

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts, See instructions in 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: Colonial Beach Commercial Historic District

Other names/site number: VDHR# 199-5037

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: Both sides of Colonial Ave. from Lynnhaven Ave. to the Potomac River; both sides of Washington Ave. from Colonial Ave. to Boundary St.; both sides of Irving Ave. North from Wilder Ave. to Boundary St.; both sides of Hawthorn St. from Washington Ave. to Beach Terrace; the west side of Beach Terrace from Hawthorn St. to and including the Colonial Beach War Memorial; both sides of Boundary St. from Bancroft Ave. to Beach Terrace, except 112, 116, and 207; 423 Lynnhaven Ave.; 125, 201, and 204 Wilder Ave.; 17 to 203 Dennison St.; and 2 to 21 Irving Ave. South.

City or town: Colonial Beach State: VA County: Westmoreland

Not For Publication: N/A Vicinity: N/A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

<p><u><i>Julia D. Hengen</i></u> Signature of certifying official/Title:</p> <p><u>Virginia Department of Historic Resources</u> State or Federal agency/bureau or Tribal Government</p>	<p><u>8/13/2022</u> Date</p>
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Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria,	
<hr/>	
Signature of commenting official:	Date
<hr/>	
Title :	State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

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

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>81</u>	<u>38</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>4</u>	<u>1</u>	objects
<u>85</u>	<u>39</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/ TRADE: professional; financial institution; specialty store; restaurant

SOCIAL: meeting hall

GOVERNMENT: city hall; fire station; correctional facility; post office

EDUCATION: school

RELIGION: religious facility

DOMESTIC: single dwelling; multiple dwelling; hotel

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: business; estaurant; specialty store

SOCIAL: meeting hall

GOVERNMENT: city hall; fire station; correctional facility

RELIGION: religious facility

DOMESTIC: single dwelling; multiple dwelling; hotel

EDUCATION: library

RECREATON AND CULTURE: museum

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Queen Anne; Folk Victorian

LATE 19TH AND 20TH CENTURY REVIVALS: Classical Revival; Colonial Revival; Gothic Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Bungalow/Craftsman; Commercial Style

MODERN MOVEMENT: Moderne; Contemporary, Ranch

OTHER: I-house; Minimal Traditional; Front-gable-and-wing

NO STYLE

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD: Weatherboard; BRICK; SYNTHETICS: Vinyl, Cast Stone; STUCCO; METAL: Steel, Tin, Aluminum; ASPHALT

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.)

Summary Paragraph

Colonial Beach was founded in the late nineteenth century as summer resort community along the Potomac River, catering mostly to residents of Washington, D.C. The Colonial Beach Commercial Historic District encompasses the town's six-block business district, as well as a portion of two streets that bring visitors from the state highway into downtown. The historic district lies just to the west of the riverfront, where steamboat wharves, amusements, bathhouses, hotels, and restaurants lined a boardwalk and beach during the town's resort heyday. The historic district includes one- to two-and-a-half-story commercial, civic, and residential resources within its boundaries. Among the buildings in the historic district are former town government edifices, important commercial institutions such as a former bank, and two buildings that formerly housed U.S. post office locations. One- and two-story shops, along with turn-of-the-century hotels and boarding houses, mid-twentieth-century motels, and former filling stations are located within the town's commercial center, while residences, churches, and restaurants mark the edges of the historic district. The two main streets in Colonial Beach – Washington and Colonial Avenues – are the district's primary arteries. Notable resources in the historic district include the house associated with White Point Farm, the property that was platted for development in 1882 (**199-5037-0005**); the circa 1904 former home of the Bank of Westmoreland (**199-5037-0006**); St.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

Mary's Episcopal Church (**199-5037-0039**), a Gothic Revival building designed by Washington, D.C., architect Alexander H. Sonneman; the Queen Anne style hotel formerly known as the Breakers (**199-5037-0008**); a Craftsman style house called Greystone (**199-5037-0042**); a one-story World War II-era commercial building that once housed the local post office (**199-5037-0007**); and a 1947 Art Moderne diner (**199-5037-0062**).¹

The overall historic integrity of the district remains moderate to strong, with many resources retaining a high level of integrity of location, setting, feeling, and association, and a moderate level of integrity of design, materials, and workmanship. The moderate qualifier results from the use of replacement materials such as vinyl window sash and siding and asphalt-shingle roofs, as well as alterations such as rear additions and enclosed porches. The loss of buildings from the period of significance also diminishes the district's integrity in these areas.

Narrative Description

Setting

The town of Colonial Beach, located along the Potomac River on Virginia's Northern Neck in Westmoreland County, was developed as a resort community beginning in the late nineteenth century. The Colonial Beach Commercial Historic District encompasses the primary commercial streets of the town – Colonial Avenue, the northern boundary of the district, running from the state highway (SR 205) at the edge of town to the Potomac River; Washington Avenue, which defines the western boundary of the district; Irving Avenue North, running southeasterly from Washington Avenue through the commercial center; Wilder Avenue and Dennison and Hawthorn Streets, which run east from Washington Avenue; Beach Terrace, on the east along the public beach; and Boundary Street, the district's southern edge. The historic district was all part of the town's original 1882 plat, which envisioned the transformation of the 650-acre White Point Farm into a riverside resort community catering mainly to residents of Washington, D.C.

The Potomac River, on the east, and Monroe Bay, which forms the west boundary of the town from Dennison Street on the north to Gum Bar Point on the south, are the two geographic features that most clearly define the town's setting, providing picturesque views throughout the year. The historic district is located partly on the peninsula formed by these two bodies of water, just west of the central stretch of the town's public beach. Between Wilder and Colonial Avenues, the land rises approximately ten feet east to west over the course of a single block, providing a view of the river from automobiles traveling along Colonial Avenue toward downtown, as well as from the prominent ridge on which Colonial Beach School (no longer extant) was built in 1912. Along much of its eastern edge, the historic district is separated from the Potomac River beach by new development and empty lots, which have taken the place of the steamboat wharves, hotels, boarding houses, restaurants, amusements, and, later, casinos that historically occupied the eastern border of downtown.

¹ In the nomination text, addresses and DHR ID numbers in boldface type identify resources that contribute to the significance of the historic district. Properties with addresses and DHR ID numbers in regular type are noncontributing.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

Lots, as laid out in the town's early development, were frequently narrow and deep – 40 to 50 feet wide and 145 to 170 feet long. Although the area within the Colonial Beach Commercial Historic District is generally set out on a grid plan following this general arrangement, North Irving Avenue's angled course alters typical lot sizes and shapes in the business center. In addition, subdivision of property over time has often resulted in smaller, less regular lots to fit the small stores, offices, and residences built in the district. This is especially true along Hawthorn Street and North Irving Avenue. In this area, buildings stand close to the street with little landscaping, creating an urban environment. Most vacant lots in the district are turfed over and sometimes dotted with trees. Residences occupy most of the west side of Washington Avenue and both sides of Colonial Avenue and Boundary Street within the district, providing greater building setbacks and more green space.

Colonial and Washington Avenues are broad, two-way, asphalt thoroughways, lined by sidewalks with curbs and gutters, utility poles, and street signs. The town's public festivities – the annual Potomac River Festival in June, as well as Christmas and Easter events – take place along these two streets. The other streets in the district are narrower, and several are one way. While they also generally feature sidewalks, utility poles, and street signs, a few stretches have sidewalks only on one side of the street or sidewalks without curbs or gutters.

Buildings in the historic district are generally small in scale, one- to two-and-a-half stories tall, and include building types that might be expected in a resort town's commercial center, although not all are used for their original purposes. A former bank, two former post offices, one- and two-story shops, three motels, two hotels, a boarding house, three churches, two former filling stations, a fire station, restaurants, two fraternal organization lodges, and numerous houses and cottages all stand within the historic district's boundaries. Building styles dating to the period of significance (1875 to 1970) range from folk and high-style Victorian-era residences to the Gothic Revival St. Mary's Episcopal Church, the classically inspired former Bank of Westmoreland, and the Art Deco Riverview Motel. Vernacular residential and commercial buildings make up about half of the building stock. House forms include cottages, bungalows, American Four-squares, and I-houses. A five-story condominium development on the east side of Irving Avenue North – and outside the historic district boundaries – as well as demolished buildings (approximately a dozen within the district, more along the waterfront) are the primary alterations to the district's setting since the end of the period of significance.

Description of Historic Resources

The Colonial Beach Commercial Historic District contains buildings from all phases of the town's history. This situation results partly from the use of wood as the primary construction material in the early development of the town and its vulnerability to fire and storms, to which Colonial Beach has been subjected.. Infill construction often replaced the damaged, demolished, or deteriorating earlier buildings. The evolution of the town's tourist economy from weekend excursions in the late nineteenth and early twentieth centuries toward longer stays and year-round residency also contributed to the diversity of building types and materials found in the historic district. Buildings that survived the effects of weather and time and remained useful continued to be occupied, often serving several different functions over the years, while replacement buildings manifested the purposes, styles, and building materials of their period of

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

construction. The following descriptions of a representative selection of historic resources in the district is organized chronologically to follow these changes. An inventory of all the resources in the historic district is located at the end of the descriptions.

Early Development

The only extant building within the historic district boundaries thought to have existed prior to the development of the town of Colonial Beach is the farmhouse associated with White Point Farm, purchased by Henry J. Kintz in 1878 for the development of a resort community. Today, the house's address is **120 Boundary Street (199-5037-0005)** on the southwest corner of the district. Westmoreland County property records indicate that the house was built circa 1875. The residence is an I-house with a two-story, single-pile form. This vernacular house type was common in rural settings in many parts of the United States beginning in the second half of the nineteenth century. The house has a cross-gable roof, is clad in weatherboards, and fenestrated with two-over-two, double-hung sash, wood windows with louvered shutters. The front (north) façade of the house, with its center bay entrance, features a one-story, full-width porch that has a wood railing, square posts resting on brick piers, and a hipped roof with exposed rafter tails,

Two buildings constructed in the early years of the town's development represent both the variety of late-nineteenth-century dwellings in Colonial Beach and how domestic structures were often converted to commercial use in the downtown area. Frank Schwartz built a Queen Anne style house at what is now **100 Dennison Street (199-5037-0008)** at about the time he became Colonial Beach's first mayor in 1892, the year the town received its charter from the state of Virginia. Two-and-a-half stories tall, with a prominent conical turret on the northeast corner (at the intersection of Dennison Street and Irving Avenue North), the house was one of a mirror-image pair, according to reports. Schwartz's half of the pair had been converted to a hotel, known as the Breakers, by 1905.² The building, now the Dennison Street Inn, exhibits few later additions and retains or has had restored many Queen Anne details, including the turret, complex roof line with multiple dormers, paneled wood double doors with transom at the entrance, and full-width porch with bracketed posts.

Vernacular construction from the period is represented by the two-story building at **128 Hawthorn Street (199-5037-0001)**, now the Colonial Beach Museum. The building was constructed in the late 1890s by William Billingsley for the Rollins family in the form of a seaside cottage, according to a 1998 survey of the property, with a front porch on the north and a second-story deck above.³ German lap, wood siding covered the exterior walls. In 1898, the house was converted to use as the town's first private school and has since been home to, among other tenants, a newspaper, a clothing store, an electric company, and, for many years, the Hoffman and Cooper Gas Company. Commercial use resulted in the removal of the porch and deck and the insertion of a large storefront window on the ground floor. Rehabilitation of the building in 2011 for the museum returned the porch, deck, and residential-type windows on the north. The building retains its two-over-two windows on the second floor of the façade and on the other elevations. It has a standing

² Coates and Shinn, 1995, 108; 1997, 4.

³ Chester E. Gardner, Preliminary Information Form: Hoffman Gas Building, Virginia Department of Historic Resources, October 12, 1998.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

seam metal roof and restored siding,

The downtown area included a number of wood-frame store buildings in the late nineteenth century. One of these is the commercial building at **116 Hawthorn Street (199-5037-0020)**, originally constructed at the northwest corner of Boundary Street and Washington Avenue. It was built to house a clothing and dry goods store operated by Jake Sussman. A two-story building with wood siding, two-over-two, double-hung, wood sash windows, and a hipped roof, it was moved to its present location on Hawthorn Street about 1943 after a fire destroyed an earlier commercial structure there. A one-story storefront with a central entry flanked by display windows was added at this time. In the 1950s, a small one-story addition was constructed on the west to house a jewelry store, and a new brick-veneer storefront replaced the previous one, moving the entrance to the east and expanding the display windows. The building housed a five-and-dime store from 1946 until the 1980s, operated for most of that time by Walter and Marguerite Klotz.⁴ The building remains much as it looked in the 1950s, except for the color scheme, with white-painted aluminum siding having replaced the earlier dark wood weatherboards.

Accommodations for summer vacationers to the town ranged from the late-nineteenth-century, 100-room Colonial Beach Hotel (no longer extant) near the river along Colonial Avenue, as well as smaller, purpose-built hotels and boarding houses and converted high-style residences such as the Breakers. Vernacular domestic designs would also be converted into guest accommodations, as was the case with **203 Dennison Street (199-5037-0050)**, a Folk Victorian residential building constructed about 1885 and employed as both the Eckington Hotel and the Jordan Boarding House. Now the St. Mary's Episcopal Church Thrift Shop, the building has been modernized in recent years with vinyl siding and windows, upgrades to heating and addition of air conditioning, and installation of an exterior egress stair. Character-defining features, however, remain evident. These include the house form, a two-and-a-half-story, three-bay, center passage dwelling with a prominent cross gable on the main façade and a one-story, hipped roof, full-width porch. Such forms were popular in the late nineteenth century in both rural and urban contexts. As is the case with several residential buildings in town, 203 Dennison also has a one-story rear wing that may have served as a kitchen.

New Materials and Building Types in the Twentieth Century

Reliance on wood-frame construction continued in the early twentieth-century, as seen in the circa 1900, mixed commercial and residential building at **201 Colonial Avenue (199-5037-0043)**; the 1904 Folk Victorian cottage at **2 Beach Terrace (199-5037-0035)**; the Vernon House at **125 Wilder Avenue (199-5037-0010)**, a circa 1910 Folk Victorian boarding house; and the circa 1920, two-story building at **106 Hawthorn Street (199-5037-0023)** that housed law offices and the post office. Indeed, wood construction characterized the vast majority of buildings in downtown Colonial Beach a third of the way into the century. According to the 1934 Sanborn Fire Insurance Map, only three buildings in the area that makes up the Colonial Beach Commercial Historic District – of more than a hundred – employed structural systems of

⁴ Coates and Shinn, 1993, 36-41.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

anything except wood.⁵

New building types also employed wood-frame construction in this period. With the popularization of automobiles in the early part of the century, garages and gasoline filling stations became fixtures in the streetscape. Colonial Beach boasted three gas stations along Washington Avenue by 1934 – all of wood-frame construction. One remains: the one-story building with wood weatherboards at what is now **324 Washington Avenue (199-5037-0041)**, built around 1925. The building represents an early solution to filling station design, using domestic or commercial building features for the new function in order to blend in with the surroundings. 324 Washington Avenue, labeled a garage on the 1934 Sanborn map, appears to have had two broad openings in its front (east) façade, according to historical photos. Other features recall forms derived from domestic architecture – double-hung sash wood windows in the east and south facades, paneled wood doors on the east, and a hipped, standing seam metal roof that engages a porch. As was common in early multiple-use stations in urban settings, the gas pumps were located next to the curb.⁶

While wood remained the dominant building material in the early twentieth century, there was at least one attempt in the historic district to use industrially produced materials in wood-frame construction. The current residence at **320 Washington Avenue (199-5037-0056)**, known as the Hampton Tavern in 1934, was built using metal cladding stamped with a running-bond brick pattern. The use of metal cladding became popular in the late nineteenth century and continued into the early twentieth. Ordered from the manufacturer through catalogs, the metal cladding was a way to easily install durable, fire-resistant ornament to buildings at a low cost.⁷ The color of the original metal cladding at 320 Washington is not known; it is currently painted white. Built around 1920, the house consists of two-story, double-pile, hipped roof main block with a one-story, hipped roof porch supported by Tuscan columns on the east and a one-story, gable roofed extension on the west. The west extension of the building was originally separated from the main block. Metal finials mark the north and south ends of the main block's roof ridge. The three-bay front façade includes a central door with sidelights between two windows on the first floor and three windows on the second floor aligned with the openings below. Windows are two-over-two, double-hung, vinyl sash.

Brick as a construction material was also introduced in the early twentieth century. One of the three brick buildings in the historic district in 1934 was the Bank of Westmoreland at what is now **100 Hawthorn Street (199-5037-0006)** in the heart of the commercial district. Constructed in the Colonial Revival style in 1904 as the town's first bank, the building's one-story functional size belies its height and presence on the street. It was built by the Mumford Banking Company of Cape Charles, Virginia, as a two-bay, side passage building with a hipped roof and a pedimented projecting bay on the west end that held the entrance. The bricks

⁵ *Sanborn Fire Insurance Map from Colonial Beach, Independent Cities, Virginia*, Sanborn Map Company, March 1934, plate 2, https://www.loc.gov/item/sanborn09005_001/.

⁶ Chad Randl, "The Preservation and Reuse of Historic Gas Stations," *Preservation Briefs*, 46 (Washington, D.C.: Government Printing Office, September 2008).

⁷ Rebecca A. Shiffer, "Metals," *Preservation Tech Notes*, no. 3, September 1991.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

for the building were manufactured in Washington, D.C., and likely delivered to the town by steamboat, given the lack of nearby railroad facilities.⁸ By 1934, it had been expanded to three bays with a matching projecting bay on the east and a new entrance set at an angle to the intersection of Hawthorn and North Irving. The original west entrance was converted into a window at this time, according to historical photographs. A two-story addition on the south, matching the height of the earlier sections, was constructed after 1934.⁹ Classical details of the building include the heavy, dentilled cornice, which was carried over into the triangular pediments in the projecting bays, the scroll brackets above the former angled entrance at the corner, and the pilasters and a split pediment added to the west entrance when it was reopened after 1934. Along the gable ridges of the two projecting bays is decorative ironwork with vertical projections and decorative finials. An original stained glass window on the north has an arched, fixed transom. The building now houses the Colonial Beach Town Hall.

The Hampton Tavern and the filling stations on Washington Avenue and the store at 201 Colonial Avenue represent commercial construction along of Colonial Beach's two main streets during the period. Residences, however, accounted for nineteen of the twenty-seven buildings on those two streets between Wilder Avenue – the northern boundary of the business center – and Lynnhaven Avenue. These houses could take a number of forms, from vernacular, two-story, single-pile I-houses with full-width front porches, like those at **208 and 216 Colonial Avenue (199-5037-0046 and 199-5037-0047)**, to larger, more elaborate designs.

The two-story, hipped-roof house at **400 Washington Avenue (199-5037-0058)** is a late manifestation of a “free classic,” vernacular Queen Anne house, employing recent classical columns with a spindlework railing on its wraparound front porch along with a two-story projecting bay that forms a “tower” on the front (east) façade. The house is a good example of this type, although the use of vinyl siding on all facades and vinyl windows on the east facade, as well as an asphalt shingle roof, diminishes its historical integrity. Despite these changes, the significant features of its original form remain apparent. Most windows on the secondary facades are original two-over-two, double-hung, wood sash with vertical muntins. Like many houses of the period in Colonial Beach, a one-story wing was located at the rear (west) of the house; the wing remains in place.

The two-and-a-half-story residence known as Greystone, at **200 Colonial Avenue (199-5037-0042)**, was constructed around 1915 in the Craftsman style. The front (north) façade consists of a two-bay, pedimented section on the west that breaks forward from the remainder of the façade, with a slightly bowed three-part window on the ground floor and two windows above. The broad, bracketed, overhanging eaves of the façade's ground-floor pent roof, the hipped roof above, and the belt course beneath the second-floor windows emphasize the building's horizontality. The pent roof extends beyond the house to the east to form a screened-in porch.

⁸ George Mason III and Vivien Markwith, “Towns: Colonial Beach,” in *Westmoreland County Virginia, 1653-1983*, 639. Steamboats to Colonial Beach carried both passengers and freight in the town's early years.

⁹ Kathryn A. Miller, 2001 Survey of Architectural Resources in Westmoreland County, Virginia (WM-039), Historic and Architectural Resources (HaAR), Leesburg, Virginia, 62-63; Virginia Department of Historic Resources survey form, DHR# 199-5002-0006, Virginia Department of Historic Resources, Richmond, Virginia; *Sanborn Fire Insurance Map*, March 1934, plate 2; Historical Photographs, nos. 11, 12, and 14, Colonial Beach, Museum.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

Rough-cut, ashlar stone covers the wall below the bow window and forms the lower walls and piers of the porch, which shelters the main entrance. A small balcony with wood balustrade surmounts the rounded east end of the porch. Second-floor walls are stuccoed. Original windows have been replaced with one-over-one vinyl sash.

Buildings serving the townspeople's spiritual and social needs were also located among the residences on the margins of the commercial district. Constructed in the early years of the twentieth century was St. Mary's Episcopal Church at **201 Dennison Street (199-5037-0039)**, designed by Washington architect Alexander H. Sonneman and built by local contractor Watt Lee. It was dedicated in 1911.¹⁰ The Gothic Revival church features a front-gable roof crowned with a Celtic cross; a large, pointed arch, stained glass window on the front (south) façade; and a bell tower at southeast corner that holds the double-leaved, wood entrance door in a pointed arch opening. A smaller stained glass window is centered in the north façade, indicating the position of the altar on the interior. Pebble-dash stucco surfaces the exterior walls, which are buttressed at intervals. Paired, pointed arch windows, also filled with stained glass, pierce the side walls of the church. Many of St. Mary's stained glass windows were donated by the founders of the church or its early parishioners. The primary changes to the building since its opening are the loss of the crenellations that originally ornamented the bell tower, the replacement of early roofing material with asphalt shingles, and the addition of a covered walkway between the church and the 1951 parish hall to the north.

