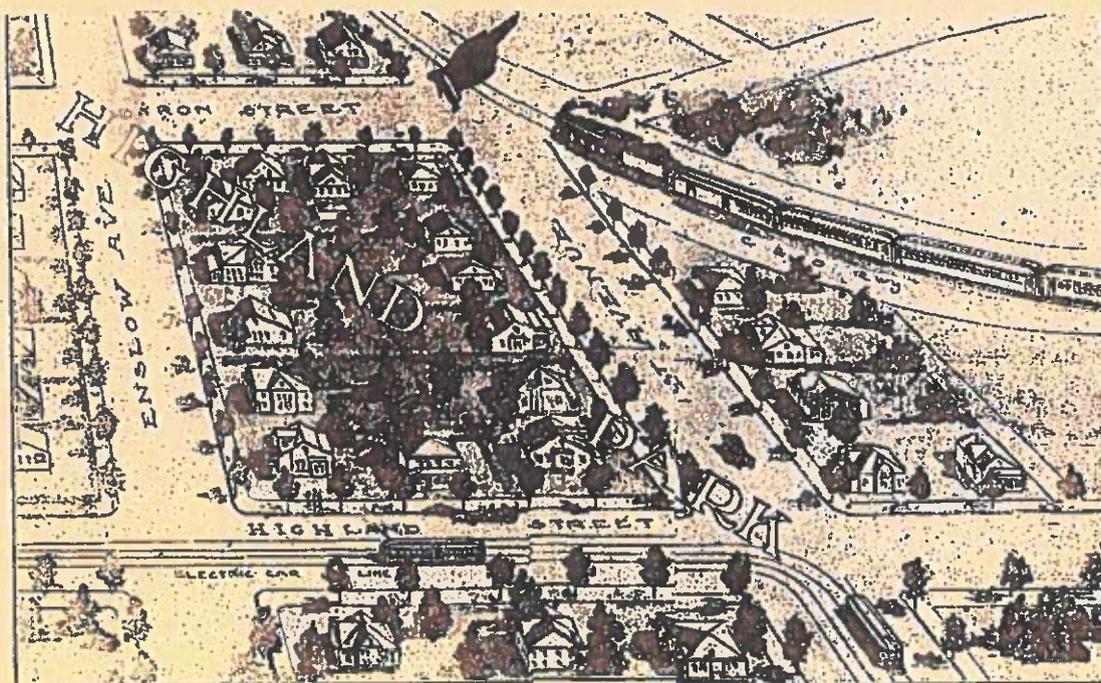


A Survey of Historic Architecture
in the Proposed Highland Park Plaza Historic District
City of Richmond, Virginia

Conducted for
The City of Richmond
Department of Community Development
Richmond, Virginia



Conducted by
Gibson Worsham, Architect
Fall 2002 - Fall 2003

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ABSTRACT

The Highland Park Plaza neighborhood is a part of the larger Highland Park area of the city of Richmond, Virginia. In 1995, the city's Department of Community Development prepared a preliminary information form to submit to the Virginia Department of Historic Resources to determine if the neighborhood was eligible for listing in the Virginia Landmarks Register and the National Register of Historic Places. The VDHR responded that the district was eligible. In 2002, in connection with the Neighborhoods in Bloom revitalization project, the city awarded a contract to survey the potential historic district's resources to the firm of Gibson Worsham, Architect. In winter and spring of 2003, Gibson Worsham surveyed 800 properties within the proposed Highland Park Plaza Historic District to the reconnaissance level, following current VDHR standards. Linked to the survey project was preparation of a National Register District nomination.

The predominant historic period represented by the surveyed resources is that of Reconstruction and Growth (1866-1916), reflecting the era of Richmond's post-war expansion, during which time industrial, commercial, and residential growth transformed the city and dramatically enlarged its boundaries. Single dwellings were the most commonly documented resource types, although multiple dwellings, commercial buildings, a fraternal lodge, and churches also were surveyed. Historic themes associated with the resource types identified for the survey included Domestic, Architecture, Commerce/Trade, Transportation/Communication, Recreation/Arts, Religion, and Ethnicity/Immigration.

ACKNOWLEDGMENTS

I would like to thank those persons at the City of Richmond and in the Highland Park neighborhood for their interest and assistance in this project, most notably Saul Gleiser and Tyler Potterfield of the Richmond Department of Community Development and Ellen Robertson of the Highland Park Restoration and Preservation Program (HP-RAPP). Susan Horner of the Virginia Department of Historic Resources provided access to her store of knowledge and unpublished work on the neighborhood. Her report on Highland Park was invaluable. She also assisted in mightily in performing most data entry. Charlotte Worsham provided invaluable energy and ability as the survey assistant, photographing and recording many sites.

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INTRODUCTION/DESCRIPTION OF THE PROJECT

Introduction

The City of Richmond, Virginia, received preliminary approval from the Virginia Department of Historic Resources in 1993 for a proposed Highland Park Plaza Historic District corresponding to the area of Highland Park north of Brookland Park Boulevard. The city has dealt with the ongoing preservation of Highland Park through preparation of the Highland Park Southern Tip (Chestnut Hill) Neighborhood Revitalization Plan. This document, an element of the city's master plan, calls for retention of the neighborhood's historic character. In order to implement the neighborhood plan, the Neighborhoods In Bloom Program, a revitalization plan designed to improve six historic areas of the city, included the Highland Park Plaza neighborhood. Each of the neighborhoods are at least partially within districts that are eligible for listing in the National Register of Historic Places. To provide recognition of the historic character of these areas and to encourage investment, the city has undertaken survey and nomination of as many of the neighborhoods as possible.

