dwelling rests on a concrete block foundation which has been augmented with a brick veneer skirt on the façade. The wood frame dwelling is clad in vinyl siding with a side gabled asphalt shingle roof. The dwelling is symmetrical, though it has a projecting one bay garage which is stepped back from the façade, giving it an asymmetrical street presence. The central entry is accessed via brick steps, there is a single leaf metal entry door flanked by paired six-over-six vinyl sash. There are two roof dormers on the façade which also have six-over-six vinyl sash. The dwelling was constructed outside of the period of significance for the historic district and is therefore non-contributing by age.

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*Secondary Resource: Shed (Building) Non-contributing Total: 1 206*

**Maryland Avenue 122-5985-0024**

*Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, Ca 1923  
Contributing Total: 1*

October 2020: The house at 206 Maryland Avenue is a c.1923 one-and-a-half-story, wood-frame Craftsman style bungalow. The dwelling rests on a wood weatherboard clad foundation which extends to the level of the window sills, and then is supplemented by wood shingles above. The dwelling has a cross gable roof clad in asphalt shingles. There is an exterior brick chimney on the east elevation. The dwelling has a full width front porch set under a projecting full width gable with attic space above. The attic is supported by full height battered columns and simple square picket balustrade. The dwelling retains its six-over-one wood sash, which have been augmented by metal frame screen and storm windows. The dwelling contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its early-twentieth century construction date.

**210 Maryland Avenue**

**122-5985-0025**

*Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Dutch Revival, Ca 1924*

**Contributing Total: 1**

October 2020: The house at 210 Maryland Avenue is a c.1924 Dutch Revival style American Foursquare dwelling that rests on a continuous brick foundation with a wood frame structural system clad in vinyl siding. The dwelling retains its six-over-one wood sash augmented with aluminum storm windows. The composite shingle roof has a large front gable dormer and a smaller rear gable dormer. There is an external chimney on the east elevation of the dwelling. The front porch is set within the Dutch roof, which is supported by brick piers with battered wooden columns augmented by a simple square picket balustrade. The dwelling contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its early-twentieth century construction date.

*Secondary Resource: Shed (Building)*

**Contributing Total: 1**

**212 Maryland Avenue 122-5985-0026** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, Ca 1926  
Contributing Total: 1*

October 2020: The house at 212 Maryland Avenue is a c.1926 Craftsman style bungalow. The dwelling rests on a continuous brick foundation with a wood frame structural system clad in metal siding. The dwelling has a cross gable roof clad in composition shingles. There is a central brick chimney. The dwelling has a nearly full-width front porch set under a projecting cross gable; it is supported by brick piers and battered columns, with a side stair comprised of concrete steps and brick cheekwalls.

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The dwelling has a single leaf front door, paired and triple historic six-over-one double hung sash augmented with metal storm windows. The dwelling contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its early-twentieth century construction date.

**216 Maryland Avenue**

**122-5985-0027**

*Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1940**

**Contributing** Total: 1

October 2020: The house at 216 Maryland Avenue is a c.1940 Colonial Revival style dwelling which rests on a continuous brick foundation with a wood frame structural system and side gable roof. The dwelling is clad in vinyl siding, it has paired and single six-over-one vinyl sash with fixed shutters on the façade. There are two chimneys, one internal and one external, which penetrate the slate roof. The dwelling is accessed via a brick stoop with wrought iron handrails; there is a decorative pediment surrounding the single leaf entry door. The dwelling contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its c. 1940 construction date.

*Secondary Resource:* **Shed (Building)**

**Contributing** Total: 1

## **Mayflower Road**

**4601 Mayflower Road**

**122-5985-0015**

*Other DHR Id#:*

*Primary Resource:* **Apartment Building (Building), Stories 12, Style: International Style, Ca 1964**

**Contributing** Total: 1

October 2020: The Lafayette Apartments is a 12-story concrete block with brick veneer multi-family building constructed in 1964 and executed in the International Style. The 5-bay building has a flat façade accented by three bays of projecting porches; the central two bays of porches serve two units per floor. The entry is accented by a historic flat canopy which has been partially obscured by a modern gable roofed freestanding structure. The building has a combination of one-over-one and fixed vinyl sash. The building contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its mid-twentieth century construction date.

*Secondary Resource:* **Pergola (Structure)**

**Non-contributing Total:** 1

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## Omohundro Avenue

**3918 Omohundro Avenue**                      **122-5985-0037**                      *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, Ca 1923*  
**Contributing**                      *Total: 1*

October 2020: The house at 3918 Omohundro Ave is a 1923 wood frame, shingle-clad Craftsman bungalow that rests on a continuous brick foundation. The dwelling has a projecting, enclosed, front gable porch. There are cross gable bays at the mid-point of the dwelling. The enclosed porch has modern single light windows and a single leaf storm door; the porch is supported by brick piers with battered shingle clad columns. The cross-gable roof has extended eaves wrapped in modern prefinished aluminum breakmetal; there are historic brackets and on the east elevation is a brick exterior chimney. The main dwelling retains its three-light fixed and casement style windows and six-over-one double hung sash. The dwelling contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its early-twentieth century construction date.

*Secondary Resource: Garage (Building)*                      **Contributing**                      *Total: 1*

**3920 Omohundro Avenue**                      **122-5985-0038**                      *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, Ca 1923*  
**Contributing**                      *Total: 1*

October 2020: The house at 3920 Omohundro Avenue is a c.1923 wood frame, vinyl-clad Craftsman bungalow that rests on a raised continuous brick foundation. The dwelling has an inset front porch with brick piers, steps, and cheek walls. The dwelling has single, paired and triple six-over-six wood double hung sash. There are a pair of one-over-one vinyl sash overlooking the front porch. The cross-gable roof is clad in composite shingles; it has extended eaves and brackets, both of which have been covered with prefinished aluminum breakmetal. There is an exterior chimney on the south elevation of the dwelling. The dwelling contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its early-twentieth century construction date.

*Secondary Resource: Shed (Building) Contributing*                      *Total: 1*

**3924 Omohundro Avenue 122-5985-0039**                      *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Craftsman, Ca 1920*  
**Contributing**                      *Total: 1*

October 2020: The house at 3924 Omohundro Ave is a c.1920 wood frame, vinyl-clad Craftsman bungalow that rests on a continuous brick foundation parged in stucco. The dwelling has a full width front porch accessed by modern painted wooden steps and handrails leading to the side entry door which has been augmented with a modern prefinished metal storm door. The remainder of the porch has been screened and the



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porch columns are clad in vinyl siding. The side gable roof has a cross gable porch and a shed dormer on the façade; the roof is clad in composite shingles and retains its historic extended eaves and brackets. The dwelling has one-over-one vinyl sash. The dwelling contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its early-twentieth century construction date.

**3931 Omohundro Avenue 122-5985-0040 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, Ca 1922*  
**Contributing Total: 1**

October 2020: The house at 3931 Omohundro Avenue is a c.1922 wood frame, vinyl-clad Craftsman bungalow that rests on a continuous brick foundation. The dwelling has a partial-width front porch accessed by historic concrete steps and wrought iron handrails leading to the screened front porch which is supported by decorative wrought iron posts and is augmented by metal awnings. The side gable roof has a cross gable extension to the rear and cross gable projections on the side and façade; the roof is clad in composite shingles and retains its historic extended eaves and is pierced by two internal chimneys. The dwelling has one-over-one vinyl sash. The dwelling contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its early-twentieth century construction date.

*Secondary Resource: Garage (Building) Contributing Total: 1*

*Secondary Resource: Garage (Building) Non-contributing Total: 1*

**3939 Omohundro Avenue 122-5985-0041 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 1, Style: Ranch, Ca 1976*  
**Non-contributing Total: 1**

October 2020: The house at 3939 Omohundro Ave is a c.1976 single-story Ranch style dwelling constructed of masonry with brick veneer exterior cladding. The dwelling has an asymmetrical façade and a hipped roof clad in composite shingles. The dwelling has paired and single six-over-six vinyl sash. The front entry is comprised of brick steps with vinyl handrails leading to a single leaf metal decorative door augmented by a prefinished metal storm door. The dwelling was constructed outside of the period of significance for the Cruser Place Historic District, as such it is non-contributing to the district due to its age.

*Secondary Resource: Shed (Building) Non-contributing Total: 1*

**3941-3945 Omohundro Avenue 122-5985-0042 Other DHR Id#:**

*Primary Resource: Double/Duplex (Building), Stories 2, Style: Craftsman, Ca 1922*  
**Contributing Total: 1**

October 2020: The dwelling at 3941-3945 Omohundro Ave is a c.1922 duplex constructed of masonry clad in stucco. The dwelling has a side entry which is accessed

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via a stoop with concrete steps and painted brick cheek walls capped with cast concrete. The duplex has one fixed single light sash, six over-one wood double hung sash, and one six light fixed wood sash. Its modern front doors include modern single leaf prefinished metal storm doors and single leaf slab doors. The duplex is capped with a front gable roof clad in composite shingles; it retains its extended eaves and exposed rafter tails. There are two projecting porches which are capped with their own front gable roof which retains extended eaves, exposed rafter tails, and brackets. The porch roof is supported by a two story parged pier and a two-story vinyl post. The historic parged half wall enclosing the porches are partially intact and are supplemented by vinyl clad half-walls. The first-floor unit is accessed via its porch. The dwelling contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its early-twentieth-century construction date.

*Secondary Resource: Outbuilding, Domestic (Building) Contributing Total: 1*

**3947 Omohundro Avenue 122-5985-0043 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, Ca 1928 Contributing Total: 1*

October 2020: The house at 3947 Omohundro Avenue is a c.1928 Craftsman style bungalow. The two-story dwelling sits on a continuous brick foundation with wood frame structure clad in vinyl siding; there is a rear addition. The side gable roof has a nearly full width front and rear gable dormer, forming a nearly cross gable roof configuration. The roof is clad in composite shingles, extended eaves remain and have been finished with vinyl. The dwelling retains its six-over-one wood sash; they have been augmented with anodized aluminum storm windows in a one-over-one configuration. The asymmetrical façade has a front entry accessed via a full width front porch which is comprised of brick piers supporting battered wood columns; there is a historic porte cochere to the south end of the porch which is integrated into the porch structural system. The original single leaf wood panel and six light front entry door is flanked by original four light and panel sidelights. The door has a modern storm door as well. The dwelling contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its early-twentieth century construction date.

**4008 Omohundro Avenue 122-5985-0044 Other DHR Id#:**

*Primary Resource: Commercial Building (Building), Stories 1, Style: No discernible style, Ca 1952*

**Contributing Total: 1**

October 2020: The commercial building at 4008 Omohundro Avenue is a c.1952 one-story masonry commercial building clad in common bond brick. It exhibits no particular style due to a lack of exterior detailing and defining features. The building has a low sloped rubber membrane roof with extended eaves. There are two single leaf doors, one on the south and one on the west elevations. Both entries are augmented with modern storm doors. There are also two recessed panels situated on the east

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elevation which appear to be former windows which have been filled in with flat wooden panels. There is also a one-story concrete block addition which has a flat roof clad in rubber membrane material with two exterior single leaf doors. The commercial building contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its mid-twentieth century construction date.

## Pennsylvania Avenue

**111 Pennsylvania Avenue**

**122-5985-0028**

*Other DHR Id#:*

*Primary Resource:* **Commercial Building (Building), Stories 1, Style: Contemporary, Ca 1972**

**Contributing** Total: 1

October 2020: The commercial building at 111 Pennsylvania Avenue is a c.1972 one story masonry and brick veneer building. Constructed to the property line on two sides, the building has a recessed anodized aluminum storefront entry at the northwest corner. The entry is accented with a modern metal frame and canvas awning. The flat roof is articulated with alternating parapet projections which are also expressed in the exterior wall. The building appears to have historically had larger windows which have since been infilled as is evident in the straight joint brick panels on the side elevations. The building contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its early-twentieth century construction date.