In April 1910, three trustees of Colonial Beach Lodge No. 199 acquired a double lot on Washington Avenue for the construction of a new masonic hall. The two-story building at **501 Washington Avenue (199-5037-0076)** was probably constructed shortly thereafter and served as an important community gathering place for more than 100 years before being sold in 2017. It was under renovation at the time this nomination was written. The frame, Folk Victorian building rests on a raised, cinderblock foundation 30 feet across and 76 feet deep. The exterior walls are clad with asbestos shingles that were installed at an unknown date over the original German lap, wood siding. The hipped roof is covered with stamped sheet metal installed in 2020. There are hipped dormers on the east and west slopes of the roof. The building is fenestrated with six-over-six, double-hung sash, vinyl windows arranged in pairs. The vinyl windows replaced the original wood windows, which had the same sash configuration. The front (east) and south façades feature a raised porch with square posts that support a hipped roof. Originally, the porch extended only the width of the east façade and featured Tuscan columns and a wood railing.

The Great Depression, World War II, and Off-Shore Gambling

The end of steamboat excursions to Colonial Beach coincided with the Great Depression and the beginning of World War II. The expansion of automobile travel and paved highways, which placed more diverse and distant getaways within the reach of vacationers, also played a role. (A paved highway reached Colonial Beach around 1930.¹¹) The Depression and World War II had

¹⁰ Vivien Markwith and Jack A. Gaines, Jr., "St. Mary's Episcopal Church, Colonial Beach, Virginia: The First Hundred Years, a History (1911-2011), (Colonial Beach, Virginia: St. Mary's Episcopal Church, 2011), 2-8.

¹¹ Virginia Highway Index, Part of the Virginia Highways Project, <http://www.vahighways.com/route-log/va201-220.htm#va205>.

Colonial Beach Commercial Historic District

Name of Property

Westmoreland County, VA

County and State

damaging effects on tourism in Colonial Beach, which was partly relieved in the late 1940s and 1950s by the legalization of gambling in Maryland, the border of which was located at the low tide mark of the Potomac River along the Virginia shore. Entrepreneurs saw the opportunity the gambling law presented to replace the steamboat wharves, dance pavilions, bathhouses, and other amusements along the river with casinos built on piers beyond the Virginia state line. Only remnants of those piers exist today, including the concrete ramp and some of the platform supporting the Jackpot casino, which today is part of the property owned by American Legion Post 148, at **27 Colonial Avenue (199-5037-0044)**, itself constructed in 1950. Many of the manifestations of earlier forms of amusement disappeared as a result of the casino construction. The increase in automobile travel, the arrival of the casinos, and changes in building design and construction led to new building types within Colonial Beach's business district, as well as replacement of some obsolete structures with up-to-date models.

A building constructed during this period that represents the spread of the automobile was the filling station and automobile repair building located at what is now **215 Washington Avenue (199-5037-0011)**, built probably around 1940. It now houses a coffee shop, a microbrewery, and an antiques store. The building stands on the site of a previous wood-frame filling station, but unlike its predecessor, the current building follows Modern commercial design tenets and is constructed of brick.¹² It is a version of a "box-type" station that adapted Art Moderne and International style elements to its commercial context.¹³ The one-story, T-plan building has nearly unadorned brick facades and flat, parapet roofs on its two sections, the retail area on the north and the taller and wider repair area on the south. Large plate glass windows with transoms illuminate the retail side, with concrete capped buttresses providing a hint of Moderne ornament. The opening for the current front door, in the center of the north façade, is original, although the existing double door replaces an earlier, double-leaved, wood and glass door with transom. The existing marquee over the door – in plan a half circle – is also a replacement, but echoes the shape and size of the original. The auto repair portion of the building had plain brick walls with large bays for access and multi-paned, metal-framed windows for light. The walls and windows remain. The bay openings have been closed, but their location and extent remain evident.

¹² The 2016 survey form for 215 Washington Avenue indicates that the filling station on this site was constructed of brick around 1930. (Virginia Department of Historic Resources survey form, DHR# 199-5002-0021, Virginia Department of Historic Resources, Richmond, Virginia.) Documentary evidence reviewed for the National Register nomination suggests a later date. Plate 2 of the 1934 Sanborn map, for instance, depicts a wood-framed building on the site, rather than brick. In addition, the current building has a slightly different footprint than the one on the Sanborn map, and its orientation on the lot does not match the earlier representation. (The south façade of the existing building is parallel to Dennison Street; on the Sanborn footprint, the south façade is angled in relation to Dennison. According to Westmoreland County deed books, William V. Caruthers owned the property at 215 Dennison from the 1920s until his death in 1964. (Westmoreland County Land Records, Deed Book 838, page 738; Deed Book 82, page 406) A photograph of a gas station with wood weatherboards owned by W.V. Caruthers is held by the Colonial Beach Museum. (Historical Photograph no. 73) The wood-frame station in the photograph and a later photograph of the brick gas station (no. 44) reveal that both were "Esso" stations, suggesting continuity of ownership. Taken together, the evidence indicates that the existing brick building replaced an earlier wood construction on the site, probably by the 1940s.

¹³ "The Preservation and Reuse of Historic Gas Stations."

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

This period witnessed the first construction of motels in Colonial Beach – overnight accommodations designed specifically to accommodate visitors traveling by automobile. Six motels were constructed within the town limits and three in the historic district between 1947 and 1954. The first motel in town was Doc’s Motor Court, constructed in 1947 at **11 Irving Avenue North (199-5037-0027)** by Herbert “Doc” Caruthers and operated by his wife Ellie after their marriage in 1951.¹⁴ Doc’s Motor Court is an excellent example of the small, family-owned-and-operated motels that sprang up in resort towns all across the nation. The resource is also an early example of a “motor court” – a group of guest rooms contained in single-story legs around an open courtyard that provided parking. Construction of such vacation accommodations boomed throughout the United States in the 1950s and 1960s.¹⁵ The motor court consists of two long, narrow buildings that face each other and surround a gravel courtyard, which is accessible from North Irving Avenue. The court is open on the east to provide an unobstructed view of the Potomac waterfront. The buildings are constructed of white, stuccoed, concrete block with an asphalt shingle, side gable roof. Each room has its own paneled wood door with original, red, wood-framed screen door that opens onto a shared covered patio with concrete deck, paired square posts resting on square brick piers, and a shed roof.

Other new structures significant to the town’s business center also emerged in the historic district in the World War II era. One of these buildings, at **107 Hawthorn Street (199-5037-0007)**, with its stepped pediment over the entrance, harks back to earlier commercial forms, although it was constructed between 1934 and 1946, likely purpose built for use as the United States post office.¹⁶ It is a one-story, three-bay, center entrance, open plan building faced with brick. The flat roof is hidden by the stepped pediment on the south, and three brick buttresses support the side walls. The front windows were originally large rectangular openings filled with plate glass and two-light transoms. Diamond-shaped, recessed brick panels in the upper corners provided the only ornament on the front façade. The windows were covered with wood boards painted white after the building was acquired for use by the Veterans of Foreign Wars, its current occupant.

A one-story, wood-frame store at the lower end of Hawthorn Street was demolished around 1945 to make way for a one-story brick store at what is now **10 Hawthorn Street (199-5037-0024)**. The unornamented façade and large expanses of display windows are consistent with this construction date. The square-plan building is constructed of brick (or clad in brick veneer) and topped by a flat roof with parapet. The front (north) façade contains two separate storefronts, each with a recessed entry containing a glazed, wood-framed door topped by a three-light transom and flanked by large wood-framed display windows with transoms. Each storefront is

¹⁴ Coates and Shinn 1998, 54-65.

¹⁵ John A. Jakle, John A., Keith A. Sculle, and Jefferson S. Rogers, *The Motel in America* (Baltimore: Johns Hopkins University Press, 1996), 43-46

¹⁶ The 2000 survey form for the building gives a suggested construction date of circa 1925. (Virginia Department of Historic Resources survey form, DHR# 199-5002-0007, Virginia Department of Historic Resources, Richmond, Virginia) The 1934 Sanborn map, however, shows no footprint on the location of the current building (with two-story buildings on either side), and 106 Hawthorn Street is labeled as the post office. Further, deed records indicate that Jane Mason acquired the property in 1944 and leased a building on the lot to the United States government for use as a post office in 1946. The construction date may therefore be closer to the latter. (Westmoreland County Land Records, Deed Book 102, page 97; Deed Book 103, page 444)

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

protected by an arched canvas awning of relatively recent date, and a large window has also been added to the east façade.

A mid-century phenomenon associated with automobile travel was the diner. By this date, diners themselves were often factory made and shipped by truck across the country, where they were located adjacent to spacious parking areas for visitors or residents looking for a quick meal. The diner in Colonial Beach, at **422 Washington Avenue (199-5037-0062)**, was manufactured by the Paterson Vehicle Company of Paterson, New Jersey – one of its line of “Silk City” diners – and brought to town in 1947. Two additions were made in the 1970s – one on the west and one on the south. Now the Hunan Diner, the building is located at the intersection of Colonial Beach’s two main streets, Colonial and Washington. It is surrounded by a gravel parking area. The front (east) façade of the original diner displays characteristics typical of Silk City Diners of that period. The building stands on a brick foundation with three concrete steps to the door in the center of the façade. A brown, wood screen door covers the original stainless steel door with oval glass panel. A semicircular cloth canopy supported by metal poles shelters the entrance. The lower walls are surfaced in enameled porcelain and stainless steel. The porcelain sections are light yellow with a green stripe and are located above and below a stainless steel central panel. The band of windows above the walls consists of rectangular glass panes separated by stainless steel framing. A cloth awning supported by a metal frame shades the windows, and the hipped monitor roof was also fabricated of metal. The west addition is flat-roofed with a stucco finish and windowless. The addition on the south has a gable roof and is constructed of tan brick, with plate glass windows and a central glass and aluminum door on the east that now acts as the restaurant’s main entrance.

One of the changes to the town’s existing building stock during this period came with the construction of small, one- or one-and-a-half story residences along Colonial Avenue. The housing either filled in lots that were still vacant in 1934 or replaced older commercial buildings along the avenue that had deteriorated or become obsolete. The earliest example of this trend, located at **215 Colonial Avenue (199-5037-0040)**, was constructed as a residence in 1939 but now functions as Maxine’s Beauty Salon. The building’s form is similar to many one- or one-and-a-half story, vernacular cottages standing elsewhere in Colonial Beach. It has a rectangular plan under a moderately pitched, front gable roof. The building features a raised porch that extends across the entire width of the front façade. The porch has a wood deck and square posts supporting a hipped roof. A one-story wing off the back of the building also has a hipped roof. Changes to the building have included replacing or covering the original siding with vinyl siding and replacing the original wood sash windows with vinyl windows. The paneled wood front door, with glazing in its upper half, appears to be original.

There was an existing precedent for such small residences on Colonial Avenue when 215 was built – **231 Colonial Avenue (199-5037-0068)**, a one-story, frame house with an integrated, full-width front porch under a shed roof, was likely built between 1907 and 1934. But 215 Colonial Avenue inaugurated construction of at least a half dozen such buildings along the avenue over the next dozen years. Among these houses, the one closest to its original form is the Craftsman bungalow located at **423 Lynnhaven Avenue (199-5037-0052)**, with its north elevation along Colonial Avenue. It is a one-and-a-half-story, three-bay, side gable, Craftsman style residence with a shallow addition on the south. It features a screened front porch, German lap, wood

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

siding, exposed rafter tails, and three-over-one, double-hung, wood sash windows. The front door is located in the center bay of the west façade of the house, opposite the metal and glass porch door. Exposed rafter tails are also visible beneath hipped roof of the dormer in the half story, which is lit by four-pane, wood sash windows.

When World War II ended, three generations of residents and visitors had spent time within Colonial Beach's boundaries. The passage of time had led town residents toward a sense of their own history, as well as the contributions they had made to United States history. That sense of history is embodied in the **Colonial Beach War Memorial (199-5037-0051)**, located at the intersection of Boundary Street, Irving Avenue South, and Beach Terrace and erected in 1947. A collaboration between the Colonial Beach Town Council, the Chamber of Commerce, town citizens, and the U.S. Navy, the memorial consists of a raised, brick-surfaced base, a flagpole, a granite tablet with bronze plaques, and a World War II-era naval artillery piece. The bronze plaque on the north side of the tablet contains the names of local citizens who served in World Wars I and II and in the Merchant Marines. On the reverse of the tablet is a recent plaque that recognizes all the men and women of Colonial Beach who served in the military,

Decentralization of Colonial Beach's Commercial Properties

The conversion of a few of these cottages to commercial use in recent years illustrates a trend toward the decentralization of businesses in the town, which began in the 1960s. While commercial buildings had long been located on Colonial Avenue and in other parts of town, what might be considered bedrock businesses and civic institutions – the bank, insurance and law offices, the post office, the town hall and police and fire stations – remained downtown until Maryland made the casinos along the waterfront illegal in 1958, hastening the decline of waterfront tourism in Colonial Beach. Other businesses also departed downtown, including the gas stations, grocery stores, and utility companies. Over the course of the next twenty years, many of those core businesses and institutions would gravitate toward the west end of Colonial Avenue near the state highway and in new shopping centers.

The first downtown institution to move to Colonial Avenue was the Colonial Beach Volunteer Fire Department (CBVFD), founded in 1894 and having occupied three different buildings in the downtown area. In 1961, the CBVFD moved into a new building at **312 Colonial Avenue (199-5037-0049)**. The station is a large flat-roofed Modernist building composed of a central section that houses fire engines flanked by two lower wings. It is constructed of concrete block, with ashlar, cast stone facing on its prominent north, east, and west facades, and a dentilled cornice along the roof lines of both the wings and the center section. Metal and glass garage-style doors close the three bays of the front (north) façade's central section. Above the doors, a sign identifies the building as the fire department in gold letters on a white background. The east wing is accessed by a central door on its north façade. On the west, two six-over-six, double-hung, vinyl sash windows pierce the north facade. A concrete apron links the fire engine bays to the street; grass panels lay between the north façades of the wings and the sidewalk. Three flagpoles carrying the flags of the United States, the state of Virginia, and the fire department have been erected in the west grass panel. Visible on the east is the department's white-painted, concrete block siren tower.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

The restaurant that currently stands at **301 Colonial Avenue (199-5037-0070)** was built in 1966 and is a good example in Colonial Beach of commercial design from the post-World War II-era. Lenny's, as the restaurant is known today, features many hallmarks of Contemporary design. The main block of the building has a rectangular plan under a low-sloped, front-gable roof with deep, overhanging eaves. Asphalt shingles cover the roof. The front façade has a brick veneer base and a glazed wall above that extends to the roofline. Original windows are fixed sash with steel frames. There is a glass door at the front entrance to the restaurant, located in the center of the south façade. Although the entrance does not appear to have been modified, it has been enclosed within a metal and glass vestibule with a flat roof.

At least one other building in the historic district was constructed along Contemporary lines during this period. That was St. Elizabeth's of Hungary Catholic Church at 10 Boundary Street (199-5037-0038), dedicated in 1963. As originally built, the A-frame building featured low brick walls, a large, stained glass window wall that filled the west gable, and a concrete bell tower. The church, however, underwent renovation in 2012 that hid or removed the Contemporary features on the exterior. It therefore no longer retains integrity to the period of significance.

Statement of Integrity

The overall historic integrity of the district remains moderate to strong, with many resources retaining a high level of integrity of location, setting, feeling, and association, and a moderate level of integrity of design, materials, and workmanship. The district's setting, just to the west of the public beach, near and along the town's two main streets, and its feeling and association with the kinds of buildings necessary to the small riverside resorts and residential communities that flourished in the late nineteenth century and the first half of the twentieth along the Potomac River has been negatively affected by building loss and the construction of the out-of-scale condominium just outside the district. These aspects of integrity, however, are still conveyed by the small scale of the building stock and the continuing existence of buildings important to a commercial center, such as the former bank, post office, town hall, and several businesses, as well as houses, hotels, boarding houses, cottages, and churches, although many have been put to new uses. The use of replacement materials such as vinyl windows and siding and asphalt-shingle roofs, as well as alterations including rear additions and enclosed porches, results in qualifying the degree of integrity as moderate in the areas of design, materials, and workmanship.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

INVENTORY:

A large potential historic district in Colonial Beach comprised of several hundred parcels was first identified in 2001, and a Preliminary Information Form (PIF) was completed. In 2016, the PIF was updated and the district was partially surveyed using a Hurricane Sandy Disaster Relief for Historic Properties grant. Out of the larger, originally identified potential historic district, Virginia Department of Historic Resources (DHR) staff helped town officials identify the smaller and more centralized commercial district in 2019, which included 36 of the parcels surveyed in 2016. An additional 37 parcels were surveyed in December 2020. The inventory below compiles data from the two surveys. The inventory documents all resources within the district, including significant secondary resources. It identifies 85 contributing resources (81 buildings and 4 objects). It also identifies 39 noncontributing resources (38 buildings and 1 object).

Each entry in the inventory (organized by address) 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. Resources within the Colonial Beach Commercial Historic District are considered contributing if they were constructed during the district's period of significance (1875-1970), 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.

The Virginia Department of Historic Resources assigns each property that is included in a survey a DHR identification number. DHR ID numbers are composed of either two or three-parts, i.e. 123-4567 or 123-4567-8910. The first three digits of the DHR ID number are used to indicate the town, city, or county the resource is located in. The next four digits comprise a sequential number based on the order in which the DHR number was assigned within the town, city, or county. If a DHR ID number has an additional four digits, it is referred to as a "tertiary number" and indicates that the property is in a historic district. Due to the multiple surveys conducted in Colonial Beach, resources in the inventory may have multiple DHR identification numbers. Because this inventory catalogs properties in the Colonial Beach Commercial Historic District, they all have a three-part identification number, consisting of the town identifier (199), the historic district number (5037), and the individual resource number. These three-part numbers will be used to identify the properties in the narrative sections of the National Register nomination form.

Colonial Beach Commercial Historic District Inventory of Properties

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

Beach Terrace

2 Beach Terrace 199-5002-0045 *Other DHR Id#: 199-5037-0035*
Primary Resource: Single Dwelling (Building) **Contributing** *Total: 1*
2.5 stories, Folk Victorian, ca. 1904
Secondary Resource: Shed (Building) **Non-contributing** *Total: 1*

20 Beach Terrace 199-5002-0035 *Other DHR Id#: 199-5037-0025*
Primary Resource: Commercial Bldg (Building) **Contributing** *Total: 1*
1 story, no discernible style, ca. 1940
Secondary Resource: Shed (Building) **Contributing** *Total: 1*

Boundary Street

10 Boundary Street 199-5002-0098 *Other DHR Id#: 199-5037-0038*
Primary Resource: Church/Chapel (Building) **Non-contributing** *Total: 1*
1 story, no discernible style, ca. 1963
Secondary Resource: Sign (Object) **Non-contributing** *Total: 1*

120 Boundary Street 199-5037-0005 *Other DHR Id#:*
Primary Resource: Single Dwelling (Building) **Contributing** *Total: 1*
2 stories, Other: I-house, 1875
Secondary Resource: Shed (Building) **Non-contributing** *Total: 1*

Colonial Avenue

27 Colonial Avenue 199-5037-0044 *Other DHR Id#:*
Primary Resource: Clubhouse (Building) **Contributing** *Total: 1*
2 stories, no discernible style, 1950
Secondary Resource: Shed (Building) **Non-contributing** *Total: 1*

29 Colonial Avenue 199-5037-0045 *Other DHR Id#:*
Primary Resource: Motel/Motel Court (Building) **Contributing** *Total: 1*
1 story, Commercial Style, 1954

200 Colonial Avenue 199-5013 *Other DHR Id#: 199-5037-0042*
Primary Resource: Single Dwelling (Building) **Contributing** *Total: 1*
2 stories, Craftsman, ca. 1915

201 Colonial Avenue 199-5028 *Other DHR Id#: 199-5037-0043*
Primary Resource: Commerce/Domestic (Building) **Contributing** *Total: 1*
2 stories, Other: Front-gable-and-wing, ca. 1900

Colonial Beach Commercial Historic District

Westmoreland County, VA
County and State

Name of Property

<u>208 Colonial Avenue</u>	199-5037-0046	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building)		Contributing	<i>Total:</i> 1
2 stories, Other: I-house, ca. 1920			
<u>215 Colonial Avenue</u>	199-5037-0040	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building)		Contributing	<i>Total:</i> 1
1.5 stories, no discernible style, 1939			
<u>216 Colonial Avenue</u>	199-5037-0047	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building)		Contributing	<i>Total:</i> 1
2 stories, Other: I-house, ca. 1920			
<i>Secondary Resource:</i> Shed (Building)		Contributing	<i>Total:</i> 1
<u>219 Colonial Avenue</u>	199-5037-0065	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building)		Contributing	<i>Total:</i> 1
1.5 stories, no discernible style, ca. 1948			
<i>Secondary Resource:</i> Garage (Building)		Non-contributing	<i>Total:</i> 1
<u>221 Colonial Avenue</u>	199-5037-0066	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building)		Contributing	<i>Total:</i> 1
1.5 stories, no discernible style, ca. 1946			
<i>Secondary Resource:</i> Shed (Building)		Contributing	<i>Total:</i> 1
<u>225 Colonial Avenue</u>	199-5037-0067	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building)		Contributing	<i>Total:</i> 1
1 story, Minimal Traditional, 1947			
<i>Secondary Resource:</i> Secondary Dwelling (Building)		Contributing	<i>Total:</i> 1
<u>231 Colonial Avenue</u>	199-5037-0068	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building)		Contributing	<i>Total:</i> 1
1 story, no discernible style, ca. 1920			
<i>Secondary Resource:</i> Shed (Building)		Non-contributing	<i>Total:</i> 1
<u>233 Colonial Avenue</u>	199-5037-0069	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Commercial Bldg (Building)		Non-contributing	<i>Total:</i> 1
1 story, no discernible style, ca. 1981			
<u>234 Colonial Avenue</u>	199-5037-0048	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building)		Contributing	<i>Total:</i> 1
1 story, no discernible style, ca. 1950			
<i>Secondary Resource:</i> Shed (Building)		Non-contributing	<i>Total:</i> 1