As part of this effort, the city contracted with the firm of Gibson Worsham Architect to perform a reconnaissance-level historic building survey in the city, during Winter, Spring, and Summer of 2002-2003. The survey project was linked to the preparation by the same firm of a district nomination to the Virginia Landmarks Register and the National Register of Historic Places. The survey and nomination were conducted in cooperation with the City of Richmond and the Highland Park Restoration and Preservation Program (HP-RAPP). The project was funded by the city matched by State Survey and Planning funds administered by the Virginia Department of Historic Resources and through the Certified Local Government Program. The survey was initiated with several objectives:

- 1) to promote recognition of the historic character of the district.
- 2) to encourage historically sensitive investment and redevelopment of the neighborhood.
- 3) to extend the survey of historic resources in the City of the Richmond.
- 4) to provide the local government and other planning agencies with information about resources, that may be used in administration of the Neighborhood Preservation Plan.

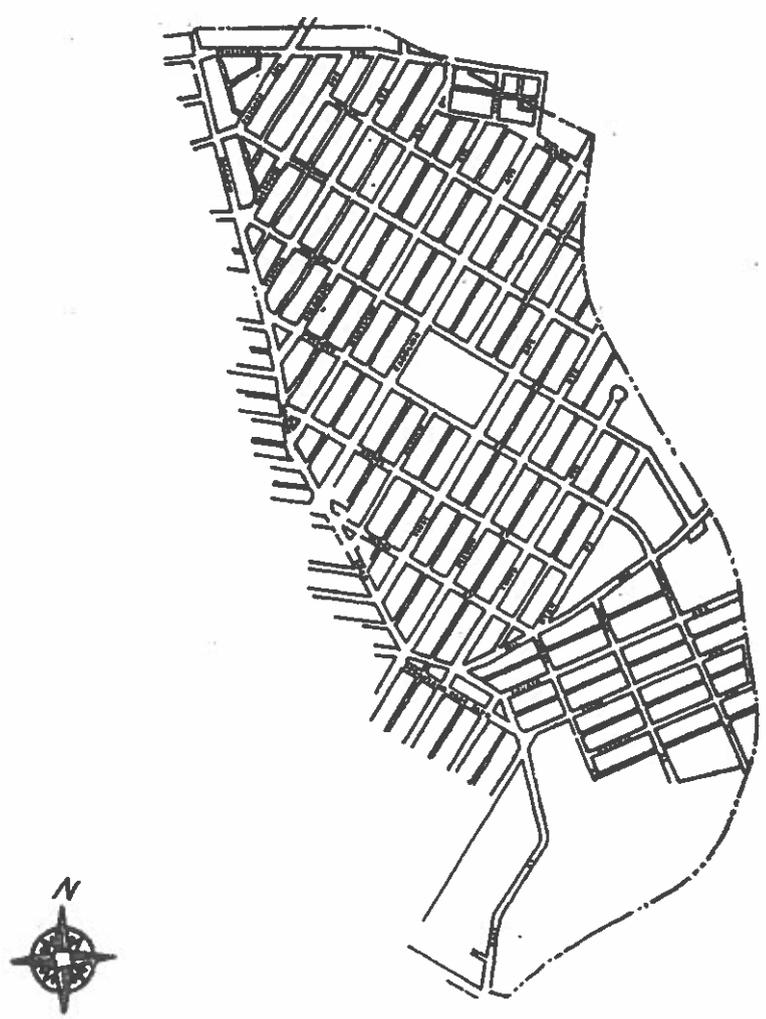
The survey project was carried out by Gibson and Charlotte Worsham, who organized and undertook the fieldwork and prepared the final report.

Description of the Survey Area

The survey area (Figure 4) corresponds to most of the original plat of Highland Park as shown on the map of 1901 (Figure 3). Boundaries for the proposed historic district correspond to the attached map of the district (Figure 4). Included are the lots along Florida and Delaware avenues north from Meadowbrook Road to Highland Street; the lots along Maryland, Carolina,

and Enslow avenues north from Meadowbrook Road to Young Street; the lots along First Avenue north from Meadowbrook Road to Byron Street; the lots along Second Avenue north from Meadowbrook Road to Highland Street; the lots along Third Avenue and Utah Street north from Dill Street to Highland Street; the lots along Dill Street northeast from Brookland Park Boulevard to Pollack Street; the lots along Fourth and Fifth avenues from Rady Street to the city limits, and the lots along Detroit Street from Front Street to the city limits.

Figure 1: Project Location



HISTORIC CONTEXT

Introduction

Historical information for this survey project was gleaned from various local, regional, and state archives, including the Department of Engineering of the city of Richmond, the Richmond Public Library, the Virginia Historical Society, the Department of Historic Resources, and the Library of Virginia, Richmond, Virginia.

Few narratives of Richmond's history provide more than a cursory mention of Highland Park. Three historical overviews of the neighborhood exist in manuscript. Most notable is Susan Horner's 1998 paper prepared for the Department of Art History at Virginia Commonwealth University, "Highland Park, Richmond, Virginia, 1890-1940: A Look at a Streetcar Suburb." Susan Horner consolidated and expanded earlier efforts at chronicling the neighborhood's history, such as the 1995 National Register Preliminary Information Form for listing in the National Register and "Highland Park: A Neighborhood History," prepared by the city's Department of Community Planning in 1991. A brief history of the neighborhood (Highland Park Citizens' Association History) dating from the mid-twentieth century was found in the city's files.

Primary sources include the many promotional brochures and books published in the city in the late nineteenth and early twentieth centuries, including *The City on the James: Richmond, Virginia*, *The Chamber of Commerce Book* of 1893. Chestnut Hill was mentioned in a ca. 1890 prospectus for the separate development to the north then known as Highland Park (*Prospectus, Highland Park, Henrico County, Virginia*). The early twentieth-century context of the Chestnut Hill area was documented as part of the history of Mizpah Presbyterian Church in the insightful book entitled *The Story of a Church: Mizpah, 1885-1975* by Wallace Bryan Stockton. Deed, tax, and will books in the local jurisdictions were consulted for supplementary information.

Historic maps of the area, plats of the area, and Sanborn Insurance Company maps were essential to understanding the resources. Plats of the city are available at the City Engineer's office. Microfilm copies of all Sanborn maps for Richmond are available at the Library of Virginia in Richmond. Oral history interviews with one former resident of the area added greatly to understanding of the area's change through time. These primary and secondary sources provide much of the material in the historic background section that follows. The eighteenth- and early nineteenth-century history of the study area has been supplemented by research in more general regional and family histories.