**210 Pennsylvania Avenue**

**122-5985-0029**

*Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Dutch Revival, Ca 1948**

**Contributing** Total: 1

October 2020: 210 Pennsylvania Avenue is a c.1948 Dutch Revival dwelling constructed of parged masonry on the first floor with a wood frame structural system clad in aluminum siding on the upper floor. Though minimally visible from the public right-of-way, it appears that the dwelling has a gable/Dutch roof end entrance at each end of the dwelling. The stoop on the west elevation is covered with a gable front projection supported by narrow turned posts. The dwelling has a composition shingle roof, vinyl six-over-one sash and vinyl porch rails. The building contributes to the architectural character of the Cruser Place Historic District as it was constructed within the period of significance and retains architectural integrity which conveys its early-twentieth century construction date.

*Secondary Resource:* **Garage (Building)**

**Non-contributing Total: 1**

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**214 Pennsylvania Avenue**

**122-5985-0030**

*Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Neo-Eclectic, Ca 1990*

**Non-contributing Total: 1**

October 2020: The house at 214 Pennsylvania Avenue is a c.1990 two-story dwelling with a side gable roof and projecting front two car garage. The dwelling is situated on an elevated lot which is overgrown. It has a front entry door accessible from a recessed porch with turned posts. The dwelling has one-over-one vinyl sash and a composition shingle roof. The building is non-contributing to the Cruser Place Historic District because it was constructed outside of the period of significance for the historic district and so is non-contributing by age.

*Secondary Resource: Shed (Building)*

**Non-contributing Total: 1**

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

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

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**Areas of Significance**

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

COMMERCE

ARCHITECTURE

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

**Period of Significance**

1906-1973

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

**Significant Dates**

N/A

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

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

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

**Cultural Affiliation**

N/A

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

**Architect/Builder**

SPIGEL, BERNARD B.

TISCHMAN, PAUL

\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Cruser Place Historic District is locally significant under Criterion A in the areas of Community Planning and Development and Commerce for its association with early to mid-twentieth-century residential subdivision and neighborhood commercial development in Norfolk. Because of the topography of the area, Cruser Place is representative of significant efforts to infill marshland to take advantage of prime waterfront real estate during the early to mid-twentieth century. Extensive private and public infrastructure improvements were necessary to achieve the Cruser Place Company's plan for the area, which ultimately evolved from a streetcar suburb to a diverse residential and neighborhood commercial district characteristic of the age of the automobile. Cruser Place Historic District reflects the evolving housing needs of the city, including single and multi-family housing and the city planning efforts that made such changes possible, as well as the emergence of auto-related businesses along its commercial corridor that serviced and fueled the cars that passed through the neighborhood on their way into and out of downtown. Cruser Place Historic District is also significant for its association with the early 1970s Norfolk Redevelopment and Housing Authority's (NRHA) Conservation District program, which utilized funding from its Model City program to revitalize housing by providing low-interest loans to homeowners for repairs. The combination of publicly and privately funded development efforts is representative of how early twentieth century real estate developments in Norfolk evolved to include publicly funded efforts to aid property owners as wealthier residents moved to newer suburbs during the mid-twentieth century. The Cruser Place Historic District is locally significant under Criterion C for Architecture for its range of representative architectural styles and types including notable examples of Tudor Revival, Moderne, Craftsman, International, and Contemporary style buildings that cover the majority of popular twentieth century trends in architectural design. The period of significance for the historic district begins in 1906 when the Cruser Place Company first platted the land for development between Granby Street and Llewellyn Avenue, and ends in 1973, when the NRHA established a Conservation District program for the Colonial Place-Riverview area, resulting in the redrawing of neighborhood boundaries that put Cruser Place at the center of the larger Colonial Place-Riverview community and within City efforts to preserve its economically threatened neighborhoods.

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

**Criterion A**

**Community Planning and Development**

The Cruser Place Historic District is locally significant under Criterion A in the area of Community Planning and Development as an early-twentieth century planned suburban neighborhood that is representative of the transition from a streetcar suburb to an early automobile suburb. The development of Cruser Place required extensive land infill and often

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intertwined with municipal planning and zoning efforts throughout the twentieth century. This resulted in a district that developed in stages throughout the twentieth century with a variety of period architectural styles used for single-family, multi-family and apartment buildings. Additionally, Cruser Place is significant for its association with the Norfolk Redevelopment and Housing Authority's conservation district program, developed in the early 1970s.

The Cruser family was originally from Germany and settled on Staten Island in New York before relocating to Gloucester County, Virginia. In 1845, Captain Cornelius Chrocheron Cruser of Gloucester married Margaret Ann Hendron, a daughter of Michael Hendren, who was a prominent early resident of Norfolk.<sup>1</sup> In 1854, Michael Hendron sold a parcel of land west of Granby Street (Indian Poll Road at the time) to Cruser. In 1871, four years after the death of Michael Hendron, the family sought permission to divide the land. The property was later partitioned into five tracts. The earliest development occurred on the three blocks of Tract 1 south of 41<sup>st</sup> Street, which was later deeded to Cruser's children and consisted of the early estate land (see Figure 1). Although the area was not formally platted, it was subdivided into building lots and sold individually.<sup>2</sup> In 1901, Captain Cornelius Chrocheron Cruser died, and the estate was left in the hands of his children (see Figure 1).<sup>3</sup>

The land including the present-day Park Place, Colonial Place, Riverview, and Cruser Place neighborhoods was annexed into the City of Norfolk in 1902. Cruser Place was considered prime suburban real estate along the waterfront at the edges of the newly annexed area.<sup>4</sup> Additionally, the transportation improvements and installation of service amenities made the area attractive. By 1903, the state corporation granted a charter to Cruser's children, Cornelius Michael Cruser, William Samuel Cruser, James Henry Cruser, and Handford Thorton Cruser, to incorporate the Cruser Place Company of Norfolk to engage in the real estate business.<sup>5</sup> In 1906, the company formally platted the marshy land west of Granby Street as Cruser Place.<sup>6</sup> The plat included the remaining portions of Tract 1 (two blocks east of Granby Street and north of 41<sup>st</sup> Street), and fourteen blocks west of Granby Street (see Figure 2). The streets running east-west were originally named after C. C. Cruser and his sons, but later renamed as extensions of the roads from the adjacent Colonial Place community. By 1908, land sales and residential development had increased; however, it was primarily limited to the east side of Granby Street, with most of the residences concentrated in the original C. C. Cruser Estate territory south of 41st street.<sup>7</sup>

<sup>1</sup> William H. Stewart, ed., *History of Norfolk County, VA and Representative Citizens* (Chicago, IL: Biographical Publishing Company, 1902), 650-651. Note: Research revealed two different spellings of the surname Hendron, which sometimes appeared as Hendren.

<sup>2</sup> Laura V. Trieschmann and Christopher V. Novelli. "Riverview Historic District." National Register of Historic Places Inventory/Nomination Form. E.H.T. Tracerics Inc., Chevy Chase, October 1, 1999.

<sup>3</sup> "Funerals," *Virginian-Pilot*, November 21, 1901, p. 9

<sup>4</sup> Laura V. Trieschmann and Christopher V. Novelli. "Riverview Historic District." National Register of Historic Places Inventory/Nomination Form. E.H.T. Tracerics Inc., Chevy Chase, October 1, 1999.

<sup>5</sup> "News of Interest Throughout Virginia", *Virginian-Pilot*, August 11, 1903, p. 3.

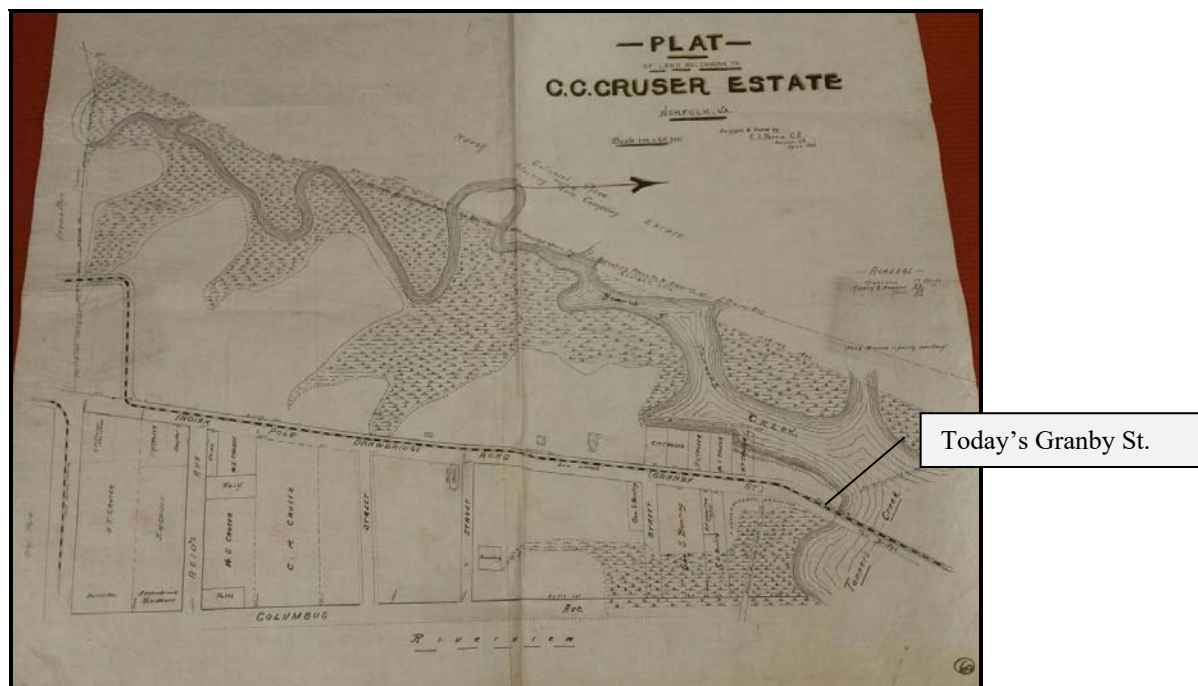
<sup>6</sup> "Transfers Recorded", *Virginian-Pilot*, January 18, 1906, p. 3.

<sup>7</sup> Laura V. Trieschmann and Christopher V. Novelli. "Riverview Historic District." National Register of Historic Places Inventory/Nomination Form. E.H.T. Tracerics Inc., Chevy Chase, October 1, 1999; Norfolk, Virginia [map]. 1910-1921. "Sanborn Fire Insurance Maps, 1867-1970". ProQuest Digital Sanborn Maps (1867-1970), accessed via the Norfolk Public Library on February 25, 2020.



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**Figure 1:** Plat of C.C. Cruser Estate, Surveyed and Platted in April 1903. Note marshland to the west of Granby Street where future infill was required to develop Cruser Place. Image courtesy of Sergeant Memorial Collection (SMC), Norfolk Public Library (NPL)

With the exception of a few residences immediately adjacent to Granby Street and the lots on the north side of 38<sup>th</sup> Street (formerly associated with Virginia Place), the west side of Granby Street still required significant marshland infill.<sup>8</sup>

In November 1918, the Cruser Place Company re-platted Cruser Place, this time showing the full extent of the subdivision, as well as the boundaries of the adjacent residential developments. The street patterns for Cruser Place were also more fully developed in 1918, and more closely match the neighborhood as it is laid out today (See Figure 3). By March 1919, the Cruser Place Company began to see some success when a large number of lots sold within Blocks 1 and 16 of the Cruser Place property.<sup>9</sup> Soon afterward, the Colonial Place Corporation, the Cruser Place Company, and the Mutual Realty Company entered into a deal that gifted the City of Norfolk a strip of parkland between Colonial Place and Cruser Place north of 39<sup>th</sup> Street that became Mayflower Gardens, which is today known as the Colonial Place Greenway (122-5985-0013). The strip, which was 1,100 ft. long, with an average depth of 500 ft., was surrounded by a 60 ft. driveway, and was intended to resemble Norfolk's Stockley Gardens, located in Ghent. On the north side of the strip, a yacht basin (East Haven Boat Ramp, 122-5985-0014) was constructed with concrete steps leading into the water and an outlet on the Lafayette River.<sup>10</sup> By 1921,

<sup>8</sup> Norfolk, Virginia [map]. 1910-1921. "Sanborn Fire Insurance Maps, 1867-1970". ProQuest Digital Sanborn Maps (1867-1970), accessed via the Norfolk Public Library on February 25, 2020.