Colonial Beach Commercial Historic District

Westmoreland County, VA
County and State

Name of Property

<u>301 Colonial Avenue</u>	199-5037-0070	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Restaurant (Building)		Contributing	<i>Total:</i> 1
1 story, Contemporary, 1966			
<u>312 Colonial Avenue</u>	199-5037-0049	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Other (Building)		Contributing	<i>Total:</i> 1
1 story, Modernist, 1961			
<i>Secondary Resource:</i> Shed (Building)		Non-contributing	<i>Total:</i> 2
<i>Dennison Street</i>			
<u>17 Dennison Street</u>	199-5037-0071	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building)		Contributing	<i>Total:</i> 1
1 story, no discernible style, ca. 1946			
<i>Secondary Resource:</i> Shed (Building)		Non-contributing	<i>Total:</i> 1
<u>23 Dennison Street</u>	199-5002-0025	<i>Other DHR Id#:</i> 199-5037-0015	
<i>Primary Resource:</i> Single Dwelling (Building)		Contributing	<i>Total:</i> 1
2 stories, Colonial Revival, ca. 1910			
<i>Secondary Resource:</i> Garage (Building)		Contributing	<i>Total:</i> 1
<u>100 Dennison Street</u>	199-5002-0008	<i>Other DHR Id#:</i> 199-5037-0008	
<i>Primary Resource:</i> Single Dwelling (Building)		Contributing	<i>Total:</i> 1
2.5 stories, Victorian, Queen Anne, ca. 1890			
<u>201 Dennison Street</u>	199-5009	<i>Other DHR Id#:</i> 199-5037-0039	
<i>Primary Resource:</i> Church/Chapel (Building)		Contributing	<i>Total:</i> 1
1 story, Gothic Revival, 1910			
<i>Secondary Resource:</i> Church School (Building)		Contributing	<i>Total:</i> 1
<u>203 Dennison Street</u>	199-5037-0050	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building)		Contributing	<i>Total:</i> 1
2.5 stories, Folk Victorian, ca. 1885			
<i>Hawthorn Street</i>			
<u>10 Hawthorn Street</u>	199-5002-0034	<i>Other DHR Id#:</i> 199-5037-0024	
<i>Primary Resource:</i> Commercial Bldg (Building)		Contributing	<i>Total:</i> 1
1 story, Commercial Style, ca. 1945			
<u>100 Hawthorn Street</u>	199-5002-0006	<i>Other DHR Id#:</i> 199-5037-0006	
<i>Primary Resource:</i> Bank (Building)		Contributing	<i>Total:</i> 1
2 stories, Colonial Revival, ca. 1904			

Colonial Beach Commercial Historic District

Westmoreland County, VA
County and State

Name of Property

<i>Secondary Resource:</i> Shed (Building)		Contributing	<i>Total:</i> 1
<u>106 Hawthorn Street</u>	199-5002-0033	<i>Other DHR Id#:</i> 199-5037-0023	
Former post office (not federally owned)			
<i>Primary Resource:</i> Commercial Bldg (Building)		Contributing	<i>Total:</i> 1
2 stories, No discernible style, ca. 1920			
<u>107 Hawthorn Street</u>	199-5002-0007	<i>Other DHR Id#:</i> 199-5037-0007	
Former post office (not federally owned)			
<i>Primary Resource:</i> Post Office (Building)		Contributing	<i>Total:</i> 1
1 story, Commercial Style, ca. 1945			
<u>108 Hawthorn Street</u>	199-5002-0032	<i>Other DHR Id#:</i> 199-5037-0022	
<i>Primary Resource:</i> Commercial Bldg (Building)		Contributing	<i>Total:</i> 1
1 story, Commercial Style, ca. 1945			
<u>110 Hawthorn Street</u>	199-5002-0031	<i>Other DHR Id#:</i> 199-5037-0021	
<i>Primary Resource:</i> Commercial Bldg (Building)		Contributing	<i>Total:</i> 1
1 story, Commercial Style, ca. 1910			
<u>111 Hawthorn Street</u>	199-5002-0028	<i>Other DHR Id#:</i> 199-5037-0018	
<i>Primary Resource:</i> Commercial Bldg (Building)		Contributing	<i>Total:</i> 1
1 story, Commercial Style, ca. 1934			
<i>Secondary Resource:</i> Shed (Building)		Non-contributing	<i>Total:</i> 1
<u>116 Hawthorn Street</u>	199-5002-0030	<i>Other DHR Id#:</i> 199-5037-0020	
<i>Primary Resource:</i> Commercial Bldg (Building)		Contributing	<i>Total:</i> 1
2 stories, Commercial Style, ca. 1895			
<i>Secondary Resource:</i> Garage (Building)		Contributing	<i>Total:</i> 1
<i>Secondary Resource:</i> Outbuilding, Domestic (Building)		Contributing	<i>Total:</i> 1
<u>119 Hawthorn Street</u>	199-5002-0029	<i>Other DHR Id#:</i> 199-5037-0019	
<i>Primary Resource:</i> Restaurant (Building)		Contributing	<i>Total:</i> 1
1 story, Commercial Style, 1960			
<u>128 Hawthorn Street</u>	199-5001	<i>Other DHR Id#:</i> 199-5002-0001, 199-5037-0001	
<i>Primary Resource:</i> Commerce/Domestic (Building)		Contributing	<i>Total:</i> 1
2 stories, no discernible style, ca. 1890			

Irving Avenue North

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

<u>2 Irving Avenue North</u>	199-5002-0044	<i>Other DHR Id#:</i> 199-5037-0034
<i>Primary Resource:</i> Single Dwelling (Building)		Contributing Total: 1
1.5 stories, Craftsman, ca. 1945		
<i>Secondary Resource:</i> Garage (Building)		Contributing Total: 1
<u>10 Irving Avenue North</u>	199-5002-0038	<i>Other DHR Id#:</i> 199-5037-0028
<i>Primary Resource:</i> Fire Station (Building)		Contributing Total: 1
2 stories, No discernible style, 1940		
<u>11 Irving Avenue North</u>	199-5002-0037	<i>Other DHR Id#:</i> 199-5037-0027
<i>Primary Resource:</i> Motel/Motel Court (Building)		Contributing Total: 1
1 story, Commercial Style, 1947		
<i>Secondary Resource:</i> Sign (Object)		Contributing Total: 1
<u>13 Irving Avenue North</u>	199-5002-0002	<i>Other DHR Id#:</i> 199-5037-0002
<i>Primary Resource:</i> Single Dwelling (Building)		Contributing Total: 1
2 stories, Colonial Revival, 1933		
<i>Secondary Resource:</i> Garage (Building)		Non-contributing Total: 1
<u>15 Irving Avenue North</u>	199-5002-0036	<i>Other DHR Id#:</i> 199-5037-0026
<i>Primary Resource:</i> Single Dwelling (Building)		Contributing Total: 1
1 story, Folk Victorian, ca. 1935		
<u>16 Irving Avenue North</u>	199-5002-0003	<i>Other DHR Id#:</i> 199-5037-0003
<i>Primary Resource:</i> City/Town Hall (Building)		Contributing Total: 1
1 story, Colonial Revival, ca. 1890		
<i>Secondary Resource:</i> Jail (Building)		Contributing Total: 1
<u>24 Irving Avenue North</u>	199-5002-0004	<i>Other DHR Id#:</i> 199-5037-0004
<i>Primary Resource:</i> Motel/Motel Court (Building)		Contributing Total: 1
2 stories, Art Deco, ca. 1950		
<u>102 Irving Avenue North</u>	199-5002-0027	<i>Other DHR Id#:</i> 199-5037-0017
<i>Primary Resource:</i> Store/Market (Building)		Contributing Total: 1
1 story, no discernible style, ca. 1930		
<u>104-106 Irving Avenue North</u>	199-5002-0026	<i>Other DHR Id#:</i> 199-5037-0016
<i>Primary Resource:</i> Store/Market (Building)		Contributing Total: 1
1 story, no discernible style, Ca 1930		
<u>200 Irving Avenue North</u>	199-5002-0024	<i>Other DHR Id#:</i> 199-5037-0014
<i>Primary Resource:</i> Hotel/Inn (Building)		Contributing Total: 1

Colonial Beach Commercial Historic District
 Name of Property

Westmoreland County, VA
 County and State

2.5 stories, Folk Victorian /American Foursquare, Ca 1905

Secondary Resource: Store/Market (Building) **Contributing** *Total:* 1

201-207 Irving Avenue North 199-5037-0078 *Other DHR Id#:*

Primary Resource: Apartment Building (Building) **Non-contributing** *Total:* 1
 1.5 stories, no discernible style, ca. 1965

Secondary Resource: Secondary Dwelling (Building) **Non-contributing** *Total:* 2

215 Irving Avenue North 199-5002-0022 *Other DHR Id#:* 199-5037-0012

Primary Resource: Single Dwelling (Building) **Contributing** *Total:* 1
 2 stories, no discernible style, ca. 1910

233 Irving Avenue North 199-5002-0023 *Other DHR Id#:* 199-5037-0013

Primary Resource: Commercial Bldg (Building) **Contributing** *Total:* 1
 1.5 stories, no discernible style, ca. 1955

Irving Avenue South

Irving Avenue South 199-5037-0051 *Other DHR Id#:*

Primary Resource: Landscape Feature, Man-Made (Object) (War Memorial)
 no discernible style, 1947 **Contributing** *Total:* 1

2 Irving Avenue South 199-5002-0046 *Other DHR Id#:* 199-5037-0036

Primary Resource: Store (Building) **Contributing** *Total:* 1
 2 stories, Commercial Style, ca. 1895

5 Irving Avenue South 199-5002-0009 *Other DHR Id#:* 199-5037-0009

Primary Resource: Single Dwelling (Building) **Contributing** *Total:* 1
 1.5 stories, Vernacular, ca. 1900

11 Irving Avenue South 199-5002-0047 *Other DHR Id#:* 199-5037-0037

Primary Resource: Single Dwelling (Building) **Contributing** *Total:* 1
 2.5 stories, Folk Victorian, ca. 1890

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

21 Irving Avenue South 199-5037-0072 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building) **Contributing** *Total:* 1
 1 story, Ranch, ca. 1955

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

Lynnhaven Avenue

423 Lynnhaven Avenue 199-5037-0052 *Other DHR Id#:*

Primary Resource: Single Dwelling (Building) **Contributing** *Total:* 1

Colonial Beach Commercial Historic District
 Name of Property

Westmoreland County, VA
 County and State

1.5 stories, Craftsman, ca. 1950
Secondary Resource: Shed (Building) **Contributing** *Total:* 1

Washington Avenue

1 Washington Avenue 199-5002-0043 *Other DHR Id#:* 199-5037-0033
Primary Resource: Church/Chapel (Building) **Contributing** *Total:* 1
 1.5 stories, Colonial Revival, 1951

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

Secondary Resource: Landscape Feature, Man-Made (Object) **Contributing** *Total:* 1

Secondary Resource: Sign (Object) **Contributing** *Total:* 1

10 Washington Avenue 199-5037-0073 *Other DHR Id#:*
Primary Resource: Single Dwelling (Building) **Contributing** *Total:* 1
 1 story, no discernible style, ca. 1946

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

15 Washington Avenue 199-5002-0042 *Other DHR Id#:* 199-5037-0032
Primary Resource: Single Dwelling (Building) **Contributing** *Total:* 1
 1.5 stories, Colonial Revival, ca. 1945

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

18 Washington Avenue 199-5037-0074 *Other DHR Id#:*
Primary Resource: Secondary Dwelling (Building) **Contributing** *Total:* 1
 1.5 stories, no discernible style, 1951

20-22 Washington Avenue 199-5037-0075 *Other DHR Id#:*
Primary Resource: Library (Building) **Non-contributing** *Total:* 1
 1 story, no discernible style, ca. 1950

114 Washington Avenue 199-5037-0053 *Other DHR Id#:*
Primary Resource: Single Dwelling (Building) **Contributing** *Total:* 1
 1.5 stories, Minimal Traditional, ca. 1945

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

116 Washington Avenue 199-5037-0054 *Other DHR Id#:*
Primary Resource: Commercial Bldg (Building) **Non-contributing** *Total:* 1
 1 story, Commercial style, ca. 1970

117 Washington Avenue 199-5002-0041 *Other DHR Id#:* 199-5037-0031
Primary Resource: Store/Market (Building) **Non-contributing** *Total:* 1
 1 story, Commercial Style, ca. 1968

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

<i>Secondary Resource:</i> Shed (Building)	Non-contributing	<i>Total:</i> 1
<u>215 Washington Avenue</u> 199-5002-0021	<i>Other DHR Id#:</i> 199-5037-0011	
<i>Primary Resource:</i> Service Station (Building) 1 story, Moderne, ca. 1930	Contributing	<i>Total:</i> 1
<i>Secondary Resource:</i> Pergola (Structure)	Non-contributing	<i>Total:</i> 1
<u>305 Washington Avenue</u> 199-5002-0040	<i>Other DHR Id#:</i> 199-5037-0030	
<i>Primary Resource:</i> Single Dwelling (Building) 1 story, Minimal Traditional, ca. 1968	Contributing	<i>Total:</i> 1
<i>Secondary Resource:</i> Shed (Building)	Non-contributing	<i>Total:</i> 1
<u>308 Washington Avenue</u> 199-5037-0055	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building) 2 stories, no discernible style, ca. 1910	Non-contributing	<i>Total:</i> 1
<u>320 Washington Avenue</u> 199-5037-0056	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building) 2 stories, Colonial Revival, ca. 1920	Contributing	<i>Total:</i> 1
<u>322 Washington Avenue</u> 199-5037-0057	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building) 1 story, no discernible style, ca. 1930	Non-contributing	<i>Total:</i> 1
<i>Secondary Resource:</i> Shed (Building)	Non-contributing	<i>Total:</i> 1
<u>324 Washington Avenue</u> 199-5012	<i>Other DHR Id#:</i> 199-5037-0041	
<i>Primary Resource:</i> Service Station (Building) 1 stories, Vernacular, ca.1925	Contributing	<i>Total:</i> 1
<u>400 Washington Avenue</u> 199-5037-0058	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building) 2 stories, Queen Anne, ca. 1920	Contributing	<i>Total:</i> 1
<i>Secondary Resource:</i> Carport (Building)	Non-contributing	<i>Total:</i> 1
<u>404 Washington Avenue</u> 199-5037-0059	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building) 2 stories, Craftsman/American Foursquare, 1928	Contributing	<i>Total:</i> 1
<i>Secondary Resource:</i> Commercial Bldg (Building)	Non-contributing	<i>Total:</i> 1
<u>410 Washington Avenue</u> 199-5037-0060	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building) 1 story, no discernible style, ca. 1950	Non-contributing	<i>Total:</i> 1

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

<i>Secondary Resource:</i> Shed (Building)	Non-contributing	<i>Total:</i> 1
<u>414-416 Washington Avenue</u> 199-5037-0061	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building) 2 stories, Other: I-house, ca. 1920	Contributing	<i>Total:</i> 1
<i>Secondary Resource:</i> Shed (Building)	Non-contributing	<i>Total:</i> 1
<u>422 Washington Avenue</u> 199-5037-0062	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Restaurant (Building) 1 story, Moderne, 1947	Contributing	<i>Total:</i> 1
<u>500 Washington Avenue</u> 199-5037-0076	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Lodge (Building) 2 stories, Folk Victorian, ca. 1910	Contributing	<i>Total:</i> 1
<i>Secondary Resource:</i> Shed (Building)	Non-contributing	<i>Total:</i> 1
<u>501-503 Washington Avenue</u> 199-5037-0077	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Commercial Bldg (Building) 2 stories, Colonial Revival, 1930	Contributing	<i>Total:</i> 1
<i>Secondary Resource:</i> Shed (Building)	Non-contributing	<i>Total:</i> 1
<i>Wilder Avenue</i>		
<u>125 Wilder Avenue</u> 199-5002-0020	<i>Other DHR Id#:</i> 199-5037-0010	
<i>Primary Resource:</i> Hotel/Inn (Building) 2 stories, Folk Victorian, ca. 1910	Contributing	<i>Total:</i> 1
<i>Secondary Resource:</i> Shed (Building)	Non-contributing	<i>Total:</i> 1
<u>201 Wilder Avenue</u> 199-5037-0063	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Restaurant (Building) 1.5 stories, Colonial Revival, ca. 1980	Non-contributing	<i>Total:</i> 1
<u>204 Wilder Avenue</u> 199-5037-0064	<i>Other DHR Id#:</i>	
<i>Primary Resource:</i> Single Dwelling (Building) 1 story, no discernible style, ca. 1945	Contributing	<i>Total:</i> 1

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

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

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Commerce

Architecture

Period of Significance

1875-1970

Significant Dates

1882

1892

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Sonneman, Alexander H., architect

Lee, Watt, builder

Hammon (or Hammond), John B., builder

Furnace, Wood, builder

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

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 Colonial Beach Commercial Historic District reflects significant trends in resort community development and architecture from the late nineteenth century through the mid-twentieth century, embodying the town's growth and prosperity as a popular riverside tourist destination, planned mainly for Washington, D.C., residents. The historic district encompasses Colonial Beach's commercial core, with a period of significance beginning with the construction, circa 1875, of the oldest building in the district – the house associated with White Point Farm, which was the largest parcel of land incorporated into the town's boundaries – and ending in 1970, which marked the beginning of a decentralization of businesses and institutions that had been rooted in the downtown area since the town's earliest days. Significant dates identified within this period are 1882, when the plat that guided the town's development was recorded in Westmoreland County records, and 1892, the year Colonial Beach was incorporated by act of the Virginia General Assembly. The Colonial Beach Commercial Historic District possesses National Register significance at the local level under Criterion A in the areas of Community Planning and Development and Commerce for its association with the historical development of waterfront tourism along the Potomac River. It is significant under Criterion C in the area of Architecture for its relatively intact concentration and diversity of vernacular and high-style commercial and residential buildings. Compared to similar waterfront resort communities in Virginia, the overall historic integrity of the district remains moderate to strong, with many resources retaining a high level of integrity of location, setting, feeling, and association, and a moderate level of integrity of design, materials, and workmanship. The moderate qualifier results from the use of replacement materials such as vinyl window sash and siding and asphalt-shingle roofs, as well as alterations such as rear additions and enclosed porches. The loss of buildings from the period of significance also diminishes the district's integrity in these areas.

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

Criteria Justification

Criterion A: Community Planning and Development

The Colonial Beach Commercial Historic District is significant under National Register Criterion A at the local level in the area of Community Planning and Development as the business center of a fully planned, late-nineteenth-century resort town, the only one of its kind in Westmoreland County. Unlike resort areas of the time elsewhere in the Chesapeake Bay region, which developed piecemeal, with a variety of business interests separately responsible for steamboat wharves, amusement parks, large hotels, and summer cottages as well as permanent residential areas, the town plan of Colonial Beach was conceived in 1882 with all those aspects of resort development in mind. Envisioned mainly by farmer turned real estate agent Henry J. Kintz and laid out with the help of newspaper editor and real estate investor James A. Clark, the town plan provided for a large and prominent site incorporating a low rise near the Potomac River reserved

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

for a hotel, as well as river- and bayside drives, parks, and main streets reaching the beach area from the main county road. In Colonial Beach's early years, the plan was mostly implemented by the Colonial Beach Improvement Company and its successor companies. Later, the Town of Colonial Beach, incorporated by the State of Virginia in 1892, took over aspects of the town's infrastructure and hewed closely to the initial conception. The area of town comprising the Colonial Beach Commercial Historic District is nearly unchanged from the 1882 plan, incorporating the town's two main thoroughfares, Colonial and Washington Avenues, east-west streets running through the commercial district to the hotels and entertainments planned and built near the river, and an angled street that helps connect the commercial downtown with the mostly residential peninsula to the south.

Criterion A: Commerce

Colonial Beach was founded on a resort economy, relying on short- and long-term visitors to the town to fund services and support its fulltime residents. As mentioned, several of the guest accommodations built as part of the resort community still stand in the Colonial Beach Commercial Historic District, as well as stores, shops, and other businesses. In many cases, these buildings – for example, those along the 100 block of Hawthorn Street, between Irving and Washington – have been used for different commercial purposes over time, housing guest accommodations, offices, shops, and civic functions during different periods of the town's history. The town's first bank building, at the corner of Hawthorn Street and Irving Avenue North, and two buildings used as post offices – both important to the commercial functioning of the town – also remain from the period of significance. The Colonial Beach Commercial Historic District therefore satisfies Criterion A at the local level in the area of Commerce for the presence of buildings associated with the historical development of waterfront tourism along the Potomac River, as well as the town's transition in the post-casino era to a community of more permanent residents.