Previously Identified Historic Resources

Prior to beginning fieldwork, all previous information in the DHR Archives on architectural sites in the survey area was reviewed. The Highland Park area was seriously under represented in the Virginia Department of Historic Resources survey files. Several sites have been identified in the proposed district as part of a mitigation program for under-maintained buildings by the city's Community Development Program.

The Highland Park Plaza Historic District was given preliminary approval in 1993 by the Virginia Department of Historic Resources for listing of the Highland Park Plaza neighborhood in the Virginia and National registers. This project is a successor to that effort, but the boundaries have been modified to exclude residential areas to the north that were mostly built after the historic period. No sites in the proposed district have been listed in the Virginia Landmarks Register or the National Register of Historic Places.

Historic Overview of the Survey Area

Environmental Setting of the Survey Area

Richmond's historic settlement patterns have been influenced to a great extent by the area's environmental features. Historically, the bottomlands adjacent to the James River and Shockoe Creek have served as commercial and industrial sectors. Hills and long ridges, raised above the regular floodplain and of a consistent elevation, were the choice sites for residential settlement and dense development after the earliest years. Church Hill and Shockoe Hill were the principal areas of development and the ravines of the branches that fed Shockoe Creek prevented development of the adjacent hills. These areas, long in the jurisdiction of Henrico County, were the sites of outlying farms, often serving as the country seats of wealthy city merchants and political figures. Not until the development of efficient public transportation did the flat-topped ridges between the ravines and the fertile adjoining farmland become subjects of development projects as extensions of the city's residential grid. The portion of the city on Shockoe Hill and its adjoining ridges was bordered on the north by the deep course of Bacon's Quarter Branch that largely prevented easy settlement by city workers, most of whom traveled to and from home several times a day.

One of the closest of these wide ridges was the arm of land projecting south between, on the east, Shockoe Creek and its tributary, Cannon's Branch, to the west. The principal route from the city to the northeast left the northern end of Second Street along the west of Shockoe Cemetery and crossed Bacon's Quarter Branch. It joined the Valley Road that proceeded east along the branch to the mouth of Bacon's Quarter Branch into Shockoe Creek, an important and enduring industrial site. Near the Valley Road's crossing of Bacon's Quarter Branch, the route took the name of the Meadow Bridge Road and traversed the southwest edge of the proposed historic district along what is now identified as Mathews Street and First Avenue. The proposed district was located to the north of a mid-nineteenth century road called Dill's Road. The district's terrain is generally flat, but varies considerably with shallow knobs and small ravines intruding.

Colony to Early National Period (1753-1830)

The Chestnut Hill development to the south of the Highland Park Plaza Historic District was the site of a farm and owned by prominent city man Samuel DuVal (1714-1784) in the late eighteenth century. He acquired acreage north of Shockoe Creek in 1745. He named the property Mount Comfort, and eventually built a large brick center-passage-plan dwelling on the flat center of the tract on the east side of the Meadowbridge Road.¹ Peter V. Daniel (1784-1860) acquired the tract for life through the inheritance of his wife, Lucy Randolph, in the early 1820s.² Daniel, lieutenant governor of Virginia from 1818 to 1835 and a justice of the U.S. Supreme

¹ Grabowski 1931: 171-176.

² Henrico County Deed Book 77:482.

Court from 1841 to 1860, lived most of his life on Grace Street in the city, but maintained his Mount Comfort Farm just outside the city.

Antebellum Period (1831-1860)

Immediately to the northeast of Mount Comfort was the property owned by Adolph Dill, a prosperous Jewish baker born in 1792, who arrived in Richmond in 1819 and lived and worked in the city. His house stood at 00 Clay Street in Jackson Ward. Dill's land, developed in 1908, represents the northern, Plateau section of the Chestnut Hill/Plateau Historic District, just south of Brookland Park Boulevard (originally Dill Street). His property, however, also included the section on the southeast edge of the Highland Park Plaza Historic District served by Fourth and Fifth avenues and Detroit Street. His house stood near present-day Detroit Street in the district. The 257-acre tract to the north of that, part of which would become the first Highland Park development in 1890, was owned after 1847 by David Clopton.³ This later was the property of Frank Mosby. Walnut Grove, a Flemish bond brick house to the north of the Highland Park Plaza Historic District still stands immediately north of the district, much altered in the late nineteenth century.

Civil War (1861-1865)

The Civil War adversely affected Richmond in many and well-known ways. The principal impact in the immediate area was the construction of a fortification, Battery No. 7, which protected the city on its northeastern approaches in the Chestnut Hill/Plateau Historic District. This was located near the present-day Juniper, Willow, and Spruce Streets in the center of that district. An historic photograph in the Cook Collection at the Valentine Museum shows a one ½ story frame house "beyond Chestnut Hill" that served as A. P. Hill's headquarters during the Seven Days Battle as it appeared in 1890. Its exact location is unclear, but it may have been the main residence on the Clopton tract mentioned above. The city's intermediate defenses crossed the district from the east at about the north end of Enslow Avenue to the west on Meadowbridge Road, incorporating several earthen batteries, none of which survive. No archaeological investigations have been made to determine if any trace remains of the battery in the built-up suburban lots.

Reconstruction and Growth (1866-1916)

Industrial Growth and Initial Development (1866-1889)

The Virginia Central and the Chesapeake and Ohio railroads were consolidated under the latter name in 1868, with direct connections to a large geographical area. The tracts along the west side of Meadowbridge Road ran down the slope to Cannon's Branch and shared that water

³ "Highland Park: A Neighborhood History" 1991: 4.

source with similar outlots owned by numerous persons. In about 1873, the Meadowbridge Road through the Highland Park area was superceded by a new highway, known as the Richmond and Henrico Turnpike, built along the bottom of the Cannon's Branch Ravine.⁴

The area is shown in a map of Richmond, Manchester and Suburbs made in 1877 by F.W. Beers Co. The Highland Park area was still taken up by the rural tracts of Deane's heirs, Dill's heirs, and others. In fact, the entire area of Henrico County north of Richmond was divided up into small farms and nurseries, most of which were engaged in supplying the produce needed in the city.⁵ Development of the area was foreseen by prudent investors in the city and elsewhere. Richmond was the first city in the nation to have a revenue-producing electric streetcar line, in 1882. The streetcar stimulated the development of five streetcar suburbs. Popular destinations were included in parks at the terminuses of the early lines including Reservoir Park (Byrd Park) and Woodland Park (Forest Hills Park). Land improvement companies took advantage of the growing demand for housing in open suburban settings and the rising standard of living among the middle classes to open tracts of land in the north and south sides and the west end of the city.