<sup>9</sup> "News of the Court: Deeds of Trust", *Virginian-Pilot and the Norfolk Landmark*, March 28, 1919, p. 17.

<sup>10</sup> "Mayflower Gardens: A Gift to Norfolk", *Virginian-Pilot and the Norfolk Landmark*, March 29, 1919, p. 3.

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development on the west side of Granby Street started to increase with the construction of a few single-family residences. By 1921, Cruser Place also saw the construction of its first larger, multi-family apartment building. The Colonial Revival-style, three-story, 6-unit flat, known as the Seay Apartments (122-5985-0016) was located on the north side of 39<sup>th</sup> Street. The building's construction opened doors for other larger apartment buildings that became characteristic of the diversity of residential buildings in Cruser Place.

In January 1922, the Cruser Place Company again revised the plat for Cruser Place, this time titled "Plat of West Riverview, Property of Cruser Place Company" (See Figure 4). The area covered and the street pattern matched the earlier 1918 plat, but the renaming of the area to "West Riverview" signaled a transition in how the lots began to be marketed during the 1920s. This new plat of Cruser Place as "West Riverview" also signaled an early merge of the neighborhoods that bordered the Lafayette River, which in the mid-twentieth century joined forces as a single civic league (*see "White Flight, Integration, and NRHA's Conservation District" section below for more details*). Around the same time, preparations for development north of Delaware Avenue began, including city-sponsored pile-driving and the widening of Granby Street.<sup>11</sup>

Similar to many other early coastal neighborhoods in Norfolk and in other parts of the country, the prime waterfront real estate that made up Cruser Place required significant alterations to the landscape in order to prime the land for building construction. Marshland infill and draining was a common practice for cities across the country and is often associated with areas that remain low-lying and prone to tidal flooding today. In a move that was critical to the continued development of Cruser Place, Alvah H. Martin, Jr., representative of the Cruser Place Corporation, submitted a proposal in February 1923 to drain the land west of Granby Street. The drain was deemed necessary to reclaim approximately 350 lots, which were underneath deep marshland.<sup>12</sup> Developers claimed that the lots were only valued between \$50 and \$60, with a maximum of \$110 due to the swampy land, but anticipated that the drain would automatically raise their value to at least \$500.<sup>13</sup> They appealed to the city by pointing out that the increased value would guarantee the city a large revenue increase, and offered to dedicate five lots to the city to be used as a parkway.<sup>14</sup> The proposal, which estimated a cost of \$63,000, also extended the water main from 28<sup>th</sup> Street in the interest of providing adequate fire protection.<sup>15</sup> Although the City Manager approved the drain extension, it was not initially approved by City Council, as the Council felt there were more pressing public improvement matters.<sup>16</sup> However, about a month later, they tentatively agreed to extend the drain to allow for filling in approximately 300 lots in Cruser Place based on the increased assessment of the lots.<sup>17</sup> Since the City believed the improved lot assessments would allow the project to practically pay for itself, they officially

<sup>11</sup> "Driving Piles, Cruser Place", *Virginian-Pilot and the Norfolk Landmark*, June 23, 1922, p. 17.

<sup>12</sup> "Want Drain to Reclaim Land", *Virginian-Pilot and the Norfolk Landmark*, February 28, 1923, p. 16.

<sup>13</sup> "Drain Extension Up to Ashburner", *Virginian-Pilot and the Norfolk Landmark*, March 9, 1923, p. 18; "Will Not Extend Cruser Drain", *Virginian-Pilot and the Norfolk Landmark*, March 14, 1923, p. 3.

<sup>14</sup> "Drain Extension Up to Ashburner", *Virginian-Pilot and the Norfolk Landmark*, March 9, 1923, p. 18.

<sup>15</sup> "Want Drain to Reclaim Land", *Virginian-Pilot and the Norfolk Landmark*, February 28, 1923, p. 16.

<sup>16</sup> "Will Not Extend Cruser Drain", *Virginian-Pilot and the Norfolk Landmark*, March 14, 1923, p. 3.

<sup>17</sup> "Drain Extension Tentatively Approved", *Virginian-Pilot and the Norfolk Landmark*, April 17, 1923, p. 16.

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approved it on April 26, 1923. Just a few weeks later, on May 8, 1923, the drain was placed in service for its first reading.<sup>18</sup>

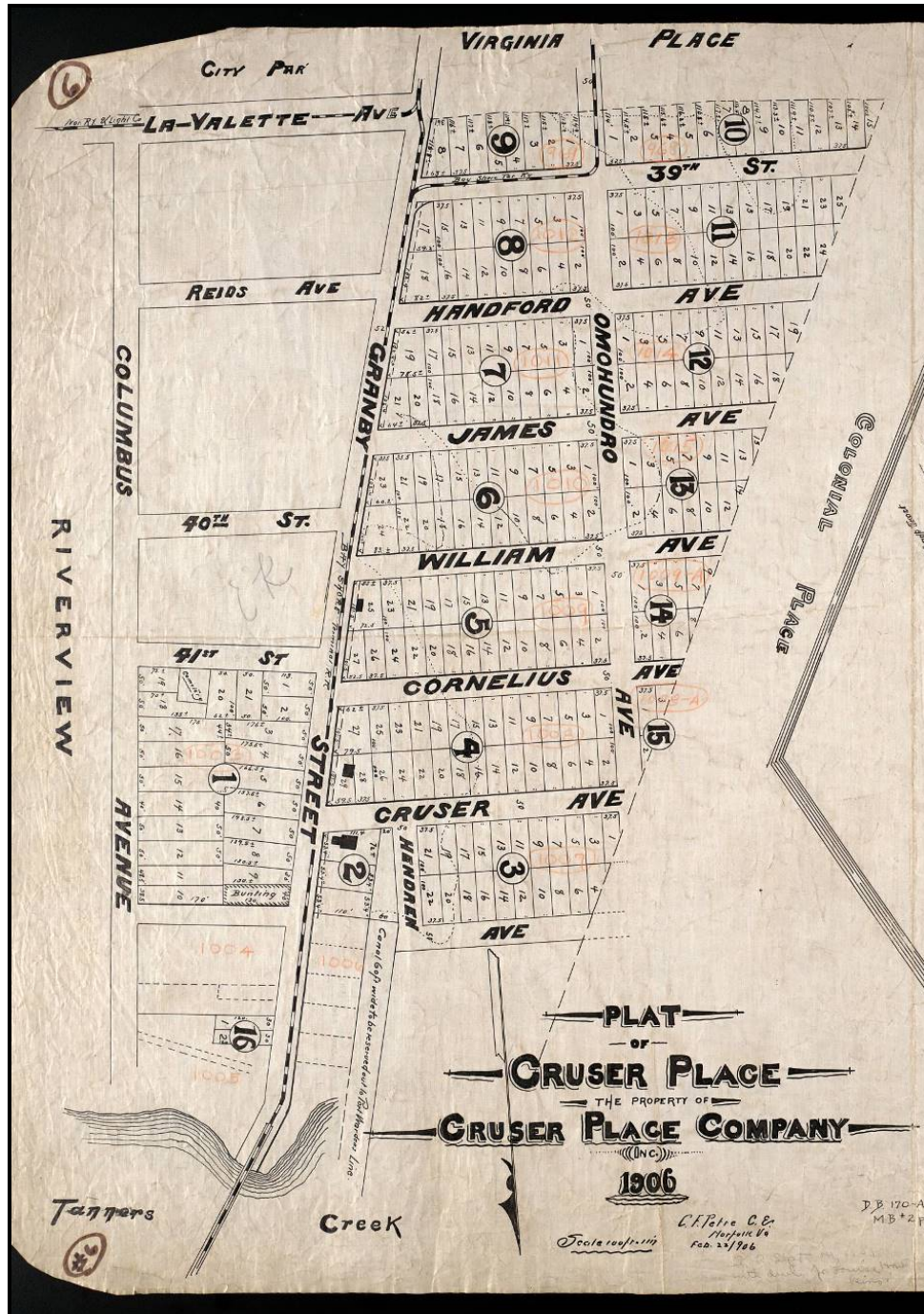


Figure 2: Plat of Cruser Place, Property of Cruser Place Company, 1906, Courtesy of SMC, NPL. Note plat is oriented with North facing down.

<sup>18</sup> "Proposals", *Virginian-Pilot and the Norfolk Landmark*, July 14, 1923, p. 13.



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**Figure 3:** Plat of Cruser Place Co., 1918, Courtesy of SMC, NPL

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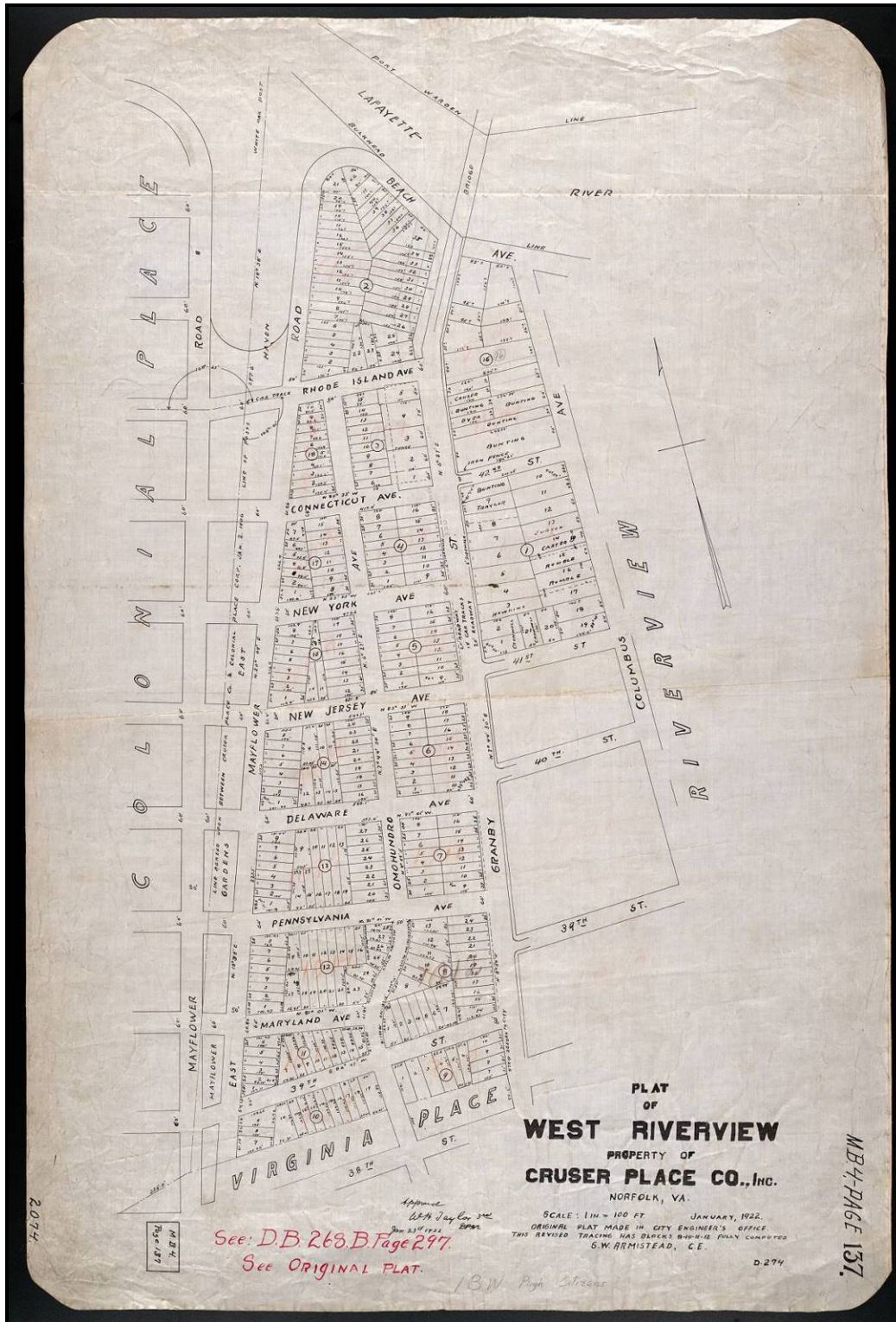