Criterion C: Architecture

The Colonial Beach Commercial Historic District also satisfies Criterion C at the local level in the area of Architecture for its relatively intact concentration and diversity of commercial and residential buildings representing the whole of its nearly century-long period of significance. More than 45 percent of the buildings in the historic district are best characterized by their form, rather than any stylistic affinities, and manifest multiple traditions in residential and commercial construction. Four examples of wood-frame, two-story I-houses, for instance, can be found within the historic district, including perhaps the earliest building still remaining in the town, the circa 1875 house that stood on White Point Farm when the town was platted (**120 Boundary Street, 199-5037-0005**). An excellent example of a wood-frame, two-story, gable-front-and-wing residence, also a popular late-nineteenth-century building form, is located at **201 Colonial Avenue (199-5037-0043)**, constructed around 1900. As a resort community, Colonial Beach has numbered summer cottages among its housing stock since its founding. Within the Colonial Beach Commercial Historic District, no fewer than eight such one- to one-and-a-half story, wood-frame, front gable residences were built after 1939.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

Many of the commercial buildings in town are also best described by their traditional forms. Two significant commercial forms represented are one- and two-part commercial blocks. The historic district has both types. The two-part block is the earlier form and was often divided into public commercial activity at street level with more private uses, either residential or office, above. An example of the commercial-residential two-part block can be found at **116 Hawthorn Street (199-5002-0030)**. A five and dime store occupied the street-level floor, while the owners lived on the second floor. The two-story, wood-frame building at **106 Hawthorn Street (199-5002-0033)** exemplifies the commercial-office model, with, first, a post office and, later, a hardware store, on the ground floor, while the upper floor housed a law office. The Colonial Beach Commercial Historic District also has two examples of one-part commercial blocks, at **10 Hawthorn Street (199-5002-0034)** and **107 Hawthorn Street (199-5002-0007)**. Constructed around 1945, both one-story buildings feature brick veneer facades, broad plate glass windows flanking the entrances, and minimal ornament, as was typical for this form.

Architectural styles popular in late nineteenth and early twentieth centuries can also be found in this historic district. The best represented style is the Colonial Revival, with seven buildings from the period of significance (three houses, two commercial buildings, a church, and the former town hall), while six Folk Victorian buildings stand in the district (three houses, an inn and a boarding house, and the Masonic lodge). The single most popular house style in the district is the Craftsman (in both bungalow and foursquare form) with four examples. There is also a foursquare Craftsman inn. Two residences display Queen Anne attributes, while there is also a Gothic Revival church, the only building in the historic district for which an architect is known (Alexander H. Sonneman). Mid-century and post-World War II residential styles are represented by three Minimal Traditional houses and one Ranch style house, Commercial buildings in the historic district displaying stylistic features mostly date from the post-World War II period. These styles include Art Moderne (two examples), an Art Deco motel, and a Contemporary restaurant. There are also two mid-century motels that adhere to the motor court form, although they display no particular stylistic qualities.

Historical Background

The Northern Neck and Westmoreland County Before 1870

Native peoples had occupied Virginia's Northern Neck, the traditional name of the land between the Potomac and Rappahannock rivers, for more than 15,000 years before the English Captain John Smith and his crew sailed up the Potomac in 1608, inaugurating sustained European contact.¹⁷ The Indians in Virginia's Tidewater at the time of contact, including those of the Northern Neck, were related by their Algonquian language, and lived in communities dispersed throughout the Coastal Plain between the York and Potomac rivers, where they raised crops including tobacco, sunflowers, squash, beans, and maize. In addition, they hunted, fished, and gathered both edible plants and shellfish. Interaction between the European colonists and native

¹⁷ "Paleoindians 15,000-8,000 B.C."; "Late Woodland A.D. 900-1600," Virginia Department of Historic Resources, First People: The Early Indians of Virginia website, <https://www.dhr.virginia.gov/first-people-the-early-indians-of-virginia>.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

peoples was not uncommon, and the Indians traded foodstuffs and furs to the colonists for English-made goods.¹⁸

English settlement of the area that became Colonial Beach did not begin in earnest until the middle of the seventeenth century. The earliest Europeans to patent land in what is now Colonial Beach arrived at this time. Samuel Bonum patented 300 acres of land along the Potomac River in 1653, calling it Kinsale Plantation. More than two hundred years later, this land would be developed by James A. Clark as the Classic Shore subdivision north of the downtown area. The land now included in the Colonial Beach Commercial Historic District was patented in 1655 by William Botham as part of a 500-acre plantation that became known as White Point Farm in the nineteenth century. White Point itself, a slight bulge of the landform into the Potomac River as it turns south along the Colonial Beach peninsula, is located at the east end of present-day Lincoln Avenue, three blocks north of the historic district's northern boundary at Colonial Avenue. The farm stretched from White Point to Gum Bar Point at the end of the peninsula, where Monroe Bay meets the Potomac River. John Rosier, who lent his name to Rosier Creek north of town, patented 1,450 acres of land in 1657. About a tenth of that land was later incorporated into Colonial Beach. The northernmost part of the existing town, Bluff Point, was patented by Robert Lovell in 1670 and called so in a description included in the patent.¹⁹ A fourth landowner in the area was John Lancelott, although the location and extent of his holdings are not mentioned in sources reviewed for this nomination.²⁰

The increase in the European population of the Northern Neck led to the establishment of four colonial counties between 1645 and 1656, including Westmoreland County in 1653. Landowners in the area during the colonial and early national periods included individuals now well known for their contributions to American history. James Monroe (1758-1831), who became the fifth president of the United States, was the great-great-grandson of Andrew Monroe, one of the early immigrants to the Northern Neck. A native of Scotland, Andrew Monroe (1625-1668) emigrated to Maryland, but by 1648 was living near Mattox Creek, south of present-day Colonial Beach. He eventually owned nearly a thousand acres, including land along the west bank of the bay that now bears his name and where great-great-grandson James was born.²¹

Henry Lee III (1756-1818), father of Confederate General Robert E. Lee, became known as "Light Horse Harry" for leading raids by lightly armed cavalry (known as "light horse") on British supply caravans during the American Revolution. He resided at Stratford Hall, about ten miles downriver from what is now Colonial Beach, in the late eighteenth and early nineteenth centuries. By then, family land encompassed part of the area that now makes up the town,

¹⁸ Brent Tarter, *Virginians and Their Histories* (Charlottesville: University of Virginia Press, 2020), 12; D. Bsrad Hatch, Barbara J. Heath, and Lauren K. McMillan, "Reassessing the Hallowes Site: Conflict and Settlement in the Seventeenth-Century Potomac Valley," *Historical Archaeology* 48:4 (2014), 48.

¹⁹ Clifford C. Presnall, "Place Names," in *Westmoreland County Virginia, 1653-1983*, 59, 71, 81, 86.

²⁰ Markwith and Mason, 609.

²¹ Presnall, "Place Names, 75; Virginia W. Sherman, "Monroe," in *Westmoreland County Virginia, 1653-1983*, 161-166.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

including the historic district. The Colonial Beach Hotel (no longer extant) was built on property formerly belonging to the Lees.²²

Like much of Tidewater Virginia, Westmoreland County planters relied on tobacco as a cash crop from the seventeenth century until just before the American Revolution. The emphasis on tobacco and the large labor force it required led Westmoreland County planters to adopt a system of forced labor relying on enslaved people initially brought from Africa and the West Indies, as did other Tidewater planters.²³ Tobacco continued as the main cash crop until around 1760. Just before the American Revolution and continuing until the Civil War, however, the profitability of tobacco waxed and waned, usually due to the availability of markets in which to sell the product and cost-efficient means to transport it. When tobacco prices were low, Westmoreland County farmers turned to wheat and corn as money crops.²⁴

In addition to agricultural products, the natural resources of the Potomac River and its tributaries provided foodstuffs, commodities for sale, and livelihoods for local residents. The John L. Cox Fishery operated along the Potomac shore from Bluff Point to Gum Bar Point in the early nineteenth century, and an 1853 report noted that a master fisherman named J.T. Wareham employed a force of fifty men and three horses in the area, utilizing a seine net more than 5,000 feet long and capable of reaching depths of 250 feet to catch shad and herring during the spring season.²⁵ According to Frederick Tilp, the beach itself provided an economic opportunity, at least for a time. The white sand of the Potomac River beach along the Colonial Beach peninsula “became known in 1858 to Frederick Law Olmsted, architect for New York’s famous Central Park, and immediately following the end of the Civil War thousands of tons of this unique sand were dug and shipped by two- and three-masted schooners to public parks in New York City, Boston, Philadelphia, and Washington.”²⁶

The Founding of Colonial Beach

This white sand had given White Point its name. The fact that the owner of White Point Farm in the early years after the Civil War was willing to sell the sand along its beaches may, or may not, be a comment on the farm’s profitability in the post-war years. That the farm changed hands three times in just over twenty years may also be some indication of its economic status. In any event, a New Yorker named Jesse Heacock acquired the land from John M. Stainback in 1872, and Henry J. Kintz, also from New York, purchased it from Heacock in 1878.²⁷ It is an irony that the white sand that gave the farm its name and would have been an asset to the subsequent

²² Sherman, “The Lees,” in *Westmoreland County Virginia, 1653-1983*, 194-200.

²³ James Blaine Gouger, III, “Agricultural Change in the Northern Neck of Virginia, 1700-1860: An Historical Geography,” Ph.D. Dissertation, University of Florida, 1976, 86-92; Inez Selden Johnson, “Black History,” in *Westmoreland County, Virginia, 1653-1983*, 523-526.

²⁴ Gouger, 105-128.

²⁵ Colonial Beach Museum, “History of Colonial Beach, Information as requested by the Colonial Beach Planning Commission for the 2019 Comprehensive Plan”, courtesy of the Colonial Beach Museum, 1.

²⁶ Quoted in Mason and Markwith, “Towns: Colonial Beach,” 609.

²⁷ Westmoreland County Land Records, Deed Book 38, page 309; Deed Book 39, pages 196, 208, 330; Deed Book 40, page 195; Deed Book 41, page 269. Stainback acquired the property in 1856.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

development of a beach resort there had been depleted before Kintz was likely even aware of the property.

In 1870, Heacock lived in Johnstown, New York, along with his wife Charlotte, three children, and two domestic workers. He worked in manufacturing, possibly as a foreman in Johnstown's glove-making industry, and owned real estate valued at somewhere between \$10,000 and \$20,000. Kintz was a farmer in 1870 in Greece, New York, near Rochester – 150 miles from Heacock in Johnstown – where he lived with his wife Elizabeth, five children, his father Anthony, two farm laborers, and a domestic worker. Kintz owned real estate valued at \$25,000. His father, also a farmer, owned real estate valued at \$16,600.²⁸

It not known why Heacock purchased White Point Farm in 1872, but when he sold it to Kintz, he and his family returned to New York. In return for the 650-acre farm, Kintz paid Heacock \$500 and exchanged a property back in Greece with him. By the time of the 1880 census, Jesse, Charlotte, and their children were living in Kintz's former hometown, where he worked as a coal dealer. Kintz's reason for purchasing the property, on the other hand, is clear. Under the terms of his father's will, Henry became the trustee of Anthony Kintz's estate, with the power to buy and sell real estate and invest the proceeds for the benefit of the family. In the 1880 census, Henry and Elizabeth Kintz, along with their children, lived in the Washington District of Westmoreland County along with two African American domestic workers, Polly Bundy and Fanny Taylor, and Taylor's one-year-old daughter, Daisy. Henry's occupation is listed as farmer.²⁹ It appears that Kintz and his family moved to Westmoreland County in the same year that he purchased property there: the 1880 census indicates that his two-year-old daughter Nellie was born in Virginia. If that is true, the family may have lived in the house associated with White Point Farm (**120 Boundary Street, 199-5037-0005**). Westmoreland County land records give the date of the house as approximately 1875, which, if accurate, means that either Heacock or Kintz could have built it.³⁰

The area that became Colonial Beach and its surroundings remained a rural and agricultural part of Westmoreland County at the time of Kintz's purchase, judging from the entries in the 1880 census records. The occupations listed most frequently on the census pages near those of the Kintz family are "farmer," "farm laborer," "works on farm," "laborer," and "servant." With the exception of 22-year-old merchant J.T. McCalley, all those whose occupations are identified on the census page that lists the Kintz family labored at one of these five occupations. A slight majority of the residents of the area in 1880 were African American. While it is not possible to precisely locate the other families in relation to the Kintzes from the census records, they

²⁸ Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *1870 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2010. Heacock's occupation and the value of his real estate is not clear on the census form.

²⁹ Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *1880 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2010; Mason and Markwith, 609.

³⁰ The only other house on the White Point Farm property known to have existed when Kintz purchased the property was the circa 1840, Greek Revival residence that would eventually be incorporated into the Colonial Beach Hotel. Tradition, however, holds that 120 Boundary Street was the White Point farmhouse. If the construction date in the Westmoreland County Land Records is accurate, it would also have been the newest and therefore the most habitable house on the farm when Kintz purchased the property.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

probably lived not too far away. It should be considered, then, that at the time Henry Kintz purchased his property, both black and white Westmoreland County residents lived on and farmed the land that became Colonial Beach, possibly renting White Point Farm parcels on which to raise crops or keep animals. (Among the ordinances passed by the first Colonial Beach Town Council in 1892, one prohibited allowing chickens, hogs, cattle, horses, dogs, and other animals to run loose within the town, except for an area in the southern portion of the peninsula, which became known as “Cow Town” by residents.³¹) The agricultural nature of the area is also seen in a series of advertisements in 1886 for the sale of land that had been part of the seventeenth-century Kinsale Plantation, by the nineteenth century renamed Classic Shore Farm and owned by James A. Clark. Standing on the property at the time of the sale, according to the ad, were “a new barn, dwelling and out buildings and wharf.”³²

Although the 1880 census lists Henry Kintz’s occupation as farmer, he quickly turned to the task of transforming White Point Farm land into a resort community in order to reap the rewards of his family’s investment. According to Westmoreland County deed records, Kintz sold at least one property by January 1880.³³ Kintz, or perhaps Kintz in collaboration with James A. Clark, seems to have been responsible for the name of the proposed development, for that is the name on the town plat filed with the Westmoreland County clerk’s office in 1882. The development constituted a portion of the White Point Farm land owned by Kintz (331.8 acres). Clark appears to have been an important influence on the layout of the town, if not its primary designer. The text at the head of an 1888 copy of the plat relates that the surveyor, Ben. Hyde Benton, undertook the project at Clark’s request and laid out the streets, avenues, parks, and reservations “under the instructions” of Clark.³⁴

James Albert Clark had been born in Pennsylvania in 1841 and enlisted as a private in the 17th Pennsylvania cavalry during the Civil War, seeing action in fifty-four battles, including Chancellorsville. He may have risen in rank during the war because he was frequently referred to as “Major” in later newspaper stories. After the war, he returned to Pennsylvania and founded the Scranton *Daily Times* newspaper, which he edited. He later moved to Laurel, Maryland, to found another newspaper, *The Quill*, but he also worked in Washington as a clerk in the Treasury Department and later as supervising inspector in the Immigration Service in the Department of Commerce and Labor.³⁵ Census records in 1880 and 1900 show that he and his wife Adelaide lived in Washington, D.C., in rented accommodations, but he seems to have owned property in Laurel until the end of his life.³⁶ After his death in 1908, he was buried at Arlington National Cemetery. His involvement in the development of Colonial Beach appears to have been brief, lasting from his purchase of the 464-acre Classic Shore Farm in 1882 and participating in the

³¹ Mason and Markwith, “Towns: Colonial Beach,” 610.

³² “Commissioners’ Sale of Valuable Real Estate – Classic Shore Farm,” *Washington Evening Star*, December 18, 1886: 8.

³³ Westmoreland County Land Records, Book 43, page 155, January 10, 1880.

³⁴ Westmoreland County Land Records, Book 1, page 307, October 16, 1888.

³⁵ “Death of Major J.A. Clark,” *Washington Evening Star*, October 19, 1908: 18.

³⁶ Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *1880 United States Federal Census* and *1900 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2010.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

plating of the town the same year to the sale of Classic Shore in 1887. Both Clark and his wife appear as grantees in Colonial Beach land transactions with Kintz in 1882.³⁷

The 1888 copy of the 1882 plat depicts a town very similar to the one that was developed, although some street names differ from today's names ("Westmoreland Avenue" appears to have been first considered as the name of the street now known as Colonial Avenue). The courses and locations of a few streets also vary somewhat from those that were laid out. A large parcel was cut out of the property just north of what became the commercial downtown. The Colonial Beach Hotel was eventually located on this site. Lots are numbered, although no dimensions are given, and parks are also designated and named. Street names appear to have come from a variety of sources. The names of American presidents are used on at least five occasions – Washington, Jefferson, Madison, Lincoln, and Garfield, who had been assassinated in 1881. Names associated with Westmoreland County-native Washington also find their way onto the plat. Sulgrave Street was likely named after the Washington family's ancestral home in Northhamptonshire, England, Sulgrave Manor. Augustine Lane and Lawrence Lane are both located near the south end of the Colonial Beach peninsula. Augustine Washington was George Washington's father, Lawrence Washington his grandfather. Weems Street may have been named after Mason Locke Weems, known as Parson Weems, the author of a popular biography of the first president that was the source of the now familiar story of Washington and his father's cherry tree. A few other street names are associated with Colonial Beach's founders. There is a Kintz Street and two streets likely named after men involved in the town's development, John T. Given and Hugh T. Taggart. Given and Taggart had also been early purchasers of property from Kintz in 1882.³⁸

Westmoreland County land records document scores of transactions involving Kintz in 1882 and 1883, with a gradual decline thereafter. The last sale recorded in Kintz's name took place in 1901; Nellie Kintz, presumably Henry and Elizabeth's daughter, born in Virginia and very likely at White Point Farm, is also named as grantor in the transaction. By that time, the Kintz family had been living in Washington for a number of years. As early as 1887, and probably earlier, Kintz had a real estate office in the city at 1418 F Street NW. According to the 1900 U.S. Census, Henry, then 66, and Elizabeth Kintz lived in Washington with their son Alanson W. Kintz and his family, as did Nellie. Alanson (39) is listed as the head of the household.³⁹

An August 1885 article in the Washington *Evening Star* reported that Kintz had reserved a hundred acres of White Point Farm (stated here to encompass 700 acres) and sold the remaining land to "a party of Washington gentlemen, forming the Colonial Beach Improvement Company."⁴⁰ The Washington gentlemen in question were Charles J. Bell, R.H. Evans, Ed W. Byrn, S.S. Burdett, and W.W. Evans, who formed the company in 1883. Chartered by the

³⁷ Westmoreland County Land Records, Book 43, page 28, October 16, 1882, and Book 43, page 20, October 31, 1882.

³⁸ Westmoreland County Land Records, Book 42, page 372, October 3, 1882; Book 43, page 18, October 16, 1882; and Book 43, page 20, October 31, 1882.

³⁹ Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *1900 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc. Alanson's middle name was "Wilder," another street name in Colonial Beach.

⁴⁰ "Colonial Beach: The Rapid Growth of the Summer Resort on the Potomac," *Washington Evening Star*, August 29, 1885: 2.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

Virginia General Assembly during the 1883-84 legislative session, the company's first board of directors included Bell and Evans, as well as other powerful Washingtonians, among them Alexander Melville Bell, a Scottish immigrant, an expert on elocution and speech disorders, and father of Alexander Graham Bell, who patented the first practical telephone. Gardiner Hubbard, attorney, financier, founder of the National Geographic Society, and father of Alexander Graham Bell's wife, Mabel Gardiner Hubbard, also served on the board. Melville Bell was the company president.⁴¹ At some time in the late 1880s, Melville Bell acquired a two-and-a-half-story Stick style residence, built circa 1885, on Irving Avenue facing the Potomac River.⁴²

Colonial Beach's founding, then, involved three main players. Kintz purchased White Point Farm from Heacock. He and Clark conceived the town plat. The Colonial Beach Improvement Company purchased much of the property to execute development. The extent or nature of collaboration between the three is unknown. The improvement company was formed during a period of American history when waterside resorts began to become popular across a broad spectrum of society. Starting after the Civil War and accelerating as American industrialization took hold in the late nineteenth and early twentieth centuries, prosperity increased for wealthy Americans as well as for an emerging middle class, accompanied by increases in leisure time in which to spend their hard-earned wages. Improved infrastructure, including roads, railroads, and steamboat lines, gave city dwellers the opportunity to escape to the countryside on weekends and for vacations. Two types of resort communities evolved under these conditions. One, epitomized by Newport, Rhode Island, consisted of large villas used for long-term, seasonal stays for wealthy Americans. The second, represented by communities in or very near New York – Coney Island in Brooklyn, New York, and Atlantic City, New Jersey – attracted residents of lesser means looking for weekend entertainment located within easy reach of their homes.

In the Chesapeake Bay region, not only the bay, but its tributaries offered entrepreneurs the opportunity to turn unproductive farmland into resorts to meet the increasing appetite for waterside recreation. Early in this trend, landowners and businessmen often adapted the assets they possessed to resort purposes. Some farmers sold property they owned along the water, broken up into lots, for city dwellers who wished to build vacation homes. Other shorefront property owners built cottages to rent in the summer or on weekends or turned their own homes into boarding houses. As the recreational industry matured, local residents as well as outsiders attempted larger developments, including resorts with hotels and amusement parks, and summer colonies for holidaymakers who wished to remain along the water for longer than a weekend.⁴³

While the establishment of resort facilities along waterways in the late nineteenth century was not uncommon in the Chesapeake region, the efforts of the Colonial Beach Improvement Company were quite ambitious for so early an undertaking. Elsewhere in the region, resort

⁴¹ Ibid. The Colonial Beach Improvement Company's charter date is recorded in *Acts and Joint Resolutions Passed by the General Assembly of the State of Virginia during the Extra Session of 1884* (Richmond, Virginia: Rush U. Derr, Superintendent of Public Printing, 1884), 25.

⁴² Richard C. Cote, Division of Historic Landmarks, National Register of Historic Places Nomination Form: Bell House, U.S. Department of the Interior, National Park Service, September 21, 1987, 8:1.