Developers played upon an anti-urban spirit among the middle classes, in part induced by political fears and in part by health concerns, to promote the northern suburbs of Richmond. With characteristic hyperbole, one booster for the adjacent suburb of Barton Heights proclaimed:

There would be no anarchists if all the people owned their homes. The ownership of real estate, especially of homes, tends strongly to the making of good citizens. You may go still further and say that of all good citizens, those who own suburban homes are the best. . . For whom is Barton Heights? Hundreds of people living in Richmond with an unsatisfied longing for something, they hardly know what, are utterly unaware that it is for them. They are dimly conscious that the spending of two-thirds of the year in ill-lighted halls and badly ventilated rooms, sitting in damp and dingy basements and climbing numerous flights of steep and narrow stairs, while the children are exposed in the streets to every danger of body, mind, and soul; and the remaining third in little coops of rooms at stuffy summer resorts, with increased expenses, while "benedict" stays at home and endures life in abject misery, is not the way to make the most of life.⁶

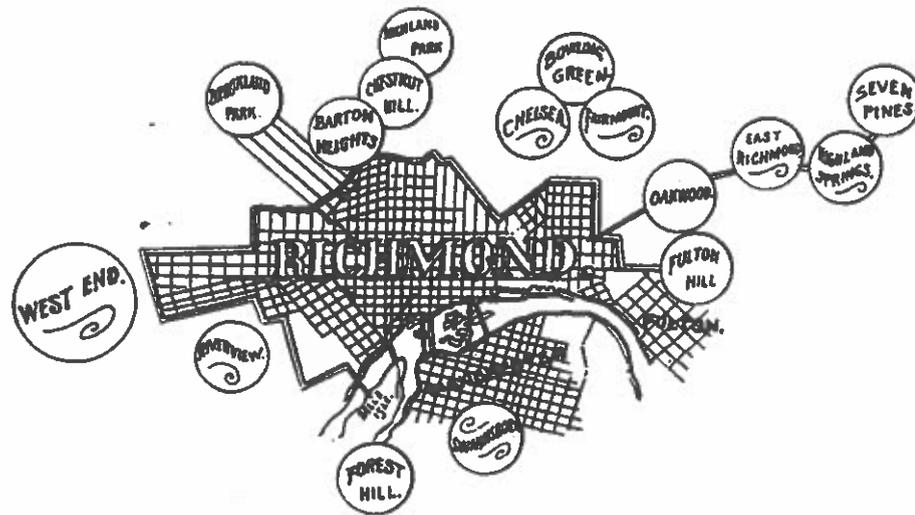
The Southside Land and Improvement Company, the West End Land Company, and the Northside Land and Improvement Company were all chartered in 1889, immediately after electric streetcar lines became feasible. Both the Northside and Southside companies were chartered to operate streetcars as well as develop land. A streetcar line was opened in 1890 to the south of Richmond terminating in Woodland Park and serving the suburb named Woodland Heights.

⁴ "Map showing the Route of the Richmond and Henrico Turnpike." Henrico County Plat Book 5:272.

⁵ Map. Beers 1877.

⁶ *Barton Heights Directory* 1894.

Figure 2. Diagram of Richmond Suburbs (*The City on the James* 1893).



A similar project was begun in 1889 immediately west of what would become the Highland Park area. The Barton Heights development and the Brookland Park suburb to its north were begun by James H. Barton and others. The project included construction of a viaduct over Bacon's Quarter Branch connected to Richmond's First Street and including a streetcar line operated by the Richmond Railway and Electric Company.⁷

In September of 1889, the 135-acre Mount Comfort property of Francis Deane was sold to the Northside Land Improvement Company.⁸ The property was laid out soon after in squares (as Richmonders then called blocks), streets, and alleys and known as "Mount Comfort."⁹ At almost the same time, the 150-acre tract some distance north of Mount Comfort, to be known as Highland Park, was purchased by the Highland Park Company, which shared many of the same developers as the Northside Land Company.¹⁰

The Northside Land Improvement Company was dissolved in March of 1890 and its property transferred to a new entity, the Northside Land Company for \$150,000.¹¹ The Northside Land Improvement Company was made up of two principals, J. M. Fourqurean, a dry-goods merchant, and N.V. Randolph, a manufacturer, and a number of prominent investors serving as directors.¹² Fourqurean had held land on the west side of the Meadow Bridge Road for some years.

A related, interlocking group of investors, including Randolph and Fourqurean, as well as Frank and A. F. Mosby, A. J. and Frank B. Enslow, and others, formed the Highland Park Company. Frank Mosby had sold the 150 acres to the Highland Park Company in 1890 for \$250,000.¹³ A.F. Mosby owned the land between the two suburbs, a tract later known as the Plateau. Here he conducted a prosperous business known as the Richmond Commercial Nurseries, supplying fruit trees to the mid-Atlantic region.¹⁴ The two development companies acquired the land for the two real estate ventures and together proceeded to build a viaduct and to provide a streetcar line to serve them.

⁷ *Barton Heights Directory* 1894.

⁸ Henrico County Deed Book 128B: 190.

⁹ Map. *Mt. Comfort, Henrico County, VA., Northside Land Co.* 1 Dec. 1889. Henrico County Plat Book 6, p. 83.

¹⁰ Henrico County Deed Book 131A: 150 and Plat Book 6: 86.

¹¹ Henrico County Deed Book 129B: 375.