Figure 4: Plat of West Riverview, Property of Cruser Place Co., Inc., 1922, Courtesy of SMC, NPL



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During the 1930s and 1950s, the Cruser Place Company continued to work closely with the city to infill the marshy land between Granby Street, East Haven Creek and the Lafayette River. Aerial images over Cruser Place taken in c. 1937 show the marshy area, which by the mid-1950s was largely infilled and prepped for development (See Figures 5 & 6). In 1947, the Cruser Place Company requested a zoning amendment that demonstrates the shift from what was originally planned as a suburban residential development to a mixed-use area with a strong commercial presence. The company requested that blocks 15, 17, and 18 of the 1922 West Riverview plat, all north of Delaware Avenue and within the newly filled territory, be rezoned from residential to business. This infilled area, with the exception of the Delaware Apartments and the Lafayette Tower, both multi-story apartment buildings, all of the development that occurred in the area infilled by the City and the Cruser Place Company during the mid-twentieth century, became home to commercial buildings. This evolution from residential to commercial also occurred along the Granby Street corridor from the 1940s through the 1970s, at which time the street became exclusively commercial, save a few apartment buildings on the west side of the street. As the streetcar gave way to increased automobile traffic, Granby Street became lined with auto-centric businesses near its southern end in the Norfolk Auto Row Historic District (122-5797, NRHP listed 2014) and spread north through Cruser Place. During the latter half of the twentieth century, the Cruser Place portion of Granby Street continued to evolve from neighborhood commercial businesses to a higher number of auto repair shops and gas stations that served the adjacent neighborhoods as well as travelers coming from the neighborhoods north of the Lafayette River driving in to Downtown Norfolk.

### *Apartments and Density Patterns*

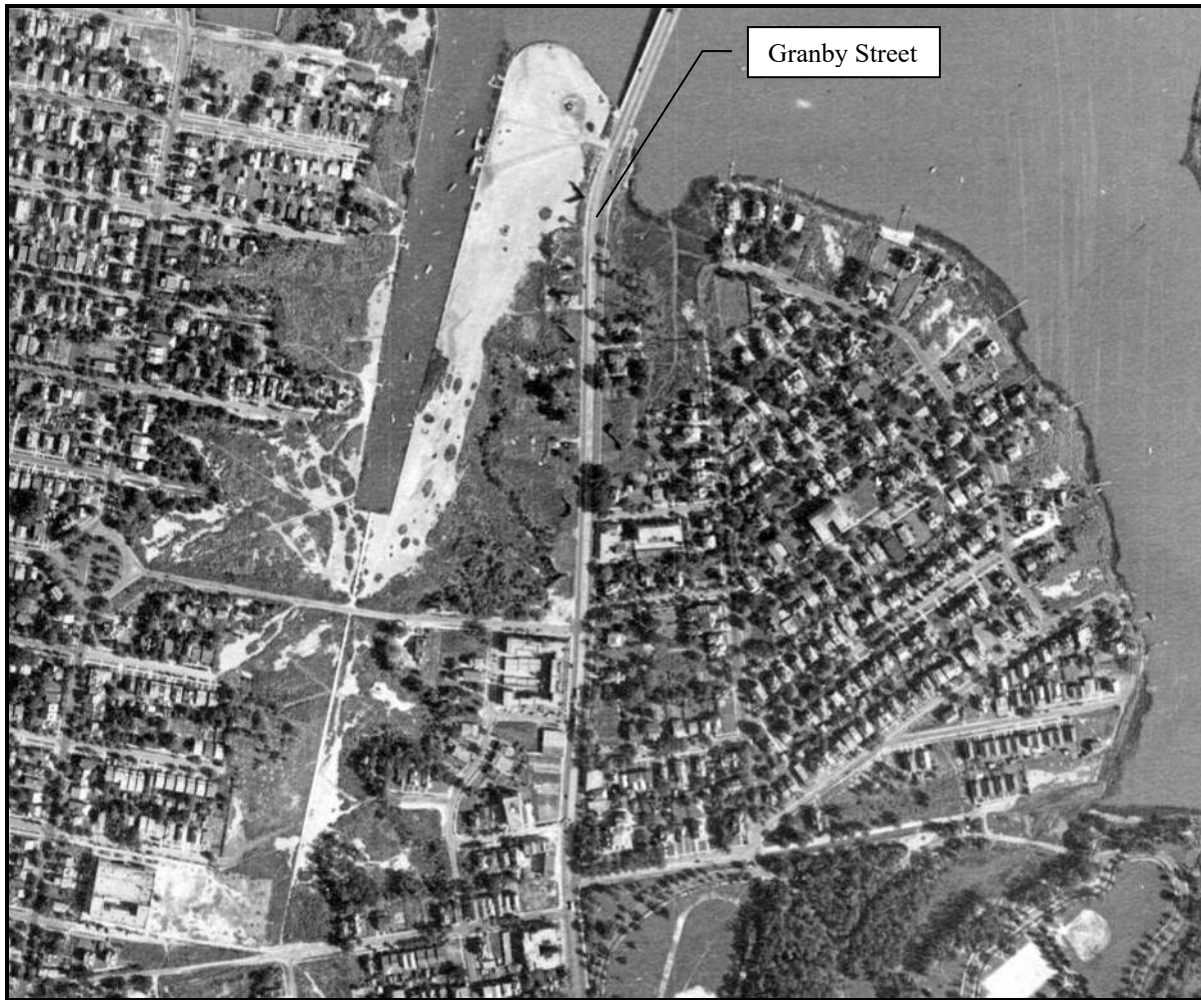
While Cruser Place was initially planned as a residential streetcar suburb for single-family dwellings similar to its neighboring communities, over the course of the twentieth century the area actually became built out in a denser pattern of development with several multi-story apartment buildings. The earliest apartment buildings in the district were constructed during the first half of the twentieth century along the west side of Granby Street between 38<sup>th</sup> Street and Delaware Avenue and range in height from three to four stories. The first apartment building in the district was the c. 1921 Seay Apartments. The three-story, 6-unit Colonial Revival-style buildings was constructed in the southern end of Cruser Place, on the north side of 39<sup>th</sup> Street. The Seay Apartments opened the door for larger development in the district. By 1928, the Park Manor Apartments was constructed at the intersection of Granby Street and Delaware Avenue. The building, designed by architect Bernard Spigel and constructed at a cost of nearly \$400,000 by a subsidiary of the Cruser Place Corporation, required changes to the zoning ordinance that resulted in significant push-back from its neighbors, as well as city leadership. Ultimately, Norfolk's City Council approved the request to rezone the property, allowing denser residential development to occur on the property, and setting precedent for future multi-family development.<sup>19</sup>

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<sup>19</sup> "Council Changes Zoning to Permit Apartment Building," *Virginian-Pilot*, 25 April 1928.

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**Figure 5:** Aerial Photograph showing Cruser Place ca. 1937. Courtesy of SMC, NPL

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**Figure 6:** Aerial Photograph of Cruser Place, ca. 1974. Courtesy of SMC, NPL

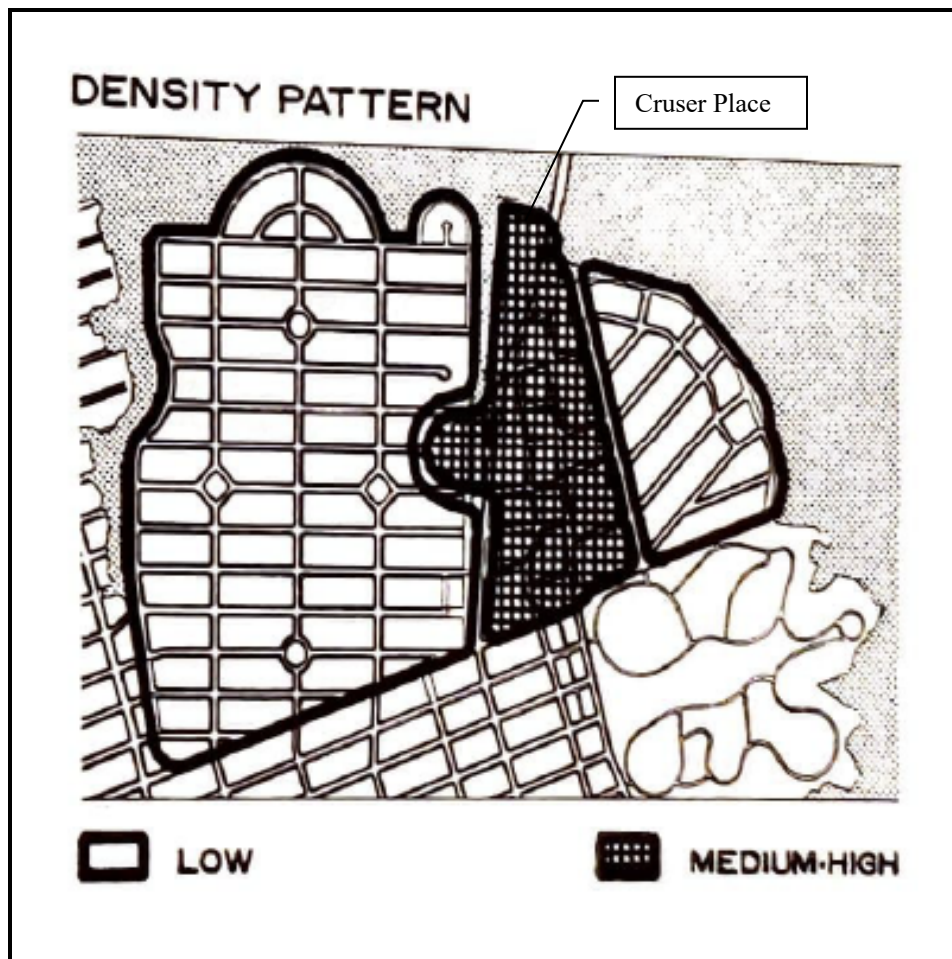
During the mid-twentieth century, as development expanded north and west, multi-story residential and commercial buildings also popped up along the north side of Delaware Avenue including the four-story office building located at 4101 Granby Street (122-5985-0058), the Contemporary style Delaware Apartments, formerly a motel, at 200 Delaware Avenue (122-5985-0031), as well as the 12-story, 169-unit Lafayette Tower apartments (122-5985-0015) located just west of the East Haven boat launch (122-5985-0014). While located in the traditional boundaries of the Colonial Place plat, the Lafayette Tower, completed in 1963, was considered by some contemporary residents as “wholly distinct from the Colonial Place community.” Instead, the tower better matched the density, height, and multi-family development patterns



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associated with Cruser Place.<sup>20</sup> On Llewellyn Avenue, the Lafayette Villa Nursing Home (122-5985-0009) was constructed in 1966 and was later expanded in 1976, providing multi-family housing for senior adults. This concentration of larger high-density residential development is unique in the historical development of Cruser Place in relation to its neighboring communities of Colonial Place and Riverview, and is reflective of the neighborhood's long period of significance.



**Figure 7:** Residential Density Patterns in Colonial Place-Riverview Conservation District, 1972

#### *White Flight, Integration, and NRHA's Conservation District*

Like most neighborhoods established during the early-twentieth-century Jim Crow era in Virginia, Cruser Place and its surrounding neighborhoods were originally developed exclusively for white residents. Most often, such neighborhood lots were also sold with racial covenants that

<sup>20</sup> Carl Abbott, et al, *The Evolution of an Urban Neighborhood: Colonial Place, Norfolk, Virginia*, (Charlottesville, VA: Institute of Government, University of Virginia, 1975), 30; Colonial Place-Riverview Neighborhood Coalition Committee & Norfolk Department of Planning, *A General Development Plan for Colonial Place, Riverview*, July 1972.