⁴³ Mandy Melton, "Anne Arundel County's Historic Beach Resorts (Late 19th-Early 20th Century)," prepared for the *Learn S'Mores History Project*, Anne Arundel County Trust for Preservation, June 2017, 7-9; Braden, 49-50.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

colonies – planned residential neighborhoods with recreational and amusement facilities – did not generally come into existence until the 1920s, and most were built near existing towns or steamboat landings.⁴⁴ The development of Virginia Beach along the Atlantic Ocean, which took place parallel to the development of Colonial Beach chronologically, provides a useful comparison. Planned as early as 1875 as part of a resort community serviced by a railroad from Norfolk, Virginia Beach made the leap from paper plans to purchased real estate in 1882. The rail line connected Norfolk to the resort in 1884, and a ninety-room hotel, the Virginia Beach Hotel, opened the same year. At first, the hotel, beach, and railroad were the only facilities available and did not prove sufficiently profitable. Ownership changed hands several times – it was mostly held by businessmen in the northeast – and only over the course of time was the railroad improved to connect with regional lines, more varied amusements added, and the sale of lots for the construction of summer cottages included among the offerings to potential visitors. The venture did not find stable ground until it received financial backing from New York railroad executive Frederick William Vanderbilt in 1896, and amusements such as roller coasters, penny arcades, shooting galleries, and dance pavilions, directed at local residents, were undertaken, beginning around 1900.⁴⁵

In contrast, the Colonial Beach Improvement Company’s plans were more ambitious from the outset, as indicated in its charter. The company had been formed to buy and sell property in and around “White Point Farm and Colonial Beach on the Potomac River: to build and construct a Hotel or Hotels, . . . wharves, and to establish a means of transportation of persons and freight by and on the Potomac River . . . and means of communication by telephone or otherwise between Colonial Beach and other points; to erect and conduct places of amusement, and otherwise carry on a place of summer resort.”⁴⁶ A March 3, 1884, advertisement for the company defined the idea further. It was formed “for the purpose of owning and controlling a Summer Watering Place, principally for the city of Washington.” The company had capital of \$100,000, issued \$50,000 in stock, at \$25 per share, of which \$32,200 worth had been sold. Land purchased by the company would yield a thousand building lots.⁴⁷ The company was also responsible for laying out and establishing streets.⁴⁸ Unlike other resorts of the time, the founders of the Colonial Beach Improvement Company imagined an entire resort community, built from the ground up, to include transportation and communication infrastructure, hotels and amusements for visitors, and a residential area for the construction of summer residences. From the beginning, the company envisioned a resort community that would combine both the residential and the entertainment aspects of resorts, an approach only developed over time in other locations in the region,

The two cornerstones of the White Point Farm development were the hotel, ultimately known as the Colonial Beach Hotel, and the steamboat line that would bring visitors from Washington. The March 1884 newspaper advertisement for the company states that “a handsome hotel” was under construction at that time and was expected to be open to the public by the middle of June. It

⁴⁴ Melton, 10.

⁴⁵ Jonathan Mark Souther, “Twixt Ocean and Pines: the Seaside Resort at Virginia Beach, 1880-1930,” master’s thesis, University of Richmond, 1996, chapters 1 and 2.

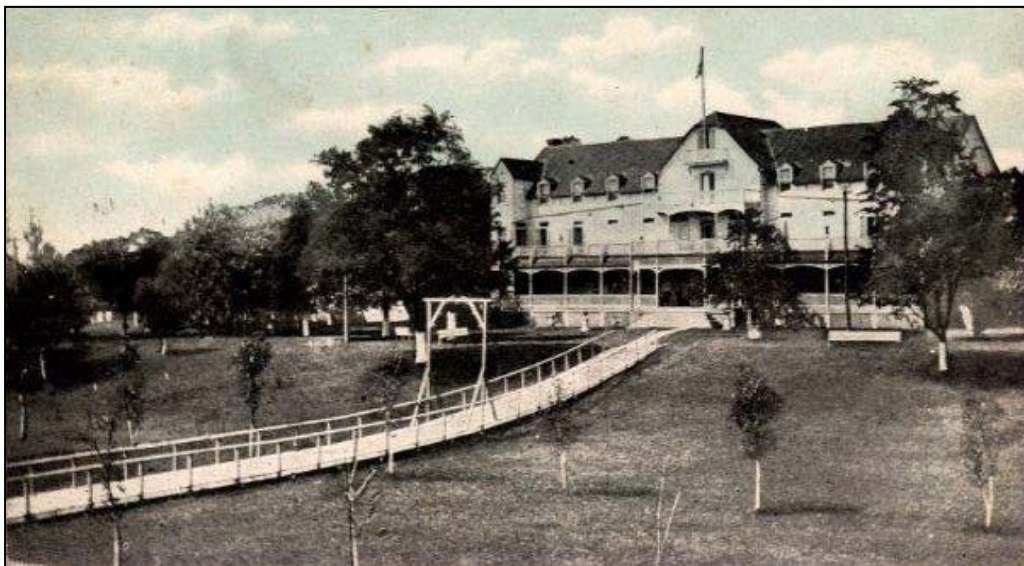
⁴⁶ Quoted in Mason and Markwith, 610.

⁴⁷ Washington *Evening Star*, March 3, 1884.

⁴⁸ Mason and Markwith, 610-612.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State



Historical Figure 1 – Colonial Beach Hotel, circa 1910 (Colonial Beach Museum)

seems to have been completed by that date, at a reported cost of \$16,000, and capable of housing 200 guests, according to the August 1885 *Evening Star* article. As envisioned in the town plat, the hotel was located on high ground in the center of a large lot bordered by Washington Avenue on the west, Colonial Avenue on the north, the Potomac River beach (and later a boardwalk) on the east, and land open to development on the south. (Historical Figure 1) The first phase of the hotel was constructed to the north of the existing, circa 1840 Greek Revival house on the property. An addition south of the house was also constructed; it was foreseen as early as 1885.⁴⁹

A wharf or pier for steamboats also existed by 1883, although at the time it was not located on the beach immediately adjacent to the hotel grounds. Such a wharf was planned and eventually built. Some of the vessels visiting Colonial Beach in the early years included the *Jane Mosley* (1883), the *T.V. Arrowsmith* (1884), the *Mystic* (1885), the *Mattaw* (1887), and the *George Leary* (1891). The boats were presumably part of the Colonial Beach Improvement Company's line or under contract to the company, which left a dock at 7th Street SW in Washington for the four-and-a-half-hour trip south. A variety of visitors took these steamboat "excursions," as they were called. Newspaper articles from the time refer to "lot owners and their friends," presumably visiting for weekend or longer trips to cottages or to camp on unimproved properties; Washington residents "who are interested in the beach," which may refer to potential buyers, especially since the notice points out the low price of the excursion (25 cents); and organized groups. For many resorts along the river, as well as for the steamboat companies that earned their money transporting visitors to these places, organizations that reserved trips in advance for their members, which might number in the hundreds, were an important source of revenue. The early notices of trips to Colonial Beach identify the Knights of Pythias (280 of the 430 travelers on board the *T.V. Arrowsmith* on August 26, 1885) and the National Rifle Cadets as among the

⁴⁹ "Colonial Beach: The Rapid Growth of the Summer Resort on the Potomac"; Arnest III and Moore, in *Westmoreland County Virginia, 1653-1983*, 211. The date of the Greek Revival building disproves the oft-repeated story that the hotel had incorporated a house belonging to Light Horse Harry Lee, who died in 1818.

Colonial Beach Commercial Historic District

Name of Property

Westmoreland County, VA

County and State

visitors. In addition, a group of about 500 people from Washington, not recorded as affiliated with any organization, traveled to Colonial Beach in September 1884 to participate in a tournament and ball. These quasi-medieval jousts and games were popular entertainments at summer resorts.⁵⁰

By 1885, approximately twenty cottages had been built in Colonial Beach, most, like that purchased by Melville Bell, stood south of the commercial district and faced the river along Irving Avenue South. Four hotels in addition to the Colonial Beach Hotel had also been placed in operation by this time. Two, the King George and Walcott's, were located along the boardwalk. Two others, Linwood House and the Buckingham Hotel, were located in what is now the Colonial Beach Commercial Historic District.⁵¹ None of these buildings remain today. A building in the historic district that does remain from this period stands at **203 Dennison Street (199-5037-0050)**, constructed around 1885 and used as a hotel (the Eckington, by 1934) and as a boarding house (Jordan's, sometime after 1934).

One inconvenience for visitors to Colonial Beach cited by the August 1885 article was the lack of a church in the nascent town, the nearest one being seven miles away. This lack was, however, in the process of being addressed: "Among the improvements which the company is projecting is the erection of a handsome chapel."⁵² The Ladies Colonial Beach Union Chapel Association, formed in the 1880s, purchased a lot for the purpose at the northeast corner of Washington Avenue and Boundary Street on November 14, 1887. It was conveyed to the trustees of the association by John T. Given, a trustee of the Colonial Beach Improvement Company. John B. Hammon (or Hammond), a manufacturer of building supplies in Washington who was said to have built "by the far the handsomest and most comfortable of these summer houses" in Colonial Beach, also built the chapel. It served the Baptist, Episcopal, Methodist, and Catholic congregations until each built its own place of worship.⁵³

Steamboat Era Heyday

The investors in and developers of Colonial Beach determined that the town's growth was sufficient by the early 1890s to seek incorporation of the resort as a town, which was accomplished by an act of the Virginia legislature on February 25, 1892. The boundaries of the town, as defined in the charter, included the former White Point, Classic Shore, and Bluff Point farms, as well as the county road lying adjacent to Classic Shore and Bluff Point (current State Route 205). The western boundary of the town ran southeasterly with the county road "to a gate that opens upon a road leading into Colonial Beach."⁵⁴ The road leading into the town is the

⁵⁰ Mason and Markwith, 611; *Washington Post*, June 3, 1883; July 14, 1883; September 9, 1884; August 19, 1885; "Panic on a Steamer," August 27, 1885; Reynolds J. Scott-Childress, "From 'Nature's Nation' to 'Washington's Playground': Marshall Hall, Middle-Class Culture, and the Commercialization of Leisure, 1865-1900," *Maryland Historical Magazine* 105:3 (Fall 2010), 244. The dates in parentheses after the steamboats indicate the first visit to Colonial Beach discovered in research for the nomination.

⁵¹ "Colonial Beach: The Rapid Growth of the Summer Resort on the Potomac"; Coates and Shinn 1995, 92.

⁵² "Colonial Beach: The Rapid Growth of the Summer Resort on the Potomac."

⁵³ Virginia H. Clapp, "Post Revolutionary Churches: United Methodist," in *Westmoreland County Virginia, 1653-1983*, 490.

⁵⁴ "An Act to Incorporate the Town of Colonial Beach in the County of Westmoreland," *Acts and Joint Resolutions Passed by the General Assembly of the State of Virginia, during the Session of 1891-92* (Richmond: J.H. O'Bannon, Superintendent of Public Printing, 1892), c. 373, 613-619.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

current Colonial Avenue, and although the gate referred to has been gone probably since at least the 1920s, the intersection of 205 and Colonial Avenue is still known as “the Beach Gate.”

The act of incorporation provided for a mayor and four councilmen to administer and govern the town. Section 5 of the act gave the council the power to regulate bathing beaches, bathhouses, and bathing suits, sanitation, garbage disposal, and sale of liquor. It could also lay out, grade, and pave new streets, condemn land for those streets, and determine whether this work would be paid for from the town treasury, through assessment on those benefitting from the improvements, or a combination of the two. The mayor and the town council thereby took responsibility for many of the duties heretofore discharged by the directors of the Colonial Beach Improvement Company, relieving the company of some of the financial burdens of development. The act also established the town as a school district separate from that of Westmoreland County. Finally, the act appointed the town’s first officers – Mayor Frank Schwarz and councilmen Thomas J. Brady, W.W. Evans, S.D. Watson, and C.E. Brayton. Evans was one of the founders of the Colonial Beach Improvement Company and had served as one of its directors. Schwarz moved into the Queen Anne style house at **100 Dennison Street (199-5037-0008)** at about the time he was sworn in as mayor.

Colonial Beach continued to grow after its incorporation, with the town government, various corporate business interests, and smaller entrepreneurs who saw opportunity in the town all playing a role. By 1905, the daily excursions of steamboats to the resort had created a bustling downtown, according to a pamphlet by newspaper editor and later mayor Walker F. Griffith. The town “is laid off in streets, avenues and building lots,” Griffith wrote. It “has steadily gone forward and its speedy growth is principally due to its health and attractive location. . . . Large and spacious hotels and boarding houses, liveries and stores are located near the wharves, and dotted here and there in other sections of the town, to accommodate the large numbers of summer visitors[;] a large ice factory, planing mills, city hall, private and public schools, post office, telephone, printing establishments and an enterprising newspaper are located in the business section.”⁵⁵ Newspaper stories, some of them likely written by the promoters of the resort, and advertisements touted Colonial Beach as “Washington’s Atlantic City,” and accounts of the activities in the town were relayed in those papers on the same pages as stories about its better known and more established cousins in New Jersey, Atlantic City and Cape May.⁵⁶

As a result of incorporation, municipal institutions began to be established in the downtown area. At one time, the town hall was located in Washington House, a hotel located along what is now Beach Terrace, near the corner at Hawthorn Street. A postcard with a postmark of 1910 shows the Stick style building looking out over dressing rooms along the beach. This building burned down prior to 1934. At some point, perhaps around the middle of the first decade of the twentieth century, the town offices were moved to what is now **16 Irving Avenue North (199-5037-0003)**, built around 1900.⁵⁷ The existing brick jail next to the town hall, with its iron plate door, was

⁵⁵ Walker F. Griffith, *Souvenir of Colonial Beach* (1905), quoted in Miller, 56.

⁵⁶ See for instance, “The Lower Potomac,” *Washington Evening Star*, August 4, 1907, 5.

⁵⁷ James Tigner, Jr., *Colonial Beach, Virginia* (Atglen, Pennsylvania: Shiffer Publishing, 2008), 27; Coates and Shinn 1999, 35. Sources disagree on the date of construction of 16 Irving Avenue North. VCRIS records suggest

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

built in 1905, according to a 1907 *Evening Star* article.⁵⁸ By 1907, the Colonial Beach Volunteer Fire Department was also located in the town hall building. The town council had passed a resolution seeking cooperation from local property owners to raise funds for the purchase of an apparatus to extinguish fires in 1894. Such apparatus was purchased in 1896, and a building (at an unknown location) was constructed to house it.⁵⁹

Colonial Beach's school buildings were also located in the commercial center of town in the early years. A private school operated out of the building at **128 Hawthorn Street (199-5037-0001)**, now the Colonial Beach Museum, around 1898. By 1905, the building housed the offices of the town newspaper, the *Colonial Beach Progress*. It may have been at this time that a school was established in a building at what is now 6 Irving Avenue North (recently demolished), where it remained until 1912. In that year, a two-story brick school opened on Douglas Avenue at the crest of a hill looking toward the Colonial Beach Hotel and the Potomac River.⁶⁰ The school burned down in 2014.

The first post office in Colonial Beach was located in Walcott's Hotel, established in 1884, with Charles Walcott the first postmaster and his wife Harriet succeeding him in 1888. The hotel was located at the east end of Hawthorn Street, facing the boardwalk. The post office was later installed on the ground floor of the commercial building at **106 Hawthorn Street (199-5037-0023)**, next to the bank. It was thought to have been built to house the post office by attorney George Mason, Sr., around 1920. Mason, who had also been mayor of the town, president of the bank, and area delegate to the Virginia General Assembly, had his office on the second floor of the building.⁶¹

Griffith's 1905 pamphlet did not mention one significant institution that was located downtown. The Bank of Westmoreland opened in 1904 at the intersection of Hawthorn Street and North Irving Avenue (**100 Hawthorn Street, 199-5037-0006**). (Historical Figure 2) The L.E. Mumford Banking Company of Cape Charles, Virginia, established the bank – the first in Westmoreland County. Constructed of pressed brick from Washington, D.C., likely delivered to the town's freight wharf by steamboat, by a man named Wood Furnace, it was incorporated in 1907. The bank would be important to the continued growth of the town, once arranging \$37,000 in development bonds, which were purchased by a Chicago firm.⁶² The building was expanded twice. It is now used as town offices.

Corporate interests remained important to the town's development, but their form and function evolved over time. In 1901, a group of three men – steamboat captain Ephraim S. Randall and R.O. Holzman of Washington and Judge C.E. Nichol of Virginia – purchased the Colonial Beach Improvement Company's interests in the resort. This included the Colonial Beach Hotel and its adjacent amusements, among which were a new bathhouse and dancing pavilion, as well as the

circa 1890, while Coates and Shinn state that it was constructed in 1913. The later date does not fit so well with other evidence of activities housed in the building.

⁵⁸ "The Lower Potomac: Colonial Beach Known as 'Washington's Atlantic City,'" August 4, 1907; Miller, 62-63.

⁵⁹ "History of the CBVFD," Colonial Beach Fire Department website, <http://cbvfd.net/about-u>, accessed January 7, 2021.

⁶⁰ Coates and Shinn, Centennial Issue, 1993, 48-49; Coates and Shinn, 1996, 62.

⁶¹ Coates and Shinn 1998, 6-7.

⁶² George Mason III, "Twentieth Century: Banking in Westmoreland," in Norris, 639-640.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State



Historical Figure 2 – The Bank of Westmoreland, with members of the Colonial Beach Volunteer Fire Department, 1907
(Colonial Beach Museum)

passenger and freight piers. Two years later, Randall bought out his partners and formed the Washington and Potomac Steamboat Company. Randall (1850-1908) had come to Washington from Canandaigua, New York, with his mother when he was a child. During the Civil War, he worked for a “sutler,” a civilian who procured provisions, for the Union Army. He got into the steamboat business in the 1880s, just as river excursions started to become popular. He established a passenger and freight transportation business known as the Randall Steamboat Company and, when that was a success, merged it with his Colonial Beach interests to form the Washington and Potomac Steamboat Company.⁶³ During his time as head of the steamboat company, he modernized the Colonial Beach Hotel and renamed it Randall’s Hotel. He also built a new “excursion pier,” an electrical plant that generated power for the company’s facilities as well as the rest of the town, and additional amusements, including a carousel, billiard rooms, and bowling alleys. It was also during the Randall period that the side-wheel steamer the *St. Johns*, later adopted as the symbol of Colonial Beach, began its daily trips to the town.⁶⁴ (Historical Figure 3) The date of the riverside boardwalk fronting the shops and hotels along the boardwalk is not known, but the earliest postcards depicting the public walk also come from around this time. (Historical Figure 4) The walk was 16 feet wide, raised above the sand, and ran alongside a dirt or gravel street.⁶⁵

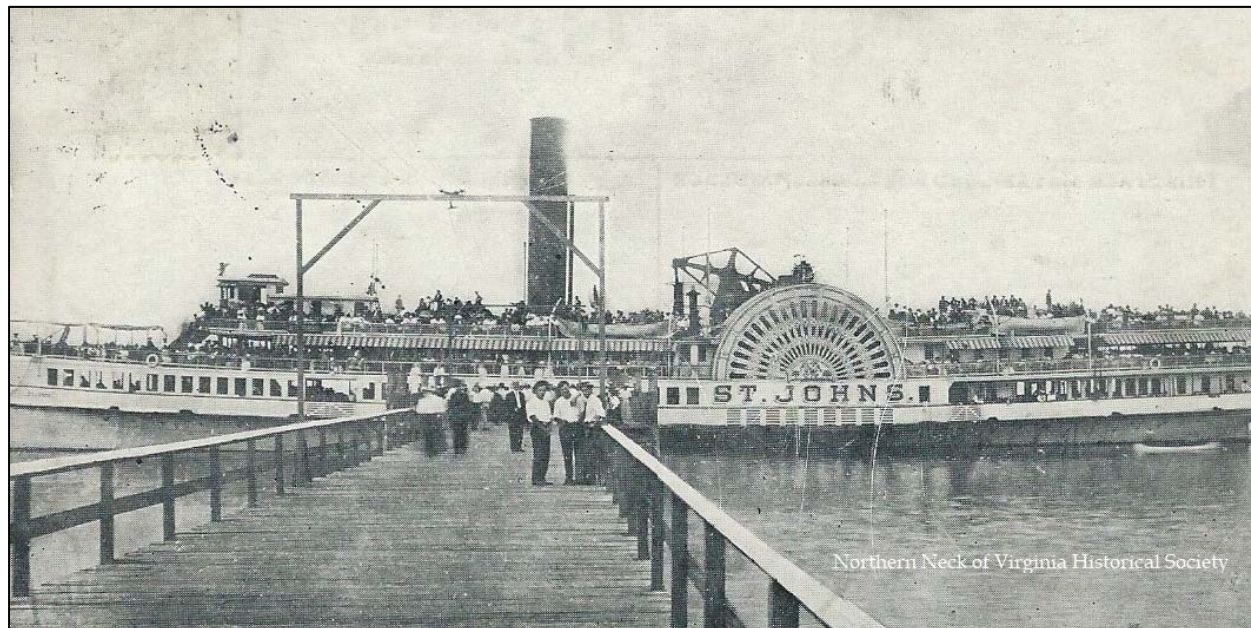
⁶³ “Capt. E.S. Randall Dead,” *Washington Post*, April 18, 1908, 2.

⁶⁴ “The Lower Potomac: Colonial Beach Known as ‘Washington’s Atlantic City,’” *Washington Evening Star*, August 4, 1907; “On the River Front: Building Electric Plant at Colonial Beach,” *Washington Post*, March 13, 1903.

⁶⁵ Coates and Shinn 1996, 18.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State



Historical Figure 3 – The St. Johns, n.d. (Northern Neck of Virginia Historical Society)

Randall died in 1908, and the corporation that anchored the resort's development underwent another change. Three Washingtonians, Conrad H. Syme, J.T. Sherrier, and C.H. St. John formed the Colonial Beach Company of Alexandria and received a charter from the Virginia legislature in 1909. The property acquired by the new company included five steamboats, wharf privileges, and the passenger and freight business, as well as the hotel and its associated facilities.