¹² *The City on the James* 1893: 64.

¹³ Henrico County Deed Book 131A: 150.

¹⁴ *Richmond, the Pride of Virginia* 1900: 164-165.

Street Car Suburb (1890-1916)

In 1892, the Fifth Street Viaduct, a toll bridge, was built by their Northside Viaduct Company to carry vehicles, pedestrians, and a proposed streetcar line seventy-five feet above Bacon's Quarter Branch. The 1,200-foot-long viaduct was built by the Edgemoor Bridge Company of Wilmington, Delaware. The streetcar line was promised to buyers of lots as soon as sufficient lots were sold. As in the case of the other streetcar lines, a park was proposed near the terminus.¹⁵ This eight-acre Plaza Park, occupying two squares at a central point in the neighborhood, was mentioned in advertisements and a prospectus.¹⁶ No similar park was planned, however, for the Chestnut Hill development. The streetcar line, originally known as the Richmond-Henrico Railway Company, was completed by 1893 and was operated by the Richmond and Manchester Railway Company.¹⁷

Highland Park consisted of a conventional street grid surrounding a central park. The north-south roads (the avenues), of sixty or eighty feet in width, were lined with lots while the crossing roads (streets) were fifty feet wide. Alleys traversed each block from north to south. The avenues on the eastern side of the neighborhood were precisely aligned extensions of the city's downtown numbered street grid, although here they were called First through Third avenues instead of First through Third streets. The western avenues were named for states: Virginia, Delaware, Florida, and Missouri (Virginia Avenue was later changed to Carolina, probably to avoid duplication of names when the area was annexed in 1914). The cross streets were mostly named for poets: Burns, Milton, and Byron, as well as Front and Highland streets.

Most of the approximately thirty-five squares were rectangular in shape, but those along the sides and north edge were irregular and of widely varying size due to the positions of the Chesapeake and Ohio Railway tracks on the northeast and the old Meadow Bridge Road on the west. The lots were aligned with the numbered streets running southwest to northeast. Twenty-six narrow (35' by 140') lots in each square faced the numbered avenues, divided into parallel groups by twenty-foot central alleys. The park or plaza was a large rectangular space formed of two squares and sited across Enslow Avenue between Carolina and First avenues. Enslow Avenue was originally designed to cross the park as an ornamental roadway and circle around a central planting bed or water feature. This central feature was reached by diagonal walks from the corners of the park.

The street grid was interrupted and the development was restricted by the presence of two privately held tracts in the northern end of the neighborhood owned by Mrs J. H. Gresham and E.

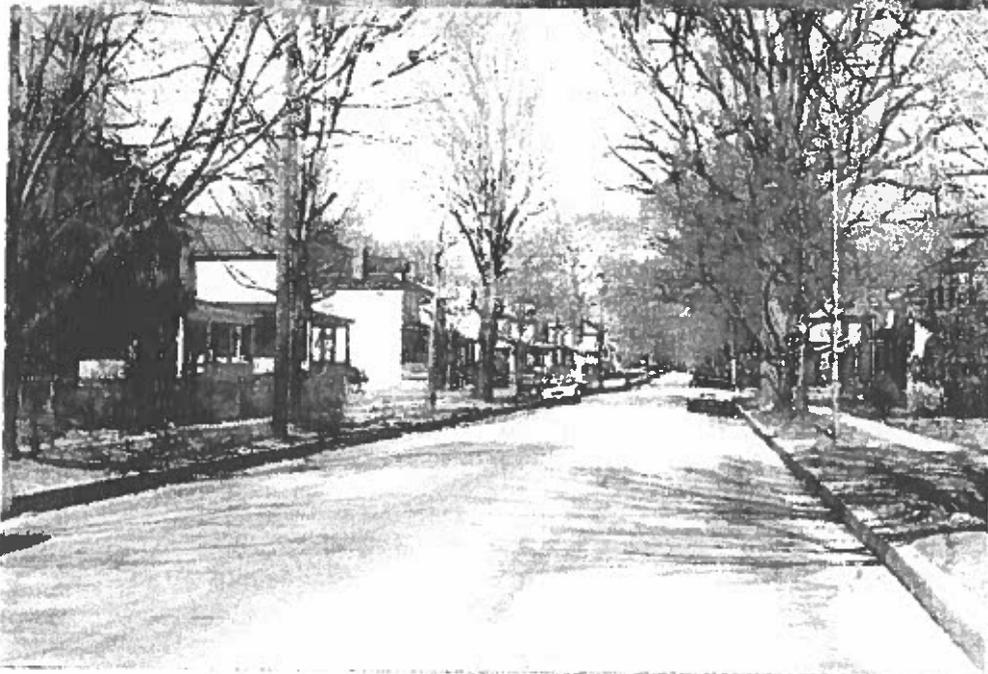
¹⁵ "Prospectus, Highland Park Company."

¹⁶ Advertisement for Highland Park, 1892 in Horner 1998.

¹⁷ *The City on the James* 1893: 64 and Highland Park Citizens Association History.



1.



2.



3.

D. Starke.¹⁸ The proposed street grid ignored the boundaries of these tracts and yet the development of the lots proposed for this section (mostly north of Highland Street and west of Carolina Avenue) was delayed until the mid-twentieth century, causing these sections, not part of the original Highland Park, to be left out of the proposed district. Another section on the east, located northeast of a diagonal drawn from the north end of Third Avenue to an intersection of Dill Street and Fourth Avenue, was similarly left out of the early development.

The Highland Park Company had issued a prospectus for the development in about 1890. It described over eight hundred "beautiful and valuable building lots." The brochure included an economic promotion of suburban life: "Richmond is just beginning to recognize and appreciate the value and beauty of suburban residences . . . Suburban property was not appreciated and was inactive until the old limits of the city were entirely filled and the large incoming population were thus compelled to look for homes in the suburbs, where property is even now cheaper than in many Virginia towns of 10,000 residents."