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prohibited the sale of property to African Americans.<sup>21</sup> In 1948, the United States Supreme Court, in the case of *Shelley v. Kraemer*, outlawed the use of racially restrictive housing covenants. Racial segregation of residential neighborhoods continued well beyond 1948 throughout most of Virginia and the United States using practices such as redlining, which limited access to mortgage funding based on the Homeowners' Loan Corporation (HOLC) studies of the 1930s. Redlining of communities, a practice promulgated by the HOLC and the Federal Housing Administration (FHA), rated neighborhoods based on housing quality and neighborhood stability. The FHA refused to insure mortgages in redlined neighborhoods, which were typically in or near predominantly African-American communities.<sup>22</sup> Norfolk's neighborhoods were surveyed by the HOLC in 1939. Based on reports by surveyors, the neighborhoods surrounding Cruser Place had no African-American residents.<sup>23</sup> During the mid-twentieth century, efforts to continue racial segregation of Norfolk's neighborhoods were aided by real estate agents who practiced "steering," by only showing prospective buyers homes on streets that predominately matched their race, as well as "blockbusting," which prompted fears regarding property values in neighborhoods where integration was occurring and increased white flight to the suburbs. It was not until the Fair Housing Act of 1968 that discrimination concerning the sale, rental, and financing of real estate and housing was prohibited in the United States.

In Norfolk, urban renewal and extensive redevelopment of other areas of the city by the Norfolk Redevelopment and Housing Authority (NRHA) placed increased pressure on the housing needs of lower-income and African-American residents. Maps of Norfolk's redlined areas from its 1939 HOLC study closely align with those areas that were targeted by NRHA for redevelopment due to the concentration of dilapidated housing conditions. Many of the families displaced by NRHA redevelopment projects in downtown, Atlantic City, and Ghent moved to adjacent neighborhoods in North and West Ghent and Park Place. While other neighborhoods in Norfolk experienced significant white flight and demographic changes, residents of the neighborhoods north of 38<sup>th</sup> Street—Colonial Place, Cruser Place, and Riverview—resisted the pressure to move and instead sought to stabilize and racially integrate the neighborhoods.

In 1965, the adjacent communities of Colonial Place and Riverview merged to form the Colonial Place-Riverview (CPRV) Civic League in an attempt to meet the needs of the changing residential landscape in the area. The joint civic league was active in developing programs and policies to help reverse the physical decline of both neighborhoods and to promote racial integration. From 1950 to 1970, the percentage of African-American residents in Census Tract 28, which encompassed the boundaries of Colonial Place, Cruser Place, and Riverview increased from virtually zero to nearly 15 percent. This relatively slow integration of the neighborhoods

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<sup>21</sup> Deed research was not completed to confirm the use of deed restrictions and covenants in the development of Cruser Place.

<sup>22</sup>For more information see: Richard Rothstein, *The Color of Law: A Forgotten History of How our Government Segregated America*, (New York: Liveright Publishing Company, 2017).

<sup>23</sup> Home Owners' Loan Corporation, "Area Description- C9," "Area Description- C10," "Area Description-B9," "Area Description-B10," on *Mapping Inequality: Redlining in New Deal America*, <https://dsl.richmond.edu/panorama/redlining/#loc=14/36.9/-76.298&city=norfolk-va&area=C9&adview=full&adimage=3/65.982/-153.457> (accessed 10 Nov 2020).

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north of 38<sup>th</sup> Street allowed them to remain racially diverse, whereas other neighborhoods in Norfolk saw a complete reversal of racial demographics from all-white to all-black.<sup>24</sup> While there were attempts by some residents of Colonial Place to prevent black residents from purchasing properties in the neighborhood, as well as some reported attempts at blockbusting in the early 1960s, CPRV leadership rejected these discriminatory practices, and sought assistance from the city to preserve diversity while improving the built environment.<sup>25</sup> CPRV residents feared blockbusting efforts would result in “resegregated neighborhoods,” and urged city officials to help them preserve “racial balance.”<sup>26</sup> In 1968, the CPRV formed a Stabilization Committee that sought to encourage new zoning ordinances that promoted stabilization of the neighborhood, discouraged white flight, worked to combat local real estate agent practices of racial steering and blockbusting in the neighborhood, and ran marketing campaigns to promote the neighborhoods as diverse and desirable places to live.<sup>27</sup>

The CPRV Stabilization Committee also worked with the City’s Planning Department to prepare a study of neighborhood conditions and develop recommendations for preserving both the built environment and racial diversity of the neighborhoods. The culminating report, *A General Development Plan for Colonial Place-Riverview*, completed in July 1972, established three overarching objectives:

1. Stabilize Colonial Place-Riverview by controlling and directing change.
2. Preserve the character of an integrated residential community.
3. Maintain and increase the home ownership levels in the neighborhoods.<sup>28</sup>

These overall objectives set the framework for more specific objectives in the areas of housing, zoning, community facilities, commercial development, and circulation patterns.

Among the recommendations of the *General Plan* was to designate the Colonial Place-Riverview area as a NRHA Conservation District. By October 1972, the NRHA approved the Colonial Place-Riverview area as the city’s second Conservation District project. A map of the area, published in 1973, showed those neighborhoods eligible for the program and encompassed the boundaries of Colonial Place, Cruser Place, and Riverview (See Figure 8). The Conservation District program, funded under the Model City program, sought to “improve the neighborhood

<sup>24</sup> Carl Abbott, et al, *The Evolution of an Urban Neighborhood: Colonial Place, Norfolk, Virginia*, (Charlottesville, VA: Institute of Government, University of Virginia, 1975).

<sup>25</sup> “100 Home Owners Unite to Keep Area Lilywhite,” *New Journal and Guide*, 5 Mar 1960; “Housing Upgrade Okayed by NRHA,” *Virginian-Pilot*, 10 October 1972. Note: NRHA’s first Conservation District was established in Ghent in 1969. While the Colonial Place-Riverview Conservation District was approved in 1972, it appears that the project did not begin until 1973. The NRHA also approved and began work on the Berkley II Conservation District in 1972. NRHA, “People: A Description of the Purposes and Programs of the Norfolk Redevelopment and Housing Authority,” (Norfolk, VA: NRHA, 1973).

<sup>26</sup> “Housing Upgrade Okayed by NRHA,” *Virginian-Pilot*, 10 October 1972.

<sup>27</sup> Artemis Stoll and Susan VanHecke, *Colonial Place and Riverview: One Hundred Years of History* (Virginia Beach, VA: The Donning Company Publishers, 2006), 38-51; Colonial Place-Riverview Civic League, “Colonial Place-Riverview: More than a Place to Live,” Brochure, 1970.

<sup>28</sup> Colonial Place-Riverview Neighborhood Coalition Committee & Norfolk Department of Planning, *A General Development Plan for Colonial Place, Riverview*, July 1972.



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by upgrading and maintaining individual homes, [and] by preserving land for open spaces.”<sup>29</sup> In coordination with the CPRV, the NRHA also developed a set of “rehabilitation standards,” that were to “serve as a guide to determine the extent of rehabilitation work required for each property in the project.”<sup>30</sup> The CPRV Conservation District program, which was administered from an office in Cruser Place located at 112 Delaware Avenue, was the first of its kind in Norfolk to establish a requirement that all properties undergo code inspection by the building officials any time a property changed hands.<sup>31</sup> The intent of this provision was to prevent the existing housing stock from neglect and to ensure ongoing preventative maintenance. The program also provided low-interest loans to property owners to assist with necessary rehabilitation work. By 1979, the program was by far the largest Conservation District effort in the city, and had affected more than 1,200 structures within Cruser Place, Colonial Place, and Riverview.<sup>32</sup>

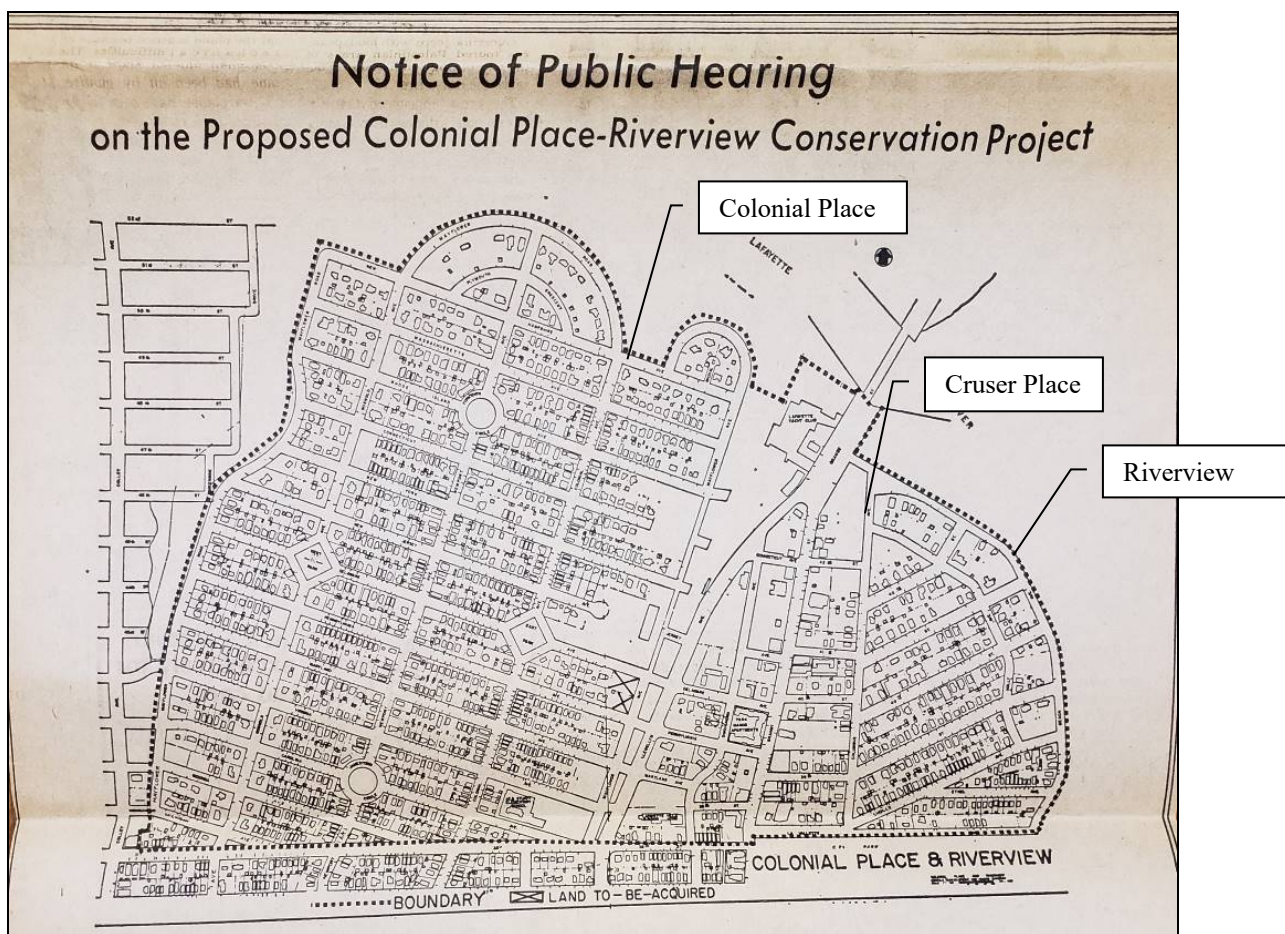


Figure 8: Colonial Place-Riverview Conservation District, designated by NRHA in 1973

<sup>29</sup> “Conservation Program of NRHA Gets Underway,” *New Journal and Guide*, 7 April 1973.

<sup>30</sup> “Conservation Program of NRHA Gets Underway,” *New Journal and Guide*, 7 April 1973.

<sup>31</sup> “Housing Upgrade Okayed by NRHA,” *Virginian-Pilot*, 10 October 1972.