Ultimately, the transportation side of the business was spun off as a separate entity. The Colonial Beach Company became responsible for the hotel, amusements, and other land-based ventures.⁶⁶ The *St. Johns* and other vessels still launched from the 7th Street dock in southwest Washington, and at least for a time remained identified with the Colonial Beach Company. Corporate interests also continued infrastructure improvements during the first two decades of the twentieth century – water and sewage, electrical lighting, streetlights, and sidewalks. These improvements seem to have been intended to increase the infrastructure's capacity in anticipation of the development of Classic Shore, which was planned at this time. The year-round population of the town in the first decade of the new century, before Classic Shore's development, was about 1,500; in the summer, as many as 10,000 residents were said to live there.⁶⁷

The infrastructure would also have served a new area of development in town, a subdivision platted in 1913 and known as "Colonial Beach Company's First Addition to Colonial Beach." While the Colonial Beach Company's name is invoked, however, the owner and developer was actually the Potomac Resort and Realty Corporation of Alexandria, incorporated by the state in

⁶⁶ "Charter for River Resort: Colonial Beach Company of Alexandria Incorporated in Richmond," *Washington Evening Star*, January 6, 1909, 9; "Bought in by New Syndicate: W.& P.S. Company Properties Sold at Auction," *Washington Evening Star*, February 19, 1909, 21.

⁶⁷ "Colonial Beach," *Washington Evening Star*, June 14, 1908; Coates and Shinn 1995, 24. Classic Shore was platted in 1908, according to Shinn and Coates. The area became what is now 1st through 12th Streets.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State



Historical Figure 4 – The boardwalk, circa 1900 (Northern Neck of Virginia Historical Society)

While corporate interests and the town government established the framework and cornerstones for development of the resort, smaller entrepreneurs and merchants, usually people from other places who saw opportunity in Colonial Beach and moved there, filled in the details with the development of individual properties. These people, often brothers or husband-and-wife teams, adapted to changing economic conditions and entertainment and recreational trends and often ran multiple businesses. William F. Renshaw came to Colonial Beach from Maryland. The town's first clerk in 1892, he, or he and his brother Frank, operated Centre Market on Hawthorn.⁶⁸ He would later play an important role in the founding of St. Mary's Episcopal Church.

Harris (or Hamer) Fox was a Jewish immigrant from Lithuania, likely arriving at the Port of Baltimore in the late 1880s. By 1900, Fox lived in Colonial Beach, where he ran a general store on Hawthorn Street. He returned with his family to Baltimore by 1910, but his son Emanuel was a merchant in Colonial Beach by 1920, and Emanuel's brother Herman was also involved in family businesses. Harris Fox was one of a surge of immigrants from all over Europe, representing numerous ethnicities and religious backgrounds, who came to the United States in the late nineteenth and early twentieth centuries. At least three businessmen important to

⁶⁸ Coates and Shinn, "Another Time . . . and Now," 2; Coates and Shinn 1994, 34; Coates and Shinn 1997, 4; Mason and Markwith, 610; Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *1900 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc..

Colonial Beach Commercial Historic District

Name of Property

Westmoreland County, VA

County and State

Colonial Beach were born in Lithuania – Fox, Harry Mensh, and Abraham Cooper. Mensh owned Mensh’s Hotel (also known as the Crown Castle Hotel) at the corner of Washington Avenue and Hawthorn Street, as well as a silent movie theater and other businesses on the boardwalk. Cooper, whose wife Rebecca also emigrated from Lithuania, opened a general merchandise and hardware store across Hawthorn from Mensh’s Hotel in 1916. The family was also involved in the Hoffman and Cooper Gas Company, one of the many businesses that over time have been located at **128 Hawthorn Street (199-5037-0001)**.⁶⁹ Cooper’s Store, operated first by Abraham and Rebecca and then by their son, Bill, along with his wife Bobbie, and much changed over its history, served the Colonial Beach community for more than seventy-five years. The building, at 20-22 Washington Avenue (199-5037-0075), is now the Abraham and William I. Cooper Branch of the Rappahannock Central Regional Library.⁷⁰

A “local boy makes good” story can be found in Ben Fox. William Benjamin Fox, born in Virginia, was living in Westmoreland County by 1880 and working as a clerk. Twenty years later, he was a merchant in Colonial Beach. This, no doubt, is the Ben Fox who opened a store at what is now **2 Irving Avenue South (199-5037-0036)** sometime around the turn of the century. Fox was appointed the town’s first sergeant in 1892. Census records list William B. Fox as a merchant in Colonial Beach in 1910, but he disappears from the record thereafter. Fox’s store was converted to a residence sometime between 1910 and the 1934 Sanborn map.⁷¹

These entrepreneurs helped develop the commercial center of downtown Colonial Beach. Eleven buildings along Hawthorn on the Sanborn Fire Insurance Map are labeled stores, more than any other street in the downtown area.⁷² (Historical Figure 5) By the late 1920s, two grocery stores stood on the north side of Hawthorn, one on either side of Irving Avenue North at the intersection of the two streets. The Renshaw brothers’ store was located on the west side, and a brick building, part of the Atlantic & Pacific Tea Company (A&P) chain and built in 1928, stood on the east.⁷³ The A&P, the Bank of Westmoreland, and the jail were the only brick buildings depicted in the 1934 Sanborn Fire Insurance Map in downtown, all three grouped near the intersection of Hawthorn and Irving.

⁶⁹ Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *1900, 1910, 1920, 1930 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc.

⁷⁰ Coates and Shinn, *Another Time...and Now*, 1986, 46.

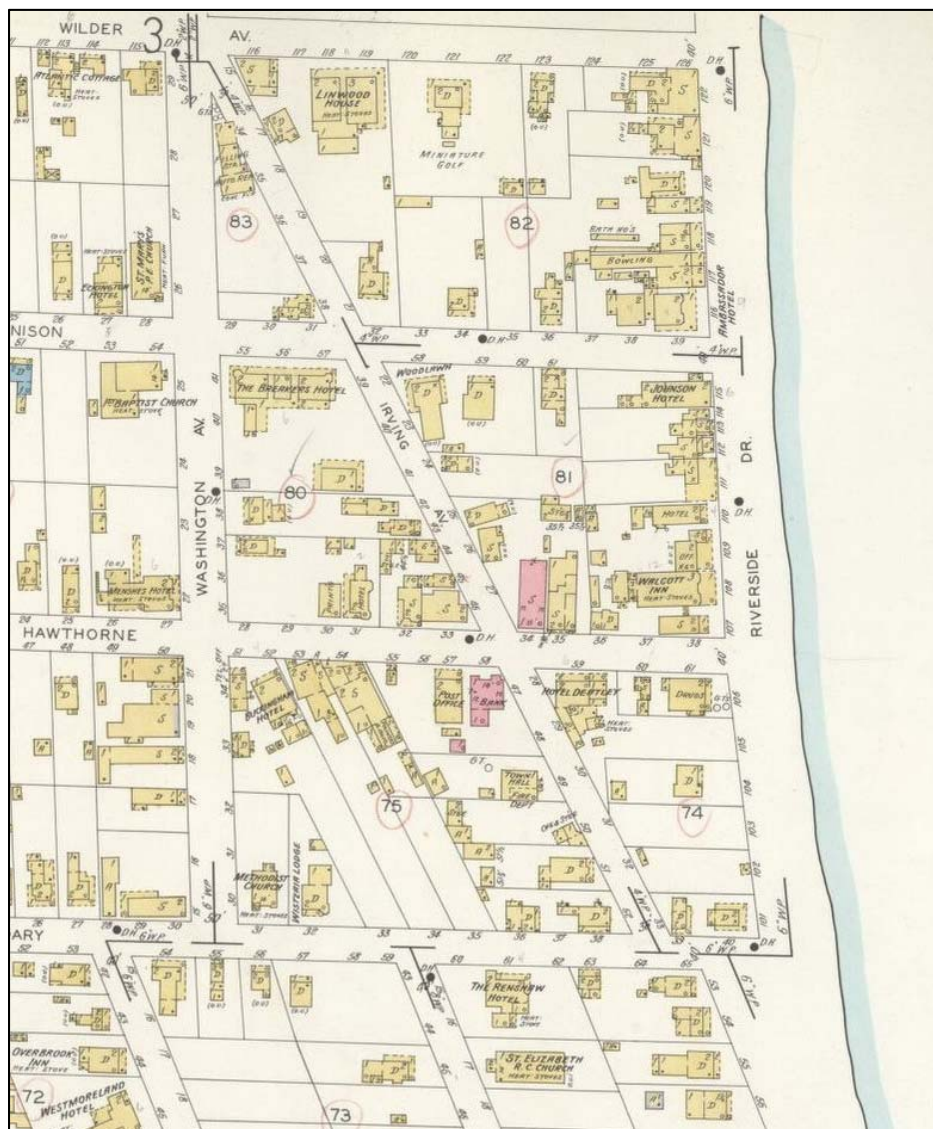
⁷¹ Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *1880, 1900, 1910 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc.; Mason and Markwith, 610; Coates and Shinn, *Another Time...and Now*, 1986, 2; *Sanborn Fire Insurance Map*, March 1934, plate 2.

⁷² *Sanborn Fire Insurance Map*, March 1934, plate 2.

⁷³ Coates and Shinn, Centennial Issue, 1993, 48-49; Coates and Shinn 1994, 34. The heirs of William F. Renshaw conveyed this property to Jane M. Mason in December 1944. (Westmoreland County Land Records, Deed book 102, page 97)

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State



Historical Figure 5 – Downtown Colonial Beach in 1934. (*Sanborn Fire Insurance Map*, March 1934, plate 2)

Commercial buildings were not, however, limited to the areas adjacent to the amusements along the boardwalk. Stores were located south of Boundary Street, serving the residents of Cowtown, and Washington Avenue included commercial buildings, some near the Colonial Beach Hotel at the intersection with Colonial Avenue. The earliest extant garage and gasoline station in Colonial Beach, built around 1925, stood along Washington close to the hotel grounds at **324 Washington Avenue (199-5037-0057)**. Two other gas stations had been built along Washington Avenue by 1934, and an auto repair shop stood on Colonial Avenue at its intersection with Douglas Avenue. A store at the Beach Gate had a gas pump by the 1930s.⁷⁴ All these filling stations were located along the route that would have been taken by visitors arriving by car to the hotels, boarding houses, and businesses in the commercial district.

⁷⁴ Coates and Shinn 1994, 22.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

In addition to all the commercial structures standing during the heyday of steamboat travel to Colonial Beach, numerous residences were also built, interspersed among the businesses. Many of these houses were built along the perimeter of the downtown area, including **2 Beach Terrace (199-5037-0035)**, constructed around 1904. Others were built outside of downtown along the commercial corridor from the Beach Gate. In the “First Addition” to Colonial Beach on the north side of Washington Avenue between Wilder and Colonial Avenues, for instance, six of ten buildings standing in 1934 were residences. Along Colonial Avenue up to Lynnhaven Avenue, eleven of eighteen buildings are labeled as dwellings on the Sanborn map. It is not known how many of these were used as summer cottages.

Colonial Beach’s churches were located among the residences, but close to the commercial center. As mentioned earlier, the Union Chapel was built at the corner of Washington and Boundary in 1887. St. Elizabeth’s Catholic Church was built on Lossing Avenue, south of Boundary, in 1906. In 1911, St. Mary’s Episcopal Church was dedicated at the northwest corner of Washington Avenue and Dennison Street. It was built by Watt Lee after a design by Washington architect Alexander H. Sonneman (1872-1956). Sonneman studied architecture with his father, Karl, a German architect and engineer who emigrated to Washington in 1858. Alexander Sonneman was known for his apartment houses, commercial buildings, rowhouses, and private residences in Washington and the surrounding area, receiving mention in James M. Goode’s *Best Addresses*.⁷⁵ It appears that Sonneman may have become involved with the project as a result of a family relationship. The architect’s wife, Mary Ida Sonneman, was one of William F. Renshaw’s heirs, and Renshaw was a member of St. Mary’s building committee.⁷⁶ Colonial Beach’s white Baptist congregation built its own church on Bancroft Avenue, south of Boundary Street in 1897, but moved to Washington Avenue in 1925, when the congregation constructed a wood church on the south side of Dennison Street across from St. Mary’s.⁷⁷

African Americans in Colonial Beach

As mentioned earlier, census records in 1880 show that African Americans made up a slight majority of the residents of the area in and around the farmland that became Colonial Beach. African Americans also frequented the beach resort and participated in the town’s development, some able to take advantage of the business opportunities the growing community presented. One of the earliest references to African American association with the town comes from an August 8, 1895, article in the *Washington Bee*, a newspaper founded in 1882 and primarily aimed at a black audience. That day’s paper reported that “well-known musician” Lewis Hickman had composed a march called “Colonial Beach.” The music for the march had not been published, but the notice says that the march had been played several times at the resort community and “was vigorously applauded on every occasion.”⁷⁸ The article’s mention of bands

⁷⁵ Stephen Calcott, District of Columbia State Historic Preservation Office, National Register of Historic Places Nomination Form: Harris & Ewing Photographic Studio, U.S. Department of the Interior, National Park Service, 1994, 8:3-4.

⁷⁶ Westmoreland County Land Records, Deed book 102-97; *Evening Star*, September 4, 1910, 62; Gaines and Markwith, 3.

⁷⁷ Shinn and Coats 1995, 103. An African American Baptist congregation worshipped at a church on Jackson Street beginning in 1892. (Shinn and Coats 1997, 74)

⁷⁸ *Washington Bee*, August 31, 1895, 2.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

playing the march indicates that African American musicians may have performed there, although neither the venue nor the audience is identified. Group excursions to Colonial Beach were popular with African American residents of Washington as well white travelers. In July 1896, the *Bee* documented the preparations made by the Port Royal Sunday School Union of southeast Washington to join another Sunday school union at the Monrroia Baptist Church near Colonial Beach for speeches and a sermon.⁷⁹

A *Bee* headline referred to the resort as “Our Colonial Beach” in an August 8, 1896, article about a gathering that took place there as part of an annual meeting by an unnamed association, which included discussion of an industrial academy for Westmoreland, King George, and Caroline counties, as well as orations, sermons, and worship. More than five thousand people were said to have attended. The precise location of the meeting is not stated, although the article reports that people began gathering for the events of the day “at Colonial Beach.” Reference was made to “[d]ocks, pavilions, booths, and boats,” as well as “the spacious premises of Woods Hotel,” being made available to the participants. No reference to Woods Hotel was found in research for this nomination. The “Casino” at the hotel was also opened for the visitors’ use. The article described Colonial Beach in glowing terms – the accommodations and food provided for the participants, the town’s hotels, cottages, streets, and avenues – and praised the opportunity the town gave to African Americans to purchase “handsome lots” 50 by 150 feet (the standard size of lots in the town). It also suggested that local black residents had already purchased a church lot measuring 100 by 150 feet.⁸⁰

In the late nineteenth century, it was not unusual for resort developers to target African Americans with advertisements for the same entertainments, excursions, and resort experiences that they promoted for white citizens. Andrew Kahrl has written that riverboat excursions had become popular by the turn of the century for both the black elite of Washington and African Americans of lesser means, with Colonial Beach one of their “favorite destinations.” Typically, steamboat companies employed separate boats for their black and white patrons, and facilities were often segregated as well. The lack of resort facilities open to African Americans frequently led to the development of resorts developed by and for black patrons.⁸¹ It is not known where the facilities and building lots described by the *Bee* article mentioned above were located in Colonial Beach or whether they were designed specifically for African American visitors.

More than half a century later, in 1950, however, Colonial Beach Mayor Norman Brewington thought that black visitors had never tried to use the town’s public beach along the boardwalk, although he said that there were no ordinances against such use. The subject had been raised by Martin W. Martin, an attorney for the National Association for the Advancement of Colored People (NAACP) in Richmond, with regard to a planned outing to Colonial Beach to test the

⁷⁹ *Washington Bee*, July 17, 1896, 8. Based on an August 8, 1896, *Bee* article, Monrroia Baptist Church is neither “Old Monrovia” church nor “New Monrovia” church as described by Inez Selden Johnson in “Black Churches,” in Norris, *Westmoreland County, Virginia, 1653-1983*, 457 ff. See discussion of the August 8 article in the following paragraph.

⁸⁰ *Washington Bee*, August 8, 1896, 8.

⁸¹ Andrew W. Kahrl, “The Slightest Semblance of Unruliness”: Steamboat Excursions, Pleasure Resorts, and the Emergence of Segregation Culture on the Potomac River,” *Journal of American History* 94:34 (March 2008), 1113-1116.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

town's racial policies. Brewington, while stating the rights of black patrons to visit the resort, refused to make special efforts to have the police on hand to ensure order while Martin's group used the town's beach. According to reports, "a near riot" broke out on the boardwalk involving five hundred people when, after Martin left town to return to Richmond, white visitors attacked two white photographers taking pictures of the events and then called for the fifteen black bathers to leave the water. The incident ended with minor injuries and one arrest – an African American man involved in the melee. The group canceled a second planned outing to Colonial Beach, and Martin threatened legal action against the town in 1951 and 1952 to ensure African Americans' access to the town's beaches, whether integrated or segregated. Newspaper stories reporting on the resolution of the issue were not found in research for the nomination.⁸²

The August 8, 1896, newspaper article also points to African American involvement in the construction of Colonial Beach's buildings. The story reports that George Smith, who in 1869 had purchased 107 acres of land formerly belonging to James Monroe, was a carpenter, builder, and contractor in the area, responsible "for more than one half of the best work done at Colonial Beach." According to 1900 U.S. Census records, carpenter George A. Smith of Washington Township, Westmoreland County, lived on a farm with his wife, three children, and a granddaughter, and owned his house outright.⁸³

Other African Americans worked at jobs that would be considered part of the "service economy" of early-twentieth-century Colonial Beach. Local historians Joyce Coates and Jackie Shinn report that a black man named Arthur Walker ran a livery stable on Wilder Avenue about a block from its intersection with Washington Avenue. He also operated a horse-drawn taxi that parked near Walcott's Hotel on the boardwalk at the end of Hawthorn Street to pick up passengers from the steamboat dock. This information likely refers to the Arthur Walker who, in 1930, was listed as a chauffeur in Colonial Beach in the U.S. Census. At the time, Walker owned his own house on Lincoln Avenue worth \$4,000. According to Coates and Shinn, Walker's daughter Bernice owned a pressing and cleaning business on Wilder, behind the Mayfair Theater at the corner of Wilder and Washington. The movie theater had been built in 1931.⁸⁴ James E. Watson, his wife Lillie, and son Carl started the Watson Bakery on Jackson Street, off Colonial Avenue, in 1922. The only bakery in town for some time, the business supplied hotels and restaurants, as well as providing home delivery, until closing in 1947.⁸⁵

Charles Garland's great-grandparents, Peter and Peggy, were enslaved at the time of the Civil War. As free people after the war, Peter worked as a blacksmith, Peggy as a midwife, and they owned 26 acres of land near Oak Grove, about six miles south of Colonial Beach. Their son, Simon, became the first black mail man in Westmoreland County. Charles, who had been orphaned, was raised by his aunt and uncle, Leanna and Theodorick Streets, near Oak Grove.

⁸² "Colonial Beach Swim Party Planned in Protest Fight," August 5, 1950, 20; "Mob of 500 Routs 15 Bathers from Beach," August 12, 1950, 13; "Va. Beach Policy Test Looms Again," April 15, 1951, 5, *Baltimore Afro-American*.

⁸³ Ancestry.com and The Church of Jesus Christ of Latter-day Saints, *1900 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc.

⁸⁴ Coates and Shinn, *Another Time...and Now*, 1986, 56; Ancestry.com and The Church of Jesus Christ of Latter-day Saints, *1930 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc.

⁸⁵ Johnson, "Black History," in Norris, *Westmoreland County, Virginia, 1653-1983*, 602; Coates and Shinn 1994, 12.

Colonial Beach Commercial Historic District

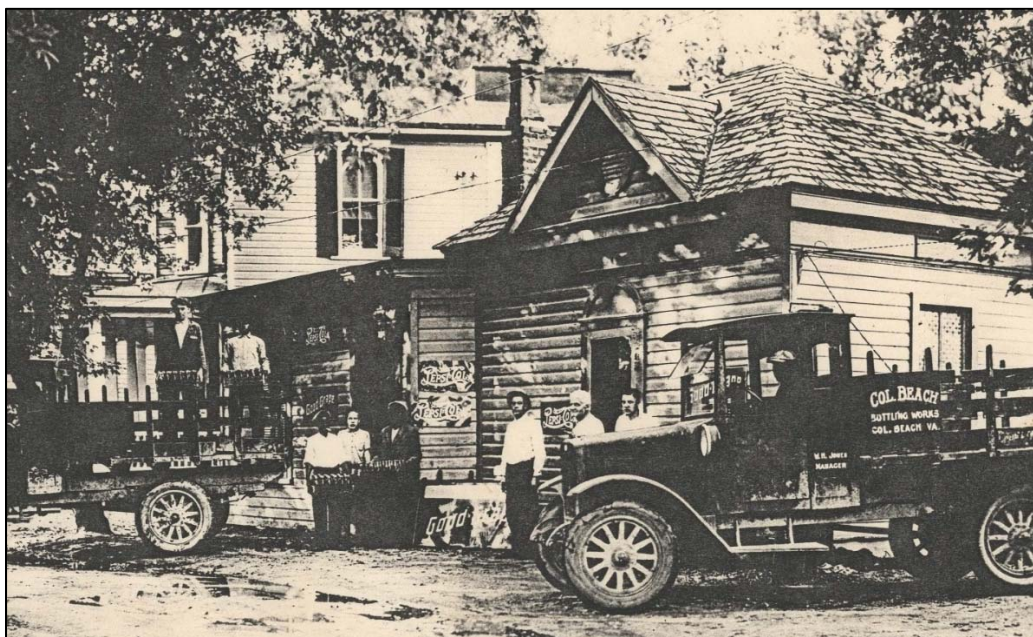
Name of Property

Westmoreland County, VA

County and State

Leanna, a granddaughter of Peter and Peggy Garland, taught African American children in Colonial Beach at a school on Jackson Street. Charles studied to become a tailor and opened a shop on Colonial Avenue in 1939. He served in the U.S. Army quartermaster corps during World War II, then worked at the Naval Weapons Laboratory at Dahlgren for thirty years, maintaining his tailor shop as a side business. Garland was elected to the Colonial Beach town council in 1974, the first African American man to become a councilman, and, in 1981, became the town's first black mayor, serving out the term of Ernest Fenwick, who had died in office.⁸⁶

Clearly not all African Americans in Colonial Beach were as successful as George Smith, the Walkers, the Watson family, or Charles Garland. Around the turn of the century, a 23-year-old black cook named Kate Bryant, for instance, worked for William F. Renshaw, store owner and patron of St. Mary's Episcopal Church. Bryant lived with the family. An African American mechanic named Fields worked at the Colonial Beach Motor Company at the Beach Gate, which opened in 1928.⁸⁷ An undated photograph of the Colonial Beach Bottling Works on Irving Avenue North, makers of Elephant soft drinks and active in the 1920s and 1930s, shows both black and white employees loading company trucks. (Historical Figure 6) Inez Selden Johnson, in her account of African American history in Walter Briscoe Norris's *Westmoreland County, Virginia, 1653-1983*, states that the "majority of blacks who resided in Westmoreland labored for poor wages at farm or water-related tasks."⁸⁸ In the Town of Colonial Beach, one might imagine those tasks also including jobs in the homes, hotels, boarding houses, restaurants, stores, stables, garages, and other businesses of the resort.