The site sloped gently toward the city, giving to each lot "the best sewerage and surface drainage" and "a high and commanding view of the entire city of Richmond." A complex system of drawings supervised by disinterested parties was designed to ensure that the lot purchases would be randomly located and that no more than two contiguous lots could be owned in each square by the same purchaser. Profits from lot sales would be directed to paying the company's share in the construction of the viaduct, laying out and "beautifying" the park, building houses, and lighting and paving streets. Regulations forbidding liquor sales, tanneries, butcher shops were boilerplate in similar suburban developments across the region, as was the express prohibition against "sale or lease to a colored person under any circumstance."¹⁹

Among the company's first actions was the construction of "upwards of" fifteen houses and a church (the Highland Park Methodist church, built, according to a contemporary publication, in the summer of 1892.²⁰ That church and some of the houses on First and Second avenues are visible in a pair of Cook collection photograph from the new Highland Park School, built in 1909.²¹

Most of the lots sold in 1891 and, by 1901, deed records indicate few remained in the hands of the company. In 1894, the effects of the Panic of August 1893 were felt by businesses and developers across the nation. Many communities failed because they had been "boomed" or falsely promoted. The Chestnut Hill, Highland Park, and Barton Heights projects undoubtedly

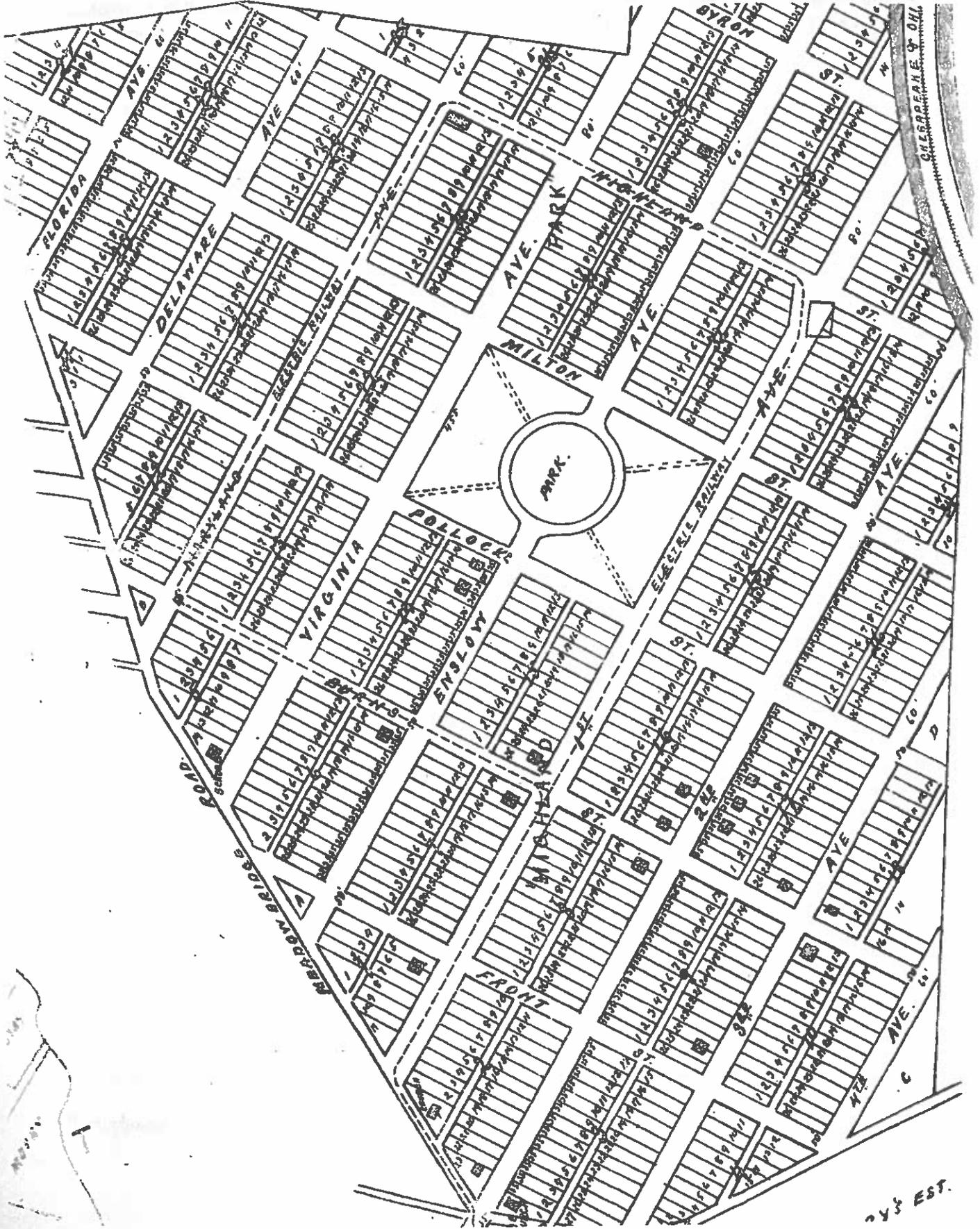
¹⁸ Map. *Map of the Lands of the Highland Park Company*. 2 July 1890. James T. Redd and Son. Traced from Henrico County Plat Book 6, p. 86 by W. E. Higham, 1916. Sheet 38. City Engineer's Office, Richmond, Virginia.

¹⁹ "Prospectus, Highland Park Company."

²⁰ *The City on the James* 1893: 63.

²¹ "Highland Park from school," ca. 1909. Historic photographs, Cook Collection. Valentine Museum, Richmond, Virginia.