<sup>32</sup> NRHA, “People: A Description of the Purposes and Programs of the Norfolk Redevelopment and Housing Authority,” (Norfolk, VA: NRHA, 1973), 27.

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## **Criterion A**

### **Commerce**

The district is also locally significant under Criterion A for Commerce as a result of the expanding commercial development along Granby Street during the mid-twentieth century. With the elimination of the streetcar and introduction of the automobile, development along Granby Street quickly transitioned from exclusively residential development to a vibrant commercial corridor during the mid-twentieth century. By the 1920s, commercial development in Cruser Place was concentrated along the east side of Granby Street between La Valette Avenue and 39<sup>th</sup> Street, as well as the block between 40<sup>th</sup> and 41<sup>st</sup> Streets (See Figure 9). These commercial buildings served as neighborhood grocery stores and retail shops, and one even functioned as an office building as early as 1928. Similar to residential development in Cruser Place, commercial development worked its way north from the southern edge of the district as continued land infill allowed for new real estate development.

Consistent with post-World War II prosperity, and heavily influenced by the increased reliance on the automobile, commercial development dramatically increased in the late 1940s and early 1950s with the presence of a movie theater, ice cream factory, auto-trailer sales, pharmacies and several other small stores situated on each side of Granby Street (See Figure 9). The late 1950s saw a continual increase in commercial development along Granby Street with the addition of numerous filling stations, restaurants, and other stores. By 1970, development along Granby Street was exclusively commercial, and many new filling stations and auto sales and repair shops were established (See Figure 10).<sup>33</sup> The Colonial Place-Riverview Conservation District plan encouraged neighborhood convenience stores and family entertainment facilities along the Granby Street corridor (See Figure 11). The variety of neighborhood commercial enterprises which existed in Cruser Place by the early 1970s were determined to be an asset to the community that could attract visitors and create a neighborhood that was “more than a place to live.”<sup>34</sup>

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<sup>33</sup> Norfolk, Virginia [map]. 1928, 1950, 1960. “Sanborn Fire Insurance Maps, 1867-1970”. ProQuest Digital Sanborn Maps (1867-1970), accessed via the Norfolk Public Library on February 25, 2020.

<sup>34</sup> Colonial Place-Riverview Neighborhood Coalition Committee, “A General Plan for Colonial Place-Riverview,” Norfolk Department of City Planning, July 1972; Colonial Place-Riverview Civic League, “Colonial Place-Riverview: More than a Place to Live,” Brochure, 1970.

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Figure 9: 1928 (Left) and 1950 (Right) Sanborn Fire Insurance Maps

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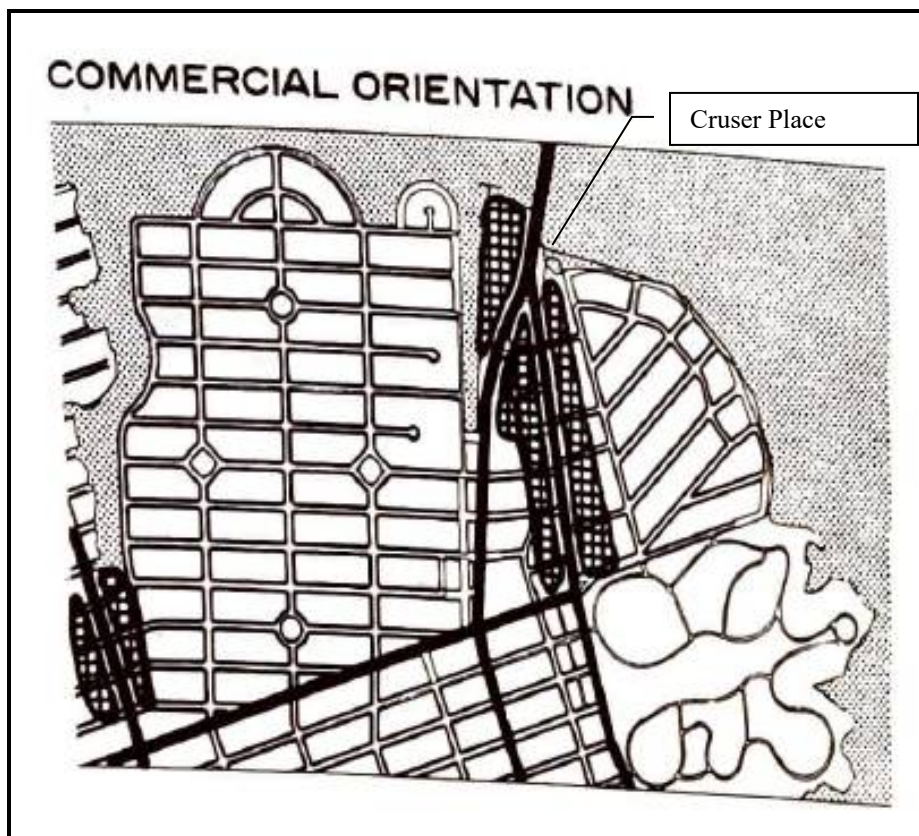


Figure 10: 1970 Sanborn Fire Insurance Map



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**Figure 11:** Commercial orientation in Colonial Place-Riverview Conservation District, 1972

### *Riverview Theater*

The Riverview Theater (122-5985-0071), located at 3910 Granby Street, was constructed in 1947 by the Riverton Amusement Corporation (Figures 12-15). Originally known as the Riverview Playhouse, the community theater opened with “Cry Wolf.” By July 1948, the Riverton Amusement Corporation dissolved and deeded the theater to four individuals, including Leon Banks, H. Bress, Saul Salzberg, and K. Ornoff.<sup>35</sup> Just under a month later, Leon Banks and his three partners leased operation of the Riverview Theater to Bob-Char Theaters, Inc. for \$100,000 for a ten-year term. The new operation was managed by Robert Levine, who owned several movie houses throughout Norfolk and Portsmouth.<sup>36</sup>

Constructed with a stage, 685 seats, and a balcony, the Riverview Theater was the center of social activity in Cruser Place and the surrounding neighborhoods. Considered a roadshow theater, it featured the opening of popular films such as “Peyton Place” in 1957, and “Pillow

<sup>35</sup> “Theater, Store Property – Deeded to 4 Individuals,” *Virginian-Pilot*, July 28, 1948, p. 18.

<sup>36</sup> “Bob-Char Theaters Lease Operation of the Riverview,” *Virginian-Pilot*, August 19, 1948, p. 20.



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Talk,” with Rock Hudson and Doris Day, in 1959, in addition to live stage performances.<sup>37</sup> Called “Roadshow engagements,” the Riverview Theater was one of the prestigious theaters throughout the country that was booked for premiere showings of movies. These movie showings were often treated like Broadway shows and included reserved-seating, intermissions, and souvenir booklets on sale in the lobby. These showings were a grand event in which people attended in their fine clothing. Showings, which were generally restricted to one show in the afternoon and one in the evening, often included an overture and entr’acte played over closed, velvet curtains with ushers in attendance. This kind of movie experience was indicative of the era where it was more desirable, and even expected, for movies to debut slowly.<sup>38</sup>

One of the most notable feature films to premier at Riverview Theater was “The Sound of Music” in 1965. The local release of the film, which was covered by the local WVEC-TV Channel 13 at the time, was a huge hit that would remain at the theater for a record-length of time. Attesting to the unique theater experience, as well as the impact of such a popular debut film, one local resident wrote to the paper on October 25, 1965, expressing her delight over the movie even after seeing it fifty-four times.<sup>39</sup> Although the Riverview Theater did not take the record for the longest running venue to show “The Sound of Music” in America, it was just shy of its national competitors with a run time of 115 weeks.<sup>40</sup> The movie, however, was the longest running show for the community theater. The last showing of “The Sound of Music” at the Riverview Theater was on June 26, 1967.<sup>41</sup>

Considered the epicenter of entertainment and social activity in a premier Norfolk district, the Riverview Theater would remain a popular venue from its opening throughout the district’s period of significance. Even into the late-twentieth century, the theater was still a vibrant source of entertainment featuring live stage performances, such as the “Barnum” musical.<sup>42</sup> In the early 1990s, after sitting vacant for some time, the theater was purchased by Richard and Carl Garries, and became the “centerpiece of the row of minority business endeavors along Granby Street.”<sup>43</sup> The Garries sought to bring gospel acts as well as culturally enriching programs to the Riverview Theater. In June 1993, George Arnold performed speeches of Dr. Martin Luther King, Jr. at Riverview Theater on a tour of more than 1,400 performances throughout the country.<sup>44</sup>

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<sup>37</sup> Granby Street Photo Files, from the Sergeant Memorial Collection at the Slover branch of the Norfolk Public Library

<sup>38</sup> Barry Monash, *The Sound of Music FAQ: All That's Left to Know About Maria, The Von Trapps, and Our Favorite Things* (Milwaukee, WI: Applause Theatre & Cinema Books, 2015).

<sup>39</sup> “Star of the Year,” *Virginian-Pilot*, November 14, 1965, p. F-3.

<sup>40</sup> Barry Monush, *The Sound of Music FAQ: All That's Left to Know About Maria, The Von Trapps, and Our Favorite Things* (Milwaukee, WI: Applause Theatre & Cinema Books, 2015).

<sup>41</sup> “Sorry, We The Von Trapp Family of,” *Virginian-Pilot*, June 19, 1967, p. F-5.

<sup>42</sup> Granby Street Photo Files, from the Sergeant Memorial Collection at the Slover branch of the Norfolk Public Library.

<sup>43</sup> Leonard E. Colvin, “Granby Street Sees a New Breed of Black Entrepreneurs,” *Norfolk New Journal and Guide*, 22 Jan 1992.

<sup>44</sup> “Dr. King’s Speeches to be Performed at Riverview,” *New Journal and Guide*, 09 June 1993.

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**Figure 12:** River Theater, c. 1947, Courtesy of SMC, NPL

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Figure 13: Riverview Theater and adjacent stores, ca. 1947, Courtesy of SMC, NPL



Figure 14: Riverview Theater, Showing of *Peyton Place*, ca. 1957, Courtesy of SMC, NPL

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**Figure 15:** Riverview Theater, Line for Pillow Talk, ca. 1959, Courtesy of SMC, NPL

## **Criterion C**

### **Architecture**

The Cruser Place Historic District is locally significant under Criterion C for Architecture for its wide range of representative architectural styles and types that cover almost an entire century of development. For a relatively small district, it includes both a range of residential styles, such as Craftsman, Cape Cod, Colonial Revival, Tudor, Ranch, and Minimal Traditional. A notable expression of Tudor Revival architecture is the three-story Fairview Apartments located at 3807 Granby Street (122-5985-0074), which features brick and stucco exterior with characteristic half-timbering over each of the entry bays. Among the most popular of all styles in the district are its Craftsman dwellings, which make up more than 25 percent of buildings. Colonial Revival is the second most popular residential architectural style, making up 13 percent of the buildings in the district. Main Street and Corporate Commercial style architecture are the most popular styles among commercial resources in the district. Other commercial buildings include notable representations of Moderne, Contemporary, and International Style architecture of the mid-to-late twentieth century.

The district also includes a wide range of building sizes from modest one-story residences and small filling stations to large, scale, multi-story offices and apartment buildings. The breadth of architectural styles and types is reflective of the district's long period of significance, as well as its growth and development and history of gradual infill over the course of the mid-twentieth

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century. It is this range of architectural classifications that also set Cruser Place apart. While neighboring developments of Colonial Place, Riverview, and Virginia Place include some multi-family houses and apartment buildings, the commercial development and number of larger multi-family buildings in Cruser Place are illustrative of the evolution of the historic district and the diversity of significant architectural styles and types.