Historical Figure 6 – Black and white employees of the Colonial Beach Bottling Works load their trucks with racks of sodas. (Colonial Beach Museum)

⁸⁶ Johnson, "Black History," 605.

⁸⁷ Ancestry.com and The Church of Jesus Christ of Latter-day Saints, *1900 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc.; Coates and Shinn, *Another Time...and Now*, 1986, 10.

⁸⁸ Johnson, "Black History," 604.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

Automobiles and Slot Machines

Beginning in the 1920s, the use of automobiles grew tremendously in the United States. Along the Potomac River and elsewhere in the Chesapeake Bay region, weekend trips by car began to replace steamboat excursions to Colonial Beach and other Potomac River stops as a result. The *St. Johns* made its last run from Washington to Colonial Beach in 1926 and the *Potomac* ended its run for good by 1942. Northern Neck counties lobbied the state government for improved roadways from Richmond to attract visitors from the state capital, touting the historical significance of the area, and the Harry W. Nice Bridge over the Potomac from Maryland, which landed on the Virginia side near Dahlgren, opened in December 1940.⁸⁹ Carloads of families visiting on the weekends, however, could not replace the hundreds of passengers that might disembark every day from steamers docking at town wharves, and Colonial Beach's tourist industry declined in the second quarter of the twentieth century. The Depression, a hurricane in 1933, which damaged piers and businesses along the boardwalk, and World War II contributed to the difficulties.⁹⁰

The Maryland state legislature provided a boost to tourism in Colonial Beach in 1949 when it legalized slot machines in the state. Enterprising businessmen realized that slot machine casinos built on piers in the Potomac River off Colonial Beach – beyond the Virginia state line at the low tide mark of the river and therefore in Maryland – would be legal. The casinos replaced the bathhouses, pavilions, and steamboat wharves that had previously stood along the shore. Four slot machine casinos – the Jackpot, the Little Reno, the Monte Carlo, and the Little Steel Pier – were soon erected according to this formula. The owners also brought well-known musicians to town to entertain their patrons, and tourism to Colonial Beach grew once more. The Glenn Miller, Sammy Kaye, Woody Herman, and Guy Lombardo orchestras, Tex Benecke and Charlie Spivak – all holdovers from the Swing Era of the 1930s – performed in Colonial Beach in the 1950s, as did country music stars Patsy Cline and Jimmy Dean.⁹¹

In a bit of hyperbole in 1957, the *Saturday Evening Post* called Colonial Beach “Las Vegas on the Potomac.”⁹² Three men deeply involved with the town's businesses at this time were Delbert, Dennis, and Paul Conner. Originally from West Virginia, the brothers operated businesses in both Charles County, Maryland, and Colonial Beach. Between the three of them, they owned three of the four casinos along the beach, the Colonial Beach Hotel, the Ambassador Hotel, an airport outside of town, and other businesses.⁹³ Paul Conner's home, a two-story, hipped roof, Craftsman foursquare house built in 1928, stood across the street from the Colonial Beach Hotel, at **404 Washington Avenue (199-5037-0059)**.

Automobile tourism resulted in new types of buildings and services. Rather than the multistory hotels or boarding houses that had been previously erected, motels – the name itself a conflation

⁸⁹ Miller, 65; Mason and Markwith, 611.

⁹⁰ Coates and Shinn, Centennial Issue, 60-61.

⁹¹ Mason and Markwith, 612-613; Coates and Shinn 1997, 61.

⁹² John Kobler, “Las Vegas on the Potomac,” *Saturday Evening Post*, September 7, 1957, 38-39.

⁹³ Mike Sager, “Colonial Beach Revisited,” *Washington Post*, July 18, 1982; “Delbert Conner dies at 66; Businessman in the ‘Slots’ Era,” *Fredericksburg Free Lance-Star*, December 23, 1981, 31; Coates and Shinn 1999, 41.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

of “motor” and “hotel” – now began to appear. Six motels were constructed within the town limits and three in the historic district between 1947 and 1954. One of these was known as the Colonial Motel at what is now **29 Colonial Avenue (199-5037-0045)**. The 1954 building is an example of a “motor court” – a group of guest rooms contained in single-story legs around an open courtyard that provided parking. Construction of such vacation accommodations boomed throughout the United States in the 1950s and 1960s.⁹⁴ The Colonial Motel is built of concrete block finished in smooth stucco painted white. This method of construction characterized all three of the motels in the Colonial Beach Commercial Historic District, including the Art Deco Westmoreland Motel (now the Riverview Motel) at **24 Irving Avenue North (199-5037-0004)** and Doc’s Motor Court at **11 Irving Avenue North (199-5037-0027)**. Doc’s, built by Herbert “Doc” Caruthers in 1947 and run by his wife Ellie, was the first motel in Colonial Beach.

The Colonial Motel replaced another feature of the automobile era at its site – a surface parking lot. The motel was built on two town lots that owners Jimmy Jones and Carl Pates had formerly used as a paid parking lot for crowds visiting the town on holidays or weekends. Jones bought out his partner and built the motel in its place.⁹⁵ Another, larger parking lot was located nearby – at the east end of Colonial Avenue next to the boardwalk in front of the Jackpot casino, owned by Delbert Conner. This land had been part of the Colonial Beach Hotel property. The lot now belongs to American Legion Post 148 for parking at its assembly building. The King George Hotel along the boardwalk at the end of Wilder Avenue, near the Little Reno and Monte Carlo casinos, was torn down for parking around 1950.⁹⁶

In addition to the motels, concrete block-and-stucco construction characterized a number of replacements for wood commercial buildings or additions to them in Colonial Beach. Rock’s Hotel on the boardwalk (no longer extant), was built in 1947 of concrete block and stucco, as was a 1950s addition to the wood-frame Gem 5&10 of Walter and Marguerite Klotz at **116 Hawthorn Street (199-5037-0020)**, which had been moved to Hawthorn around 1943.⁹⁷ Brick and brick veneer also began to be used more often after World War II. The former United States post office, built at what is now **107 Hawthorn Street (199-5037-0007)** around 1945 by Jane and George Mason, Jr., and leased to the government, was constructed of brick, as was the front façade of the Virginia Electric and Power Company at **108 Hawthorn Street (199-5037-0022)**, built at about the same time.⁹⁸ William V. Caruthers also replaced his wood-frame filling station at **215 Washington Avenue (199-5037-0011)** with a brick, Art Moderne building, probably in the 1940s.⁹⁹ (Historical Figure 7)

⁹⁴ Jakle, et al., 43-46

⁹⁵ Coates and Shinn 1998, 60.

⁹⁶ Coates and Shinn 1995, 72.

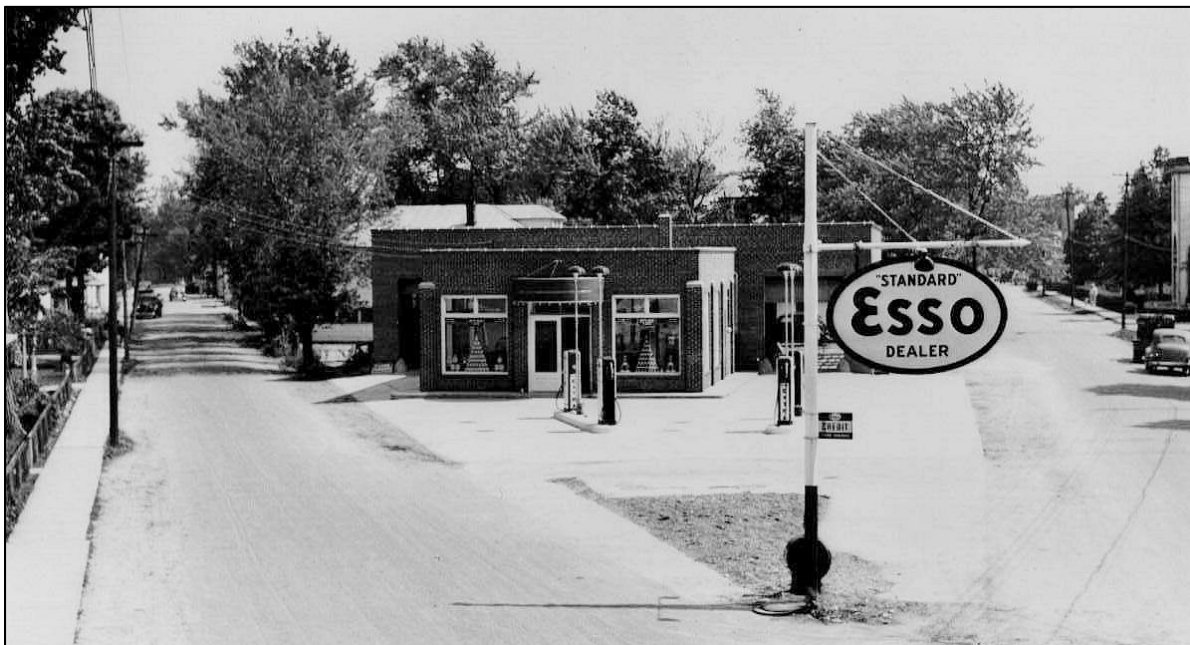
⁹⁷ Coates and Shinn 1993, 36, 60.

⁹⁸ Westmoreland County Land Records, Deed Book 102, page 97; Deed Book 103, page 444; Virginia Department of Historic Resources Survey Form, DHR ID #199-5037-0032. The local Veterans of Foreign Wars chapter is now housed in the former post office building.

⁹⁹ See discussion of this building in Section 7, above.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State



Historical Figure 7 – William V. Caruthers' brick, Art Moderne gas station, circa 1940s. (Colonial Beach Museum)

Among the more unusual buildings representative of the mid-century automobile era is the Colonial Beach Diner. Diners themselves were often factory made by this date and shipped by truck across the country, where they were located adjacent to broad parking lots. In 1947, one of the Paterson Vehicle Company's line of "Silk City" diners was relocated from the company's manufacturing facility in Paterson, New Jersey, to Colonial Beach. Now the Hunan Diner, at **422 Washington Avenue (199-5037-0062)**, at the intersection of Washington and Colonial Avenues, the building, especially its front (east) façade, displays characteristics typical of Silk City diners of that period. (Other elevations are hidden by later additions.) Horizontally oriented, with long, clean lines, the buildings lower walls are surfaced in enameled porcelain and stainless steel. The porcelain sections are light yellow with a green stripe and are located above and below a stainless steel central panel. The stripes and the lines pressed into the stainless steel are meant to give the impression of forward movement.

While Colonial Beach looked to the future with its new buildings, it also formalized in certain ways its relationship with its past. American Legion Post 148's building at **27 Colonial Avenue (199-5037-0044)** was constructed of stucco-covered concrete block in 1950. This was the first permanent home for the post, which had been organized for World War I veterans in 1932. The post serves as a gathering place for local members of the American Legion, a national organization that supports the needs and charitable endeavors of U.S. military service veterans. Post 148 was also instrumental in completing the Colonial Beach War Memorial at the **intersection of Boundary Street, Beach Terrace, and Irving Avenue South (199-5037-0051)**. The memorial succeeded an earlier incarnation erected nearby in 1939 by Post 148. The artillery piece for that memorial was donated as scrap metal when the United States entered World War II. After the war, the town secured the current location, and a granite tablet with a bronze plaque bearing the names of men and women from the town who served in World War I and World War II and in the Merchant Marines was erected on a concrete and grass plinth. It was dedicated on

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

October 5, 1947. Three years later, American Legion Post 148 Commander E.E. McCartney, a retired naval officer, obtained a gun that had seen service on the deck of a World War II U.S. Navy ship, which was subsequently erected at the memorial. Memorial Day services have been held at “the gun,” as it is known to townspeople, ever since its dedication.¹⁰⁰

The Potomac River Festival, a three-day event filled with parades, fire trucks, beauty pageants, yachts, marching bands, and other performers, is another formal observation of the town’s history and its people inaugurated during this period (1951).¹⁰¹ While also a way to draw visitors to Colonial Beach, participation by local businesses, civic associations, and school and community groups, as well as schools, organizations, and volunteer fire companies from elsewhere in Maryland and Virginia, became a tradition that continued unbroken for sixty-nine years until the corona virus pandemic interrupted it in 2020. The Friday and Saturday parade routes wind through the Colonial Beach Commercial Historic District, for many years beginning on Colonial Avenue at Douglas Avenue, traveling east on Colonial to Washington Avenue, south on Washington to Hawthorn Street, east on Hawthorn toward the town pier, and then north along the boardwalk.

As suggested by the traditional route of the Potomac River Festival parades, Colonial Beach’s downtown continued to serve its original purpose as the steamboat era gave way to the slot machine and automobile period. Colonial Avenue north of its intersection with Washington Avenue, however, underwent a slow but steady change that had its roots in the 1930s and continued after the period of significance. As early as 1939, one- or one-and-a-half-story cottages began replacing larger, older hotels, boarding houses, and empty lots on this stretch of the street. Whereas prior to this date, Colonial Avenue had been a mix of commercial and residential construction between Washington and Lynnhaven Avenues, by 1950, that stretch had become almost entirely residential. The smaller cottages, including **215 Colonial Avenue (199-5037-0040)** and **423 Lynnhaven Avenue (199-5037-0052)** also contrasted with the larger, two-story, I houses that had been built along the avenue in the 1920s.¹⁰²

In 1958, the Maryland legislature required that casinos in the state be reachable by foot from Maryland soil, making the slot machines off the shore of Colonial Beach illegal. The Conner brothers moved one casino, the Jackpot, by barge across the river to Charles County, Maryland, and transformed two (the Little Reno and the Monte Carlo) into restaurant and music venues. (The Steel Pier had been destroyed by Hurricane Hazel in 1954.) The Little Reno and the Monte Carlo were almost totally destroyed by fire in 1963 and only partially rebuilt.¹⁰³

Historically, two types of visitors had come to Colonial Beach – weekend excursionists and families staying for longer stretches in summer cottages. The removal of the casinos from the Potomac shoreline sharply reduced the ranks of the first type, with the exception of special events like the Potomac River Festival. The town’s permanent population base – those who made their living on the water, those who worked at the Dahlgren Naval Weapons Laboratory, and

¹⁰⁰ “Post 148, Colonial Beach, Virginia,” American Legion Centennial website, n.d., <https://centennial.legion.org/virginia/post148>.

¹⁰¹ Coates and Shinn, “Colonial Beach, Virginia: Another Time . . . and Now,” 47.

¹⁰² Virginia Department of Historic Resources Survey Forms, DHR ID #199-5037-0040 and DHR ID #199-5037-0052.

¹⁰³ Miller, 69-70.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

those working at businesses serving fulltime residents – remained fairly constant after the casinos left. The large crowds that gathered in Colonial Beach every weekend during the summer, however, declined during the 1960s. The reduction in riverside business also made locating supporting business activity – banks, the post office, law and insurance offices, town government services, stores – downtown near the boardwalk area less necessary or desirable.

These circumstances did not change the commercial district immediately. Institutions important to the community, both established and new, remained in the downtown area for more than a decade. New organizations also continued to locate in the business district. The Potomac River Fisheries Commission, for instance, was formed after enabling legislation was passed by Congress in 1962 to maintain order on the river after two decades of tension and violence between Virginia watermen and Maryland authorities. When it opened an office in Colonial Beach, it first chose the former post office and law office at **106 Hawthorn Street (199-5037-0023)** in the heart of the town's commercial core. Both the Methodist and Catholic congregations of Colonial Beach decided to remain in or near their original locations along Boundary Street when building new churches. St. Elizabeth's of Hungary Catholic Church brought an example of Contemporary style, unusual in the downtown area, to its church at 10 Boundary Street (199-5037-0038), constructed in 1963. (Historical Figure 8) In 1962, however, the Baptist congregation built a new church at Garfield Avenue and Boundary Street, not far away from their previous site on Washington Avenue, but no longer on one of the town's main streets.¹⁰⁴



Historical Figure 8 – Colonial Beach's Catholic Church remained in the downtown area when it built a new church on Boundary Street in 1963. (Colonial Beach Museum)

¹⁰⁴ Coates and Shinn 1998, 9; Mason and Markwith, 453-454, 490, 501.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

In 1961, one of the oldest public institutions in the town, the Colonial Beach Volunteer Fire Department, moved from its brick building on Irving Avenue North to a new home, constructed of concrete block and pressed stone, at **312 Colonial Avenue (199-5037-0049)**.¹⁰⁵ The move was likely made for practical reasons rather than having anything to do with the loss of downtown's importance. The new, larger fire trucks would have had a much easier time leaving and returning to the new building, with its tall bays and location on broad Colonial Avenue than the smaller 1940 building on narrow Irving Avenue North, with its acute angle turn onto Boundary Street. The Colonial Avenue location would also be more central to the town, which had grown to fill Classic Shore and Bluff Point to the north after World War II.

In addition, new businesses were beginning to be located on or moved to Colonial Avenue at the same time. The James Monroe Texaco gas station was built at the Beach Gate in 1960. Pearson's Seafood was originally located on Colonial Avenue in 1935, but moved downtown in the 1940s. It moved back to Colonial Avenue in larger building near Billingsley Avenue in 1963.¹⁰⁶ In 1966, a restaurant was built on an empty lot at **301 Colonial Avenue (199-5037-0070)**. Now Lenny's Restaurant, it is a good example in Colonial Beach of commercial design from the post-World War II-era. It features many hallmarks of Contemporary design – a low-slung roof line, deep, overhanging eaves, and extensive use of glass.¹⁰⁷

Colonial Beach since the End of the Period of Significance

These kinds of moves to Colonial Avenue heralded a decentralization of businesses and institutions that had been rooted in the downtown area since the town's earliest days. While small businesses had been located along Colonial Avenue entering town from Route 205 since the 1930s, much of the land along Colonial Avenue remained undeveloped until the 1960s. By the 1970s, the Colonial Avenue corridor had become the town's new commercial center. The A&P grocery store moved from Hawthorn and Irving to a new shopping center built in 1962 (with a large expanse of parking) on an undeveloped parcel at Colonial and Euclid Avenues. The shopping center included a pharmacy, a laundromat, a pizza restaurant, and a fast-food eatery, among other businesses. The Bank of Westmoreland became part of First Virginia bank in 1972 and moved to Colonial and Lynnhaven Avenues in 1974. The Hawthorn Street branch closed at the end of December 1975 after seventy-one years of continuous banking service to Colonial Beach residents. The United States post office, located either on the boardwalk or in the commercial center of town since 1884, moved to the corner of 1st Street and Dwight Avenue in 1975. Colonial Beach High School, which stood on a hill overlooking Washington Avenue and the Colonial Beach Hotel property since 1912, moved to 1st Street in 1984.¹⁰⁸

Many of the businesses that constituted the commercial district closed as visitors dwindled, especially, of course, the hotels and amusements that had been associated with heavy summer traffic. The Colonial Beach Hotel closed in 1981 and was subsequently demolished, its site becoming the Town Hill and the location of holiday celebrations and summer events. Stores and

¹⁰⁵ Virginia Department of Historic Resources Survey Form, DHR ID #199-5037-0049.

¹⁰⁶ Coates and Shinn 1996, 42; Coates and Shinn 1999, 51,

¹⁰⁷ Virginia Department of Historic Resources Survey Form, DHR ID #199-5037-0070.

¹⁰⁸ Coates and Shinn 1994, 54-55; Coates and Shinn 1995, 3; Coates and Shinn 1997, 49; Coates and Shinn 1998, 10.

Colonial Beach Commercial Historic District

Name of Property

Westmoreland County, VA

County and State

other businesses of long standing, such as Cooper's, the Hoffman and Cooper Gas Company, and the Gem 5&10, also closed. Some of the buildings, including the Crown Castle Hotel at Washington and Hawthorn and the old school building on Irving Avenue North, no longer stand, having either been demolished or destroyed by fire. As Colonial Beach settled into a new chapter of its existence, characterized by a stable base of full-time residents that included retirees, summer visitors drawn by festivals, musical performances, exhibitions, and other events, and weekenders who enjoy recreational activities associated with the Potomac River and Monroe Bay, many of the Colonial Beach Commercial Historic District buildings have been repurposed. The Bank of Westmoreland Building, the post office, and the Art Moderne gas station at Washington and Irving have all been adapted to new uses, while guest accommodations, such as the Breakers and the Westmoreland Motel, continue their historical functions under new names and new management. Many of the residences from the period of significance – cottages, I houses, Craftsman bungalows and foursquares, the White Point farmhouse – continue to be used for their original purpose, while others have been adapted to commercial purposes. All these buildings maintain their usefulness in the twenty-first century and continue to represent the history of Colonial Beach's commercial downtown.