Figure 3. Map. Map of Part of Brookland and Fairfield Districts. 1 Aug. 1901. [shows Highland Park and Chestnut Hill with extant houses and lots in 1901].



suffered a slowdown, but recovered from the effects of the Depression because of the demand for housing and the improved living standards required by the middle classes in the New South. A promotional brochure issued for Barton Heights in 1894 best expresses the mood of the period:

How was it begun? Not with a boom. . . There has never been a boom in Barton Heights and there never will be. The growth has been rapid indeed, but healthy and steady, making the safest and most profitable investment possible. . . It is also the oasis in the desert of hard times for the working man. On every hand the ear is greeted with the music of trowel, saw, and hammer. Since the Panic of August 1893, thirty-nine houses have been built and contracts are out for eleven more.²²

Undoubtedly in response to the financial crisis that followed the Panic of 1893, the men of the community formed the Highland Park Citizen's Association to promote the neighborhood and to foster community life for their mutual benefit. The group began in September of 1894 by publishing the first number of a monthly newsletter called the *Northside News*. In it the following announcement, in keeping with national trends in community and business development related to the development of chambers of commerce across the country, called notice to the group's goals and "booster" spirit:

A number of gentlemen of the Northside have conferred together and have decided to have a called meeting on Tuesday, September 18, at 8:00 p.m. at Highland Park Hall for the purpose of organizing an association for the mutual benefit of the residents. See your neighbor and talk it up. Try to have one representative from each house on the Northside. Remember the date and the hour as it is important to have a full meeting and begin to work at once. Time is fleeting.²³

Businesses grew up to serve and profit from the development of Highland Park and the neighboring suburbs. One of the most successful was the firm of Ruffin and Forqurean, a lumber company that supplied the materials for many of the houses built in the Northside area. Forqurean owned substantial tracts of land in the area and served as a director of both the Chestnut Hill and Highland Park companies. The lumber company, later known as Ruffin and Payne, was located on the southeasternmost lot of Chestnut Hill. It remained in the Mansfield area until 1966, when it moved a short distance to the north of the district on Laburnum Road. The coal-fired power plant that supplied Chestnut Hill and Highland Park with electricity was shared with the American Locomotive Works and stood nearby on the north side of Valley Road.²⁴

²² *Barton Heights Directory* 1894.

²³ Highland Park Citizens Association History 1962 and Caperton 1962.

²⁴ *Highland Park: A Neighborhood History* 1991.



4.



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Necessary for the successful development of a new suburb was the provision of amenities close at hand for the residents, so that constant trips to the city were not needed. Prominent among these requirements were schools, commercial establishments, and churches. Since Chestnut Hill and Highland Park were in Henrico County, provision of a new county school district was necessary. The original schoolhouse for the area, located in the northern suburb, was the small, frame, two-room Highland Park Public School on the corner of Carolina Street and Meadow Bridge Road, now gone. It was not superseded until 1909, when the present building of the Highland Park School was built on the west side of Second Avenue south of Dill Street (Brookland Park Boulevard), just outside the district. This school contained all grades, including a small high school department. Upon annexation of Highland Park into the city in 1914, the older students were transferred to the downtown John Marshall High School. In that year the enrollment at Highland Park School was 509, with an additional 27 high school pupils.²⁵

Commerce first developed along the southwest side of Meadowbridge Road. No stores are shown in the area on the map of 1901, but two frame stores are shown in the historic photographs taken from the Highland Park School in about 1909. Commerce later developed along Dill Street, later Brookland Park Boulevard, at the south end of the district, and all along Meadowbridge Road from Virginia Avenue to Second Avenue, although most commercial buildings date from the well into the twentieth century. Conventional commercial buildings along Meadowbridge Road and Brookland Park Boulevard date from the first and second quarters of the century. As the twentieth century progressed, commercial buildings were permitted on isolated lots and in groups on cross streets through the north side of the city to allow close location of shops needed on a daily basis by residents. The principal shopping area within in the district was developed along Milton Street, where could be found a barber, two groceries, a candy shop ("confectionary"), a dry cleaners, and a service station.²⁶

The areas around Highland Park were developed in small sections as its success became apparent and annexed into the town. Many of the sections correspond to former outlots held by private individuals such as J.H. Wilbur along Meadowbrook Road. West Highland Park consisted of lots like those in Highland Park along two streets extending west from Meadowbrook and was developed in 1895. This was followed by Highland Terrace an area of very small lots owned by Wilbur just north of Brookland Park Boulevard in 1905, Hillcrest Park in 1906 to the north of Highland Park West and Northside Place, to its south, in 1907.²⁷ Lots in East Highland Park were offered for sale in 1915 in an area of Henrico County just over the C and O railroad tracks.²⁸ A small vehicular bridge (now gone) was built over the tracks at the end of First Avenue to reach the new neighborhood.

²⁵ Highland Park Citizens Association History 1962.

²⁶ *Hill Directory*, 1929.

²⁷ Map. *Plat completing the plat of Highland Park*. Traced by G. W. James, Jr. 20 May 1915. File 2, No. 3, Sheet 7, City Engineer's Office, Richmond, Virginia.

²⁸ *East Highland Park*. Prospectus, ca. 1915. Files of the Community Development Department, City of Richmond, Richmond, Virginia.

Another area known as Highland Park Addition developed to the east of the district in the early twentieth century. It was not included in the 1914 annexation but was brought into the city at a later date. It is included in the proposed Highland Park Plaza Historic District. The smaller lots in this section were grouped along three streets to the southeast of and aligned with Dill Street. They infilled a previously undeveloped area in a curve of the railroad tracks, north of Rady Street, and southeast of Dill Street part of the original holding of Adolph Dill. The three streets moving east from Dill are Fourth Avenue, Fifth Avenue, and Detroit Street. It forms a distinct part of the neighborhood characterized by smaller lots, modest houses (mostly dating from the second decade of the twentieth century), and a ravine to the east.

The first church in Highland Park Plaza district was mentioned in an 1893 promotional publication as a "fine Methodist church" that the company "has built during the past summer".²⁹ This frame structure, with a tower and spire, was erected for the Highland Park Methodist congregation on the corner of Second Avenue and Dill Street. It undoubtedly reinforced the viability of the entire suburban project. The church was founded by a group of members of Centenary Methodist Church in downtown Richmond, who began holding Sunday schools in Northside Hall and the Highland Park schoolhouse in 1892.³⁰ The **Highland Park Methodist Church (127-0831-0584)** built a new, brick, Classical Revival-style structure on a larger site incorporating the original lot in 1916. It was clearly designed to be enlarged as the congregation grew. A photograph was published in 1924.³¹ It was enlarged with a new sanctuary with a columned portico in 1927 and the earlier building became the education wing. The building, no longer standing, featured a tower with a spire and a complex gabled roofline.