*Bernard B. Spigel (1895-1968)*

Bernard B. Spigel was a local Norfolk architect known for designing a number of apartment buildings, prominent residences, and commercial buildings in the city and in Virginia. Spigel graduated from the Carnegie Institute of Technology in Pittsburg. Prior to starting his own firm in 1920, Spigel worked with the Pittsburgh firm of Irwin & Crump, as well as the prominent Norfolk-based firm, Neff & Thompson. Spigel also served in the Engineering Corps during World War I from 1917 to 1919.<sup>45</sup> Among Spigel's notable works in the city are the former Rice's Building located at 400 Granby Street, for which he designed its c. 1938 streamlined alterations, the Spanish Revival-style 1922 apartment building for the Del Argo company, in addition to a group of Colonial, English, and French-influenced houses that he both personally invested in and designed.<sup>46</sup> In Cruser Place, Spigel design both the Park Manor Apartments, located at 3929 Granby Street (122-5985-0073) and the former Riverview Pharmacy building located at 3901-05 Granby Street (122-5985-0050).<sup>47</sup> The multi-story, Colonial Revival style Park Manor Apartments is sharply juxtaposed to the one-story Moderne style pharmacy building located a couple of blocks away. The two buildings demonstrate the breadth of Spigel's skill in various building types, sizes, and styles.

Spigel also designed the National Register-listed properties below:

- Chamberlayne Garden Apartments, Richmond, VA DHR ID# 117-6182, listed 2007;
- First Baptist Church, Williamsburg, VA DHR ID# 137-5071, listed 2017.

*Paul Tishman (1900-1996)*

The Lafayette Tower (122-5985-0015) apartment building, located in the northwest corner of the district, was constructed c. 1964 by a group of New York-based real estate developers including the prominent New York contractor-developer Paul Tishman. Tishman attended Harvard University and did graduate work at the Massachusetts Institute of Technology and Columbia University. After working with his family's well-established real estate and construction firm, Tishman Realty Company, for several years, Tishman started his own practice in 1949. The company specialized in urban renewal projects, educational and medical facilities, and federal,

<sup>45</sup> "Questionnaire for Architects' Roster: Bernard B. Spigel", AIA Digital Archival File, [http://content.aia.org/sites/default/files/2018-09/SpigelBernardB\\_roster.pdf](http://content.aia.org/sites/default/files/2018-09/SpigelBernardB_roster.pdf)

<sup>46</sup> John E. Wells and Robert E. Dalton, *The Virginia Architects 1835-1955: A Biographical Dictionary* (Richmond, VA: New South Architectural Press, 1997), 427.

<sup>47</sup> Library of Virginia, "A Guide To: Norfolk (Va.), Building Inspection Office, Architectural drawings and plans, 1898-1980," <https://ead.lib.virginia.edu/vivaxtf/view?docId=lva/vi01221.xml;query=Lambert>

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state, and local government projects. Locally, Tishman was also noted as the contractor for the Portsmouth Naval Hospital.<sup>48</sup> The Tishman Realty Company is noted as the architect/developer for two other buildings which are individually listed in the National Register of Historic Places, the Tishman Building in Buffalo, New York, listed in 2012 (NPS #12000012) and the East Ohio Building in Cleveland Ohio, listed in 2013 (NPS #12001212).

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<sup>48</sup> Artemis Stoll and Susan VanHecke, *Colonial Place and Riverview: One Hundred Years of History*, (Virginia Beach, VA: The Donning Company Publishers, 2006), 42; John Holusha, "Paul Tishman, 96, a Developer and Collector of African Art," *New York Times*, 22 Aug 1996; Chet Paschang, "Luxury Apartment Project in Colonial Place Sought," *Norfolk Ledger-Dispatch*, 23 Oct. 1959.



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Name of Property

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## 9. Major Bibliographical References

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

Newspapers:

*Virginian-Pilot*  
*Virginian-Pilot and the Norfolk Landmark*  
*New Journal and Guide*  
*Norfolk Ledger-Dispatch*  
*New York Times*

Other primary resources:

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Home Owners Loan Corporation, Norfolk Survey, 1939, *Mapping Inequality: Redlining in New Deal America*, <https://dsl.richmond.edu/panorama/redlining/#loc=14/36.9/-76.298&city=norfolk-va&area=C9&advview=full&adimage=3/65.982/-153.457>.

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Wells John E. and Robert E. Dalton. *The Virginia Architects 1835-1955: A Biographical Dictionary*. Richmond, VA: New South Architectural Press, 1997.

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**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: Sergeant Memorial Collection, Slover Library, Norfolk, VA; City of Norfolk, VA; Virginia Department of Historic Resources, Richmond, VA

**Historic Resources Survey Number (if assigned):** DHR #122-5985

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**10. Geographical Data**

**Acreege of Property** 41.59



Cruser Place Historic District  
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County and State

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

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

(enter coordinates to 6 decimal places)

- |                        |                       |
|------------------------|-----------------------|
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| 2. Latitude: 36.880431 | Longitude: -76.280150 |
| 3. Latitude: 36.880428 | Longitude: -76.286003 |
| 4. Latitude: 36.886731 | Longitude: -76.286003 |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

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

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

The Cruser Place Historic District is bound by East Haven Creek and the intersection of Llewellyn Avenue and Granby Street at the North, the parcel lines of contributing Granby Street properties on the east, LaValette Avenue and 38<sup>th</sup> Street to the south, and the Colonial Place Greenway and the Lafayette Tower on the west. The true and correct historic boundary is shown on the attached map entitled "Cruser Place Historic District, Norfolk, VA (233-5985) Sketch Map."

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

The Cruser Place Historic District boundaries include the properties which are historically associated with and which contribute to the district's history, period, and areas of significance. The district is bound on three sides by existing National Register Historic Districts. Cruser Place and its neighboring historic districts have all experienced evolution since their original plats were developed and the respective district boundaries are associated with the period of significance and cohesive development patterns specific to that district. Since the Cruser Place Historic District was built out over a long period due to historic efforts to infill and develop the western and northern parcels, by the mid-to-late twentieth century, the original plat map boundaries had largely been abandoned. Cruser Place Historic District therefore encompasses much of the area that was part of the early-twentieth-century

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development, but also incorporates those areas which are associated with the latter part of the district's period of significance when Cruser Place became part of the Colonial Place-Riverview Conservation District. The Cruser Place Historic District boundary also follows the district's historic patterns of development which include both single and multi-family residential buildings with varying degrees of density, as well as commercial storefront and office buildings.

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### 11. Form Prepared By

name/title: Kayla Halberg, Project Manager; Victoria Leonard; Marcus Pollard; Ashlen Stump; Jeryl Phillips

organization: Commonwealth Preservation Group

street & number: 536 W 35<sup>th</sup> Street

city or town: Norfolk state: VA zip code: 23508

e-mail kayla@commonwealthpreservationgroup.com

telephone: 757-92-1900

date: November 17, 2020

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### Additional Documentation

Submit the following items with the completed form:

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

### Photographs

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

### Photo Log

Name of Property: Cruser Place Historic District

City or Vicinity: Norfolk

State: VA

Photographer: Kayla Halberg (KH), Marcus Pollard (MP), & Victoria Leonard (VL)

Cruser Place Historic District  
Name of Property

City of Norfolk, VA  
County and State

Date Photographed: February 2020; September 2020; January 2021

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

Photo Number of 16	Description	Camera Direction	Date	Photographer
1	110 LaValette Avenue	E	01/2021	VL
2	Fairview Apartments, 3807 Granby Street	W	02/2020	KH
3	The corner of 3901 Granby Street and W 39 <sup>th</sup> Street	NW	01/2021	VL
4	3800 Block of Granby Street	W	02/2020	KH
5	Riverview Theater – 3900-3010 Granby Street	NE	09/2020	MP
6	Riverview Theater, Theater Entrance – 3010 Granby Street	E	04/2020	VL
7	Park Manor Apartments, 3929 Granby Street	SW	02/2020	KH
8	Riverview Mart, 4002 Granby Street	NE	02/2020	KH
9	Charlies, 4024 Granby Street	SE	02/2020	KH
10	4101 Granby Street	W	02/2020	KH
11	4106-4108 Granby Street	NE	01/2021	VL
12	4140 Granby Street	NE	01/2021	VL
13	4201-4205 Granby Street	SW	01/2021	VL
14	4225 Granby Street	SW	02/2020	KH
15	The Delaware Apartments, 200 Delaware Ave	NW	02/2020	KH
16	200 Block Delaware Avenue	SW	02/2020	KH
17	3939-3947 Omohundro Avenue	NW	01/2021	VL
18	111 Pennsylvania Avenue	SE	01/2021	VL
19	W Pennsylvania Avenue	NE	01/2021	VL
20	3931 Omohundro Avenue	NW	02/2020	KH
21	3918-3924 Omohundro Avenue	SE	02/2020	KH
22	200 Block of Maryland Avenue	NE	01/2021	VL
23	100 Block of W 39 <sup>th</sup>	NE	01/2021	VL
24	100 Block of W 38 <sup>th</sup> Street	NE	02/2020	KH
25	3900 Llewellyn Avenue	E	02/2020	KH
26	Llewellyn Avenue and Cruser Place Signage	N	02/2020	KH
27	3930 Llewellyn Avenue	E	09/2020	MP
28	East Haven Boat Launch	N	09/2020	MP
29	Mayflower Garden/Colonial Place Greenway	S	09/2020	MP
30	Lafayette Tower, Mayflower Road	NW	09/2020	MP

### Historic Images Log

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Name of Property

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Figure No.	Caption
1	Plat of C.C. Cruser Estate, Surveyed and Platted in April, 1903. Note marshland to the west of Granby Street where future infill was required to develop Cruser Place. Image courtesy of Sergeant Memorial Collection (SMC), Norfolk Public Library (NPL)
2	Plat of Cruser Place, Property of Cruser Place Company, 1906, Courtesy of SMC, NPL. Note plat is oriented with North facing down.
3	Plat of Cruser Place Co., 1918, Courtesy of SMC, NPL
4	Plat of West Riverview, Property of Cruser Place Co., Inc., 1922, Courtesy of SMC, NPL
5	Aerial Photograph showing Cruser Place ca. 1937. Courtesy of SMC, NPL
6	Aerial Photograph of Cruser Place, ca. 1974. Courtesy of SMC, NPL
7	Residential Density Patterns in Colonial Place-Riverview Conservation District, 1972
8	Colonial Place-Riverview Conservation District, designated by NRHA in 1973
9	1928 (Left) and 1950 (Right) Sanborn Fire Insurance Maps
10	1970 Sanborn Fire Insurance Map
11	Commercial orientation in Colonial Place-Riverview Conservation District, 1972
12	River Theater, c. 1947, Courtesy of SMC, NPL
13	Riverview Theater and adjacent stores, ca. 1947, Courtesy of SMC, NPL
14	Riverview Theater, Showing of Peyton Place, ca. 1957, Courtesy of SMC, NPL
15	Riverview Theater, Line for Pillow Talk, ca. 1959, Courtesy of SMC, NPL

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

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



**Legend**

- USGS GIS Place names
- County Boundaries

**LOCATION MAP**


Cruser Place Historic District

DHR ID 122-5985

Norfolk, VA

Location Map Coordinates:

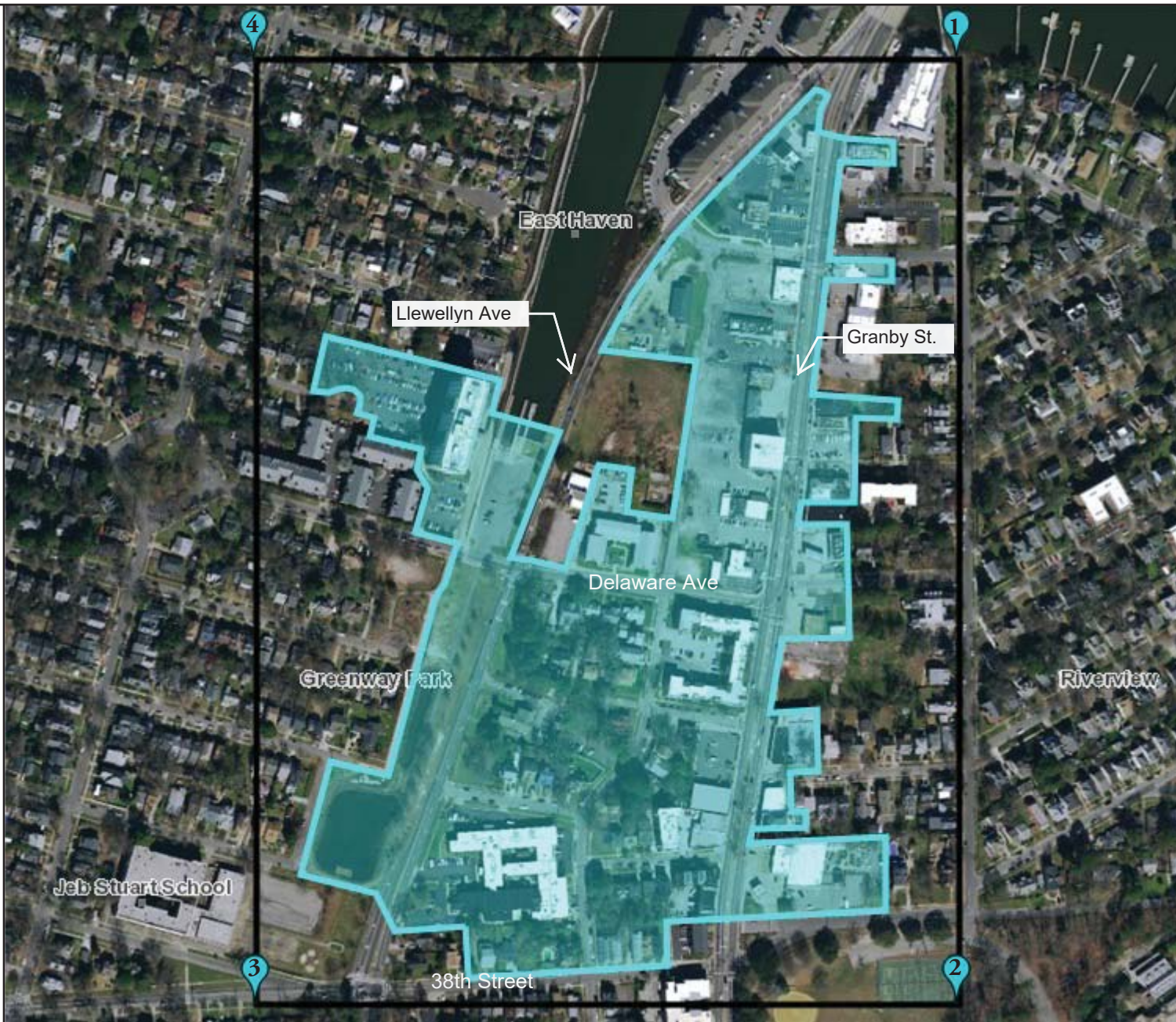
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3. Lat: 36.880428 N  
Lon: -76.286003 W
4. Lat: 36.886731 N  
Lon: -76.286003 W

 Cruser Place Historic District Boundary



Feet

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1:5,500 / 1"=458 Feet



**Title: Cruser Place Historic District Location Map (122-5985)**

**Date: 1/11/2021**

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

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



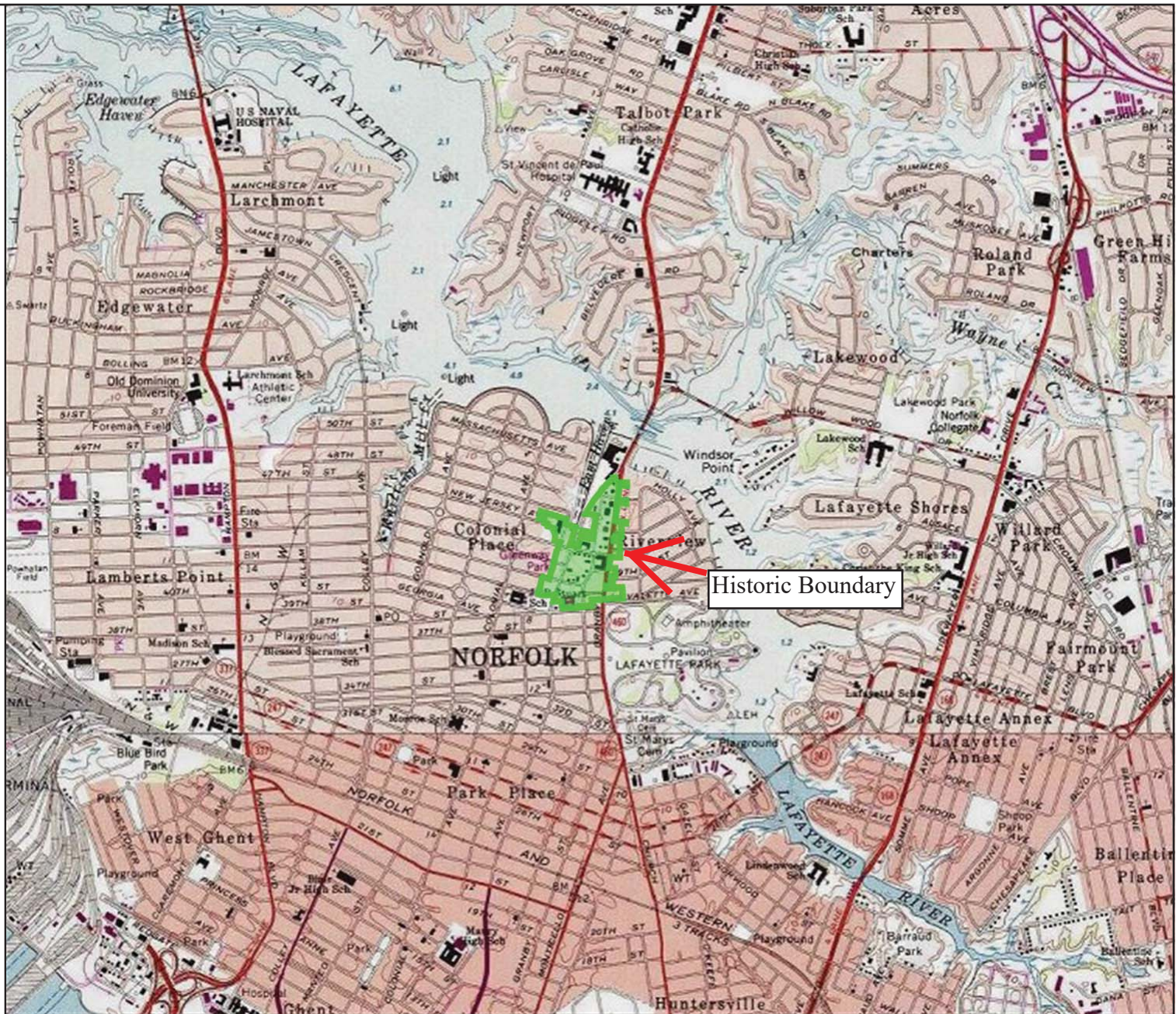


TOPOGRAPHIC MAP

Cruser Place Historic District

City of Norfolk, VA

DHR No. 122-5985



Feet

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1:36,112 / 1"=3,009 Feet

Title:

Date: 2/1/2021

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

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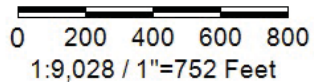


**AERIAL VIEW OF HISTORIC DISTRICT AND ADJACENT AREAS**

Cruser Place Historic District  
City of Norfolk, VA  
DHR #122-5985



Feet



**Title:**

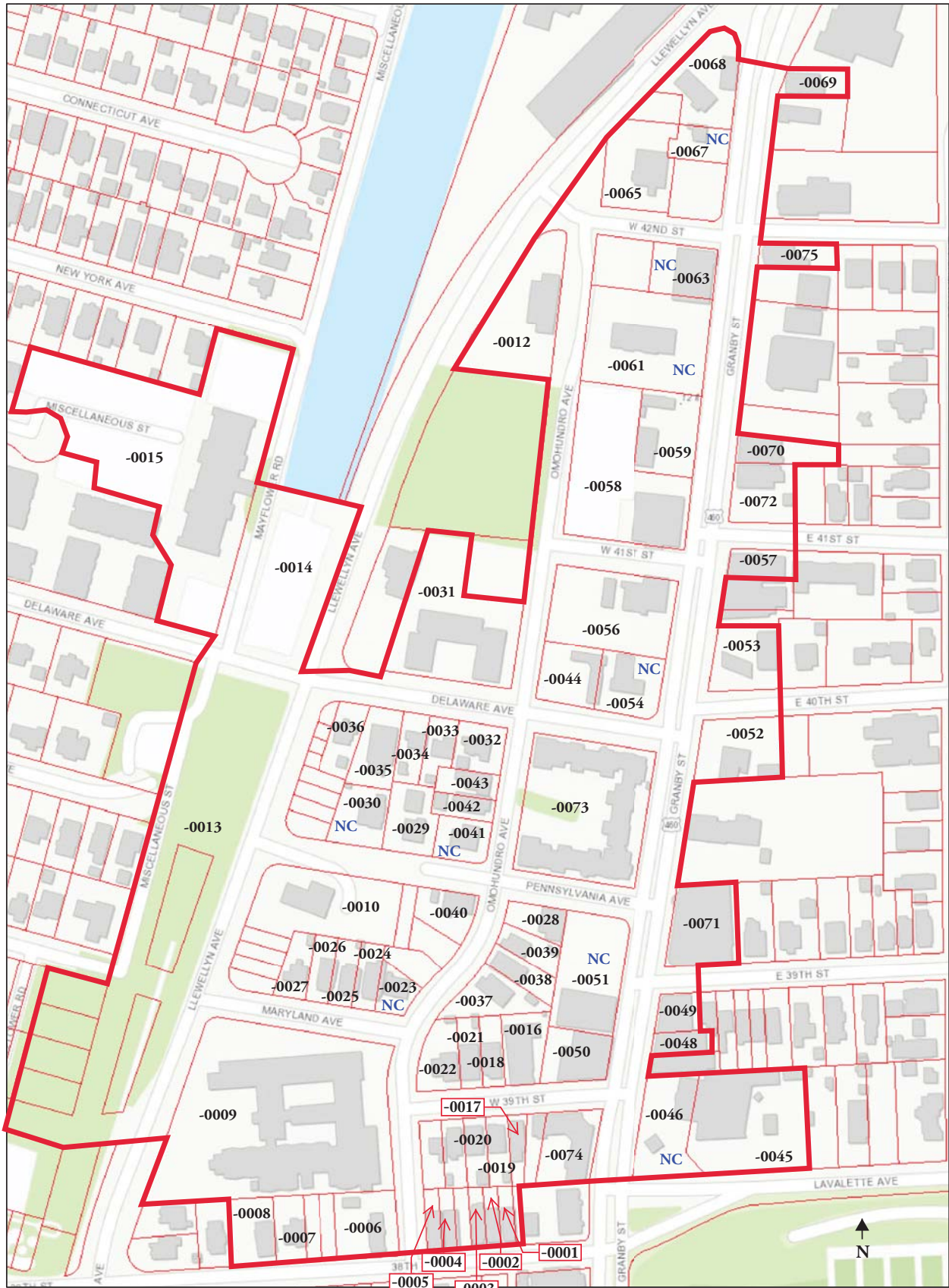
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*DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current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

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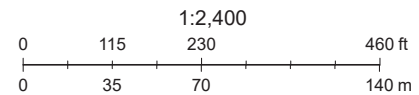
# Cruser Place Historic District, Norfolk, VA (122-5985) Sketch Map



1/12/2021, 11:31:11 AM

Cruser Place Historic District Boundary  
 Buildings

-0001: DHR ID  
 NC: Non-Contributing  
 \*All other properties are contributing



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community  
 City of Norfolk GIS Bureau

Parcel Boundaries





**Legend**

- USGS GIS Place names
- County Boundaries

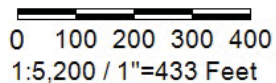
**PHOTO KEY**

Cruser Place Historic District  
Norfolk, VA

- Cruser Place Historic District Boundary



Feet



**Title: Cruser Place Historic District Photo Key (122-5985)**

**Date: 10/28/2020**

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

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