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

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[User/Login.aspx?ReturnUrl=%2fvawmorelandexternal](http://cotthosting.com/VAWMorelandExternal/User/Login.aspx?ReturnUrl=%2fvawmorelandexternal).

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

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

Other

Name of repository: Virginia Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): 199-5037

10. Geographical Data

Acreeage of Property approximately 28

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

	<u>Latitude</u>	<u>Longitude</u>
1.	38.254635	-76.967099
2.	38.254645	-76.966281
3.	38.254802	-76.966281
4.	38.254801	-76.965894
5.	38.255120	-76.965908
6.	38.255117	-76.964833
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27.	38.249200	-76.962145
28.	38.249756	-76.962507
29.	38.249738	-76.963274
30.	38.249454	-76.963236

Colonial Beach Commercial Historic District

Westmoreland County, VA
County and State

Name of Property

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32.	38.249798	-76.963662
33.	38.249797	-76.963518
34.	38.250188	-76.963544
35.	38.250188	-76.963727
36.	38.251363	-76.963831
37.	38.251359	-76.964040
38.	38.251590	-76.964043
39.	38.251590	-76.963854
40.	38.252905	-76.963910
41.	38.252911	-76.964121
42.	38.253478	-76.964126
43.	38.253472	-76.963929
44.	38.253879	-76.967075
45.	38.253878	-76.964195
46.	38.254149	-76.964192
47.	38.254117	-76.965965
48.	38.254252	-76.965967
49.	38.254255	-76.966344
50.	38.254102	-76.966339
51.	38.254105	-76.967075

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

The Colonial Beach Commercial Historic District includes both sides of Colonial Avenue from Lynnhaven Avenue to the Potomac River; both sides of Washington Avenue from Colonial Avenue to Boundary Street with the exception of the town hill property; both sides of Irving Avenue North from Wilder Avenue to Boundary Street; both sides of Hawthorn Street from Washington Avenue to Beach Terrace; and the west side of Beach Terrace from Hawthorn Street to and including the Colonial Beach War Memorial. In addition, the historic district includes the following properties: 423 Lynnhaven Avenue; 125, 201, and 204 Wilder Avenue; 17 to 203 Dennison Street; 10 and 120 Boundary Street; and 2 to 21 Irving Avenue South. The attached Photo Key/ Tax Parcel Map shows the true and correct boundary of the historic district at a scale of 1" = 60' in its original size.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the Colonial Beach Commercial Historic District capture the business center of the town along with the two major thoroughfares that reach the commercial district from State Route 205. The business district contains the important government entities (town hall, jail, police department, fire department) and commercial institutions (bank, post office, utility offices, grocery stores), as well as hotels, boarding houses, and motels, that convey the district's significance as the business center of a resort community. Churches, stores, boarding houses, restaurants, gasoline stations, and residences lined Washington and Colonial Avenues during the period of significance. The district excludes the area to the east, where amusements, restaurants, and hotels historically were located along the waterfront,

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

which has lost all of these significant features. The district also excludes areas to the south, west, and north since these areas are primarily residential in nature or include more recent construction.

11. Form Prepared By

name/title: Tim Kerr and Daria Gasparini, principals
organization: Robinson & Associates, Inc.
street & number: P.O. Box 9454, 4005 Wisconsin Avenue NW
city or town: Washington state: DC zip code: 20016
e-mail: admin@robinson-inc.com
telephone: (202) 234-2333
date: April 22, 2021

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: Colonial Beach Commercial Historic District
City or Vicinity: Colonial Beach
County: Westmoreland State: Virginia
Date Photographed: December 2020

Photo 1 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0001

Colonial Beach Commercial Historic District

Name of Property

Westmoreland County, VA

County and State

View: Colonial Avenue, street view, camera facing northeast

Photographer: Tim Kerr

Photo 2 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0002

View: 120 Boundary Street, primary dwelling, north elevation, camera facing south

Photographer: Daria Gasparini

Photo 3 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0003

View: 100 Dennison Street, hotel, east elevation, camera facing west

Photographer: Daria Gasparini

Photo 4 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0004

View: 400 Washington Avenue, primary dwelling, east elevation, camera facing west

Photographer: Tim Kerr

Photo 5 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0005

View: 128 Hawthorn Street, Colonial Beach Museum, north and west elevations, camera facing southeast

Photographer: Daria Gasparini

Photo 6 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0006

View: 100 Hawthorn Street, Bank of Westmoreland, north elevation, camera facing south

Photographer: Daria Gasparini

Photo 7 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0007

View: 201 Dennison Street, St. Mary's Episcopal Church, east elevation, camera facing northwest

Photographer: Tim Kerr

Photo 8 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0008

View: 200 Colonial Avenue, primary dwelling, north elevation, camera facing southwest

Photographer: Tim Kerr

Photo 9 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0009

View: 324 Washington Avenue, garage, east elevation, camera facing northwest

Photographer: Tim Kerr

Photo 10 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0010

View: 500 Washington Avenue, Lodge no. 199, east and north elevation, camera facing southwest

Photographer: Daria Gasparini

Photo 11 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0011

Colonial Beach Commercial Historic District

Name of Property

Westmoreland County, VA

County and State

View: 215 Colonial Avenue, primary dwelling, south elevation, camera facing northwest
Photographer: Daria Gasparini

Photo 12 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0012

View: 11 Irving Avenue North, motel, west elevation, camera facing east
Photographer: Daria Gasparini

Photo 13 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0013

View: 422 Washington Avenue, Hunan Diner, east elevation, camera facing southwest
Photographer: Tim Kerr

Photo 14 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0014

View: 24 Irving Avenue North, motel, north elevation, camera facing southeast
Photographer: Daria Gasparini

Photo 15 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0015

View: 312 Colonial Avenue, Colonial Beach Volunteer Fire Department, north and west elevations, camera facing southeast
Photographer: Daria Gasparini

Photo 16 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0016

View: Washington Avenue and Irving Avenue North, street view, camera facing south
Photographer: Tim Kerr

Photo 17 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0017

View: Hawthorn Street, street view, camera facing east
Photographer: Tim Kerr

Photo 18 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0018

View: Hawthorn Street, street view, camera facing east
Photographer: Tim Kerr

Photo 19 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0019

View: Washington Avenue, street view, camera facing southeast
Photographer: Tim Kerr

Photo 20 of 20: VA_WestmorelandCounty_ColonialBeachCommercialHistoricDistrict_0020

View: North Irving Avenue, street view, looking toward Dennison Street, camera facing northwest
Photographer: Tim Kerr

Colonial Beach Commercial Historic District
Name of Property

Westmoreland County, VA
County and State

Historic Images Log

Historical Figure 1 – Colonial Beach Hotel, circa 1910 (Colonial Beach Museum)

Historical Figure 2 – The Bank of Westmoreland, with members of the Colonial Beach Volunteer Fire Department, 1907 (Colonial Beach Museum)

Historical Figure 3 – The St. Johns, n.d. (Northern Neck of Virginia Historical Society)

Historical Figure 4 – The boardwalk, circa 1900 (Northern Neck of Virginia Historical Society)

Historical Figure 5 – Downtown Colonial Beach in 1934. (*Sanborn Fire Insurance Map*, March 1934, plate 2)

Historical Figure 6 – Black and white employees of the Colonial Beach Bottling Works load their trucks with racks of sodas. (Colonial Beach Museum)

Historical Figure 7 – William V. Caruthers' brick, Art Moderne gas station, circa 1940s. (Colonial Beach Museum)

Historical Figure 8 – Colonial Beach's Catholic congregation remained in the downtown area when it built a new church on Boundary Street in 1963. (Colonial Beach Museum)

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

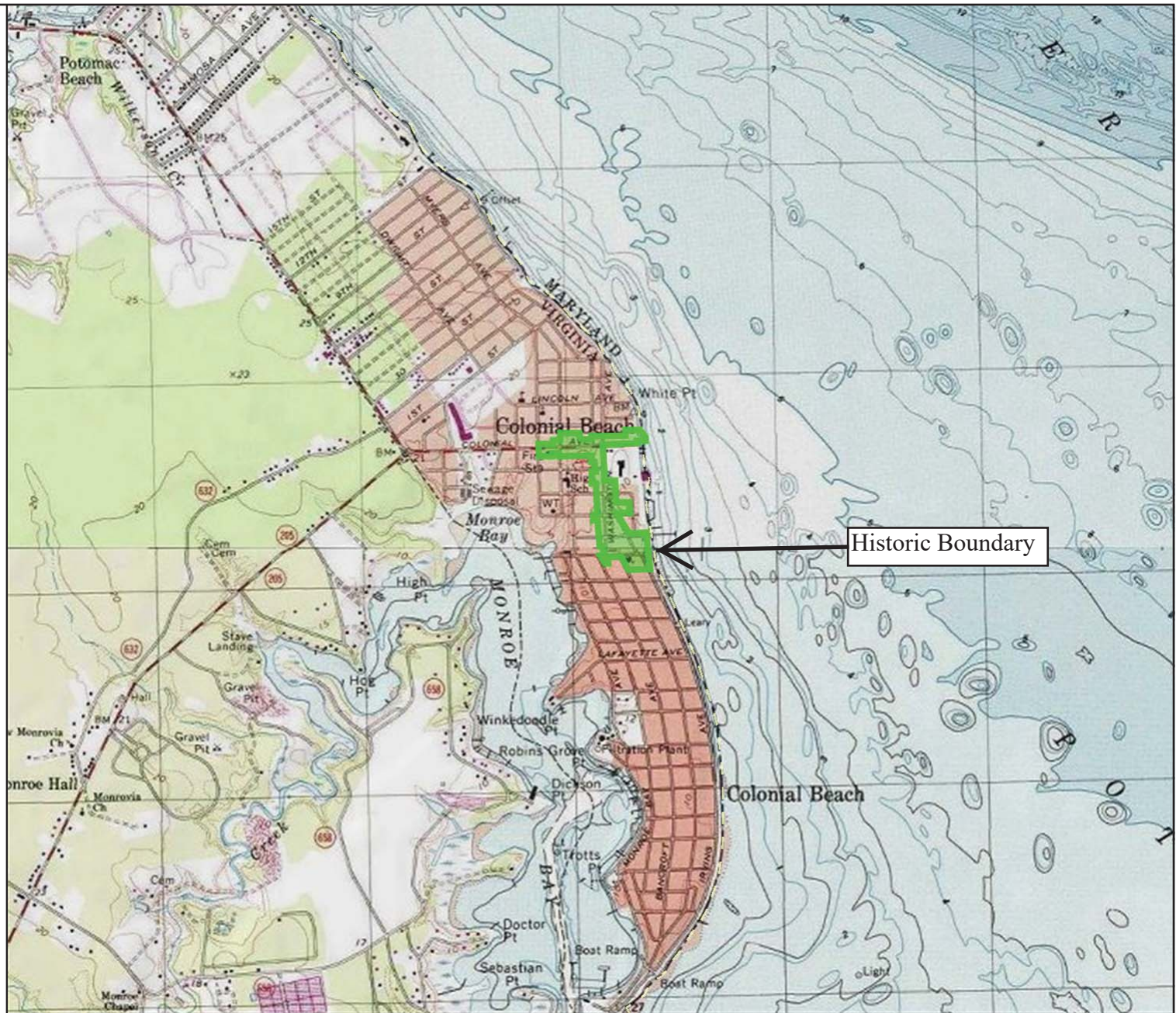


TOPOGRAPHIC MAP

Colonial Beach Commercial Historic District

Westmoreland County, VA

DHR No. 199-5037



Historic Boundary



Feet

0 600 1200 1800 2400

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

Title:

Date: 7/9/2021

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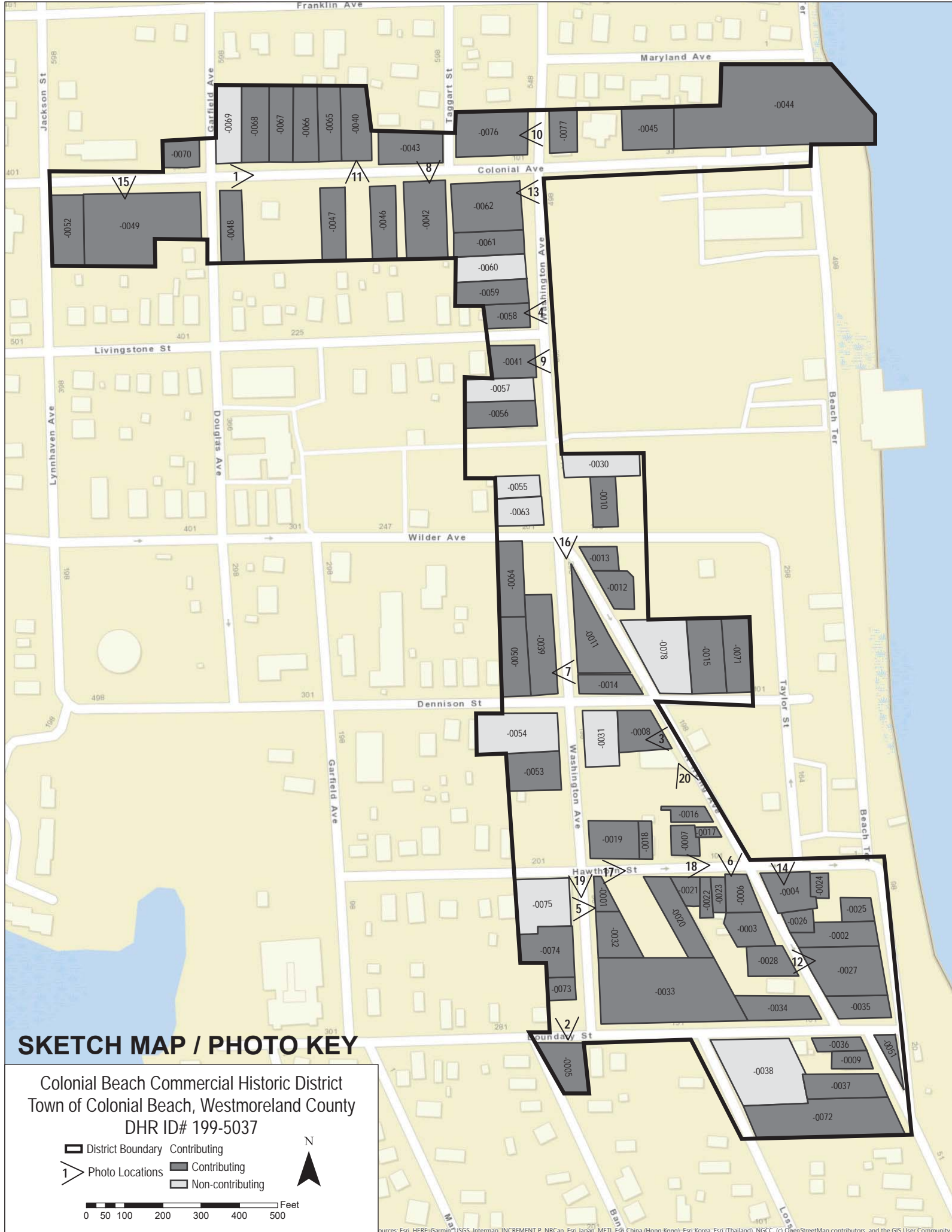
Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

Location Map – Colonial Beach Commercial Historic District Westmoreland County, VA – DHR ID #199-5037



Map generated using Google Earth Pro.

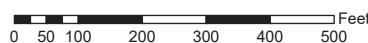
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2	38.254645	-76.966281	28	38.249756	-76.962507
3	38.254802	-76.966281	29	38.249738	-76.963274
4	38.254801	76.965894	30	38.249454	-76.963236
5	38.255120	-76.965908	31	38.249455	-76.963414
6	38.255117	-76.964833	32	38.249798	-76.963662
7	38.254864	-76.964794	33	38.249797	-76.963518
8	38.254863	-76.964189	34	38.250188	-76.963544
9	38.254968	-76.964189	35	38.250188	-76.963727
10	38.255005	-76.962297	36	38.251363	-76.963831
11	38.255237	-76.962290	37	38.251359	-76.964040
12	38.255237	-76.961501	38	38.251590	-76.964043
13	38.254955	-76.961189	39	38.251590	-76.963854
14	38.254790	-76.961190	40	38.252905	-76.963910
15	38.254788	-76.961646	41	38.252911	-76.964121
16	38.254666	-76.961649	42	38.253478	-76.964126
17	38.254604	-76.963568	43	38.253472	-76.963929
18	38.253055	-76.963431	44	38.253879	76.967075
19	38.253051	-76.962844	45	38.253878	-76.964195
20	38.252139	76.962843	46	38.254149	-76.964192
21	38.252132	-76.962083	47	38.254117	-76.965965
22	38.251633	-76.962060	48	38.254252	-76.965967
23	38.251612	-76.962753	49	38.254255	-76.966344
24	38.250774	-76.692090	50	38.254102	-76.966339
25	38.250787	-76.961126	51	38.254105	-76.967075
26	38.249222	-76.960927			



SKETCH MAP / PHOTO KEY

Colonial Beach Commercial Historic District
 Town of Colonial Beach, Westmoreland County
 DHR ID# 199-5037

- District Boundary
- Contributing
- Non-contributing
- Photo Locations



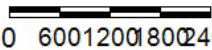
sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



AERIAL VIEW - VICINITY
Colonial Beach Commercial Historic District
Westmoreland County, VA
DHR No. 199-5037



Feet



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

Title:

Date: 7/9/2021

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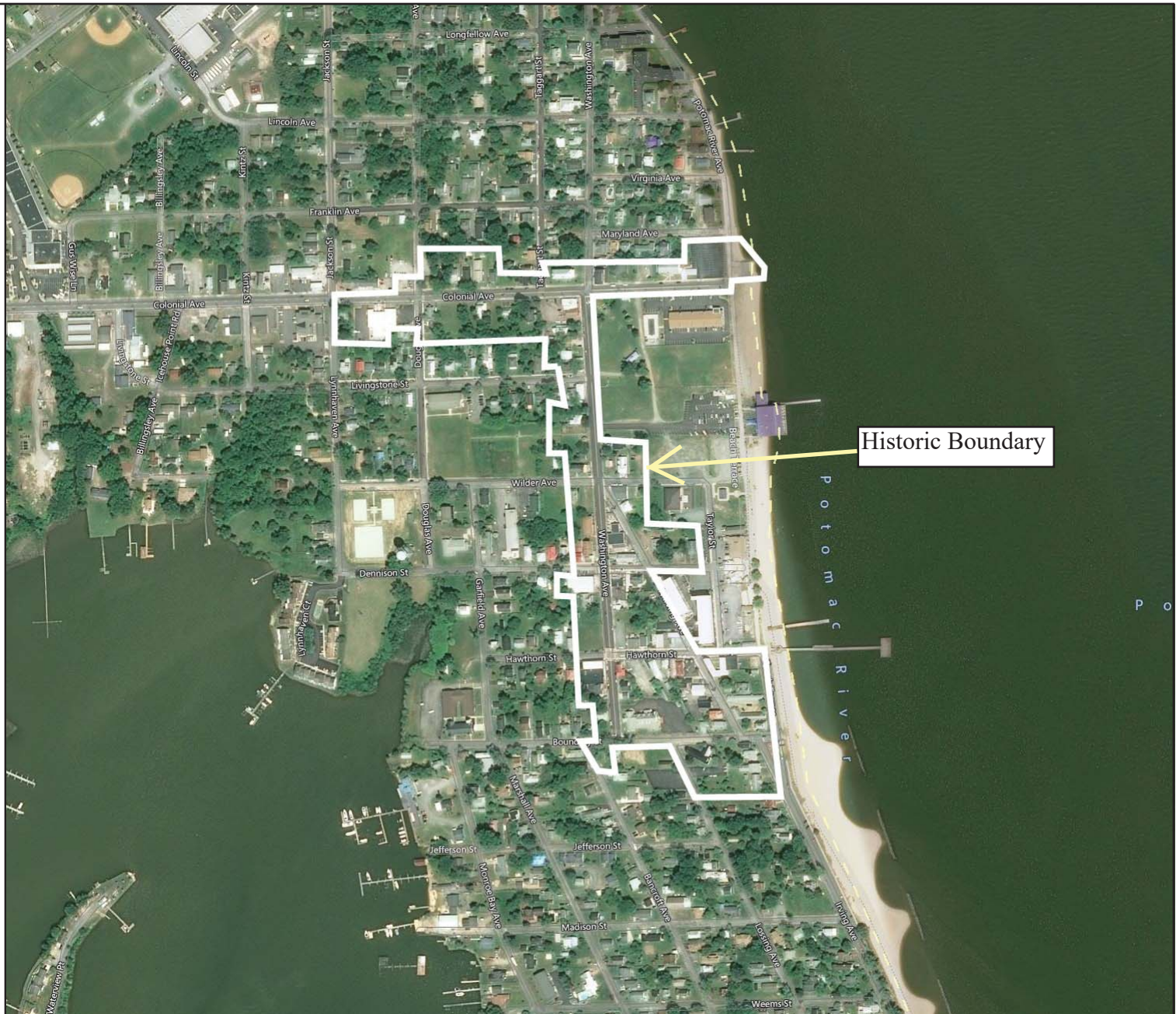


AERIAL VIEW

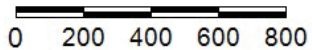
Colonial Beach Commercial Historic District

Westmoreland County, VA

DHR No. 199-5037



Feet



1:9,028 / 1"=752 Feet

Title:

Date: 7/9/2021

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