Mizpah Church had been founded in 1885 to minister to Presbyterians on the north side of Richmond. The congregation had originally built a structure on Henrico Turnpike three miles north of the city. After that church burned in 1891, they saw an opportunity of moving to the new suburban district and built the first church in the Chestnut Hill/Plateau neighborhood in 1892. A third Mizpah Presbyterian Church was built in 1926 on Brookland Park Boulevard in the Highland Terrace section that is part of the proposed district.³²

The Episcopal Church of the Ascension had its beginning in 1896, when a member of Monumental Church in the city organized a woman's guild in the Highland Park area. Services were held in the town hall. The Highland Park company gave a lot for the erection of a chapel in the northern suburb of Highland Park and a small frame building was completed on Meadowbridge Road between First and Second avenues, by 1901, when it shows up on the

²⁹ City on the James 1893: 63.

³⁰ Highland Park Citizens Association History 1962.

³¹ *Sketches of Richmond, Virginia* 1924: 19.

³² Highland Park Citizens Association History 1962.

map.³³ The parish purchased lots at 2901 Fourth Avenue in the Plateau section in 1911 (outside the district) and built a new brick, Gothic Revival-style building in 1912. The frame church was demolished.

The Northside Baptist Church was organized in Chestnut Hill in 1907, at a meeting held at the town hall. Services were held in the town hall for about a year before a new building was completed at the corner of Third Avenue and Victor Street in the area known as the Plateau. The Gothic Revival-style stone building (127-0343-138) incorporated high gabled roofs and a crenellated corner tower.³⁴ The building was designed by Richmond Architect Charles Robinson, who also did the very similar First English Evangelical Lutheran Church on Monument Avenue two years later. The Highland Park Christian Church was organized in 1920 and built a church on Brookland Park Boulevard in the Highland Terrace section in 1927 after years of meeting in the Highland Park School.

By 1901, the lots of Highland Park and Chestnut Hill were mostly sold, but relatively few were built upon. Chestnut Hill had approximately sixty houses, most near the southern end of the district. Highland Park proper had twenty-two houses completed, spread widely, but mostly on the southern three blocks of Enslow, First, Second, and Third avenues.³⁵ A pair of photographs taken from the roof of the Highland Park School in about 1909 show a dramatic increase in the number of houses since 1901, although the houses were still often separated by numerous unbuilt lots.³⁶

Most of the houses built in the first two decades of the Highland Park development partook of the urban Richmond building tradition. Ironically, and in spite of the suburban rhetoric, the earliest houses were often narrow side-passage-plan dwellings that were designed to occupy the closely built streets in the city. Although these were not built as closely together as they might have been in the city at the same time or earlier, they betrayed an urban orientation on the part of the designers or builders. Two-story, frame houses such as the **Charles T. Culpepper House at 3102 First Avenue (127-0831-0447)**, built in about 1900, are related in form to structures built throughout the city for most of the previous century, with their two main rooms reached by a passage containing a staircase along one side.

Other houses in the early period were built for prosperous professionals or merchants, such as the houses occupied by Dr. Clyde Reece, confectioner Napoleon B. Palmieri, and banker T. Ellwood Tragle. These houses on prominent corner lots took the form of elaborate Queen Anne-style and Colonial Revival-style houses known from period pattern books, and

³³ Map. *Map of Part of Brookland and Fairfield Districts*. 1 Aug. 1901. T. Crawford Redd and Bro. City Engineer's Office, Richmond, Virginia.

³⁴ *Sketches of Richmond, Virginia* 1924: 19.

³⁵ Map of Part of Brookland and Fairfield Districts 1901.

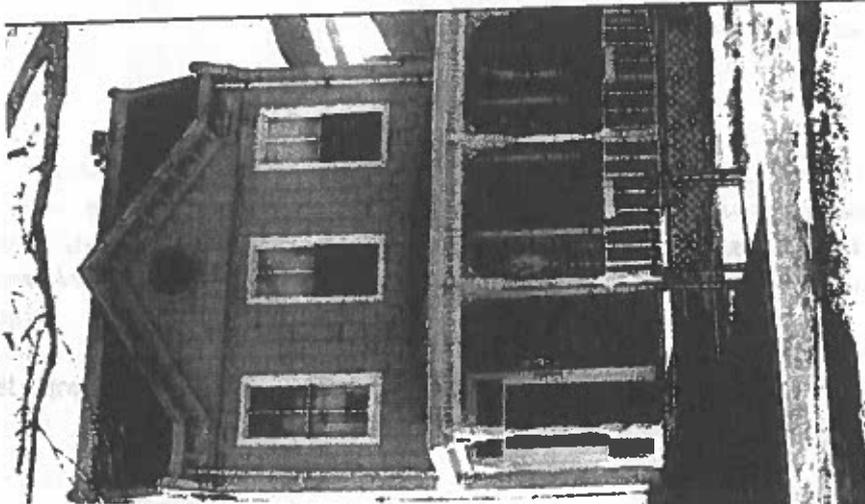
³⁶ "Highland Park from school," ca. 1909. Historic photographs, Cook Collection. Valentine Museum, Richmond, Virginia.



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incorporated towers, undercut bay windows, elaborate porches, and picturesque roof forms. The **T. Ellwood Tragle House (127-0831-00442)** survives at the corner of Burns Street and First Avenue. The polygonal corner tower on the principal facade incorporates a wrap-around first-floor porch with a corner gazebo.

The **Napolean B. Palmieri House at 3423 Enslow Avenue (127-0831-0400)** is a two-story, brick, double-pile, side-passage plan Queen Anne dwelling with ornamental, patterned slate, deck-on-hip roof and cast iron cresting. There is an undercut gabled projecting bay on the front with slate siding in the gable; miniature paired one-over-one wood sash windows in the gable ends; paired and single, one-over-one wood sash windows on the front facade and segmental-arched, two-over-two wood sash windows elsewhere. The original one-story porch has been removed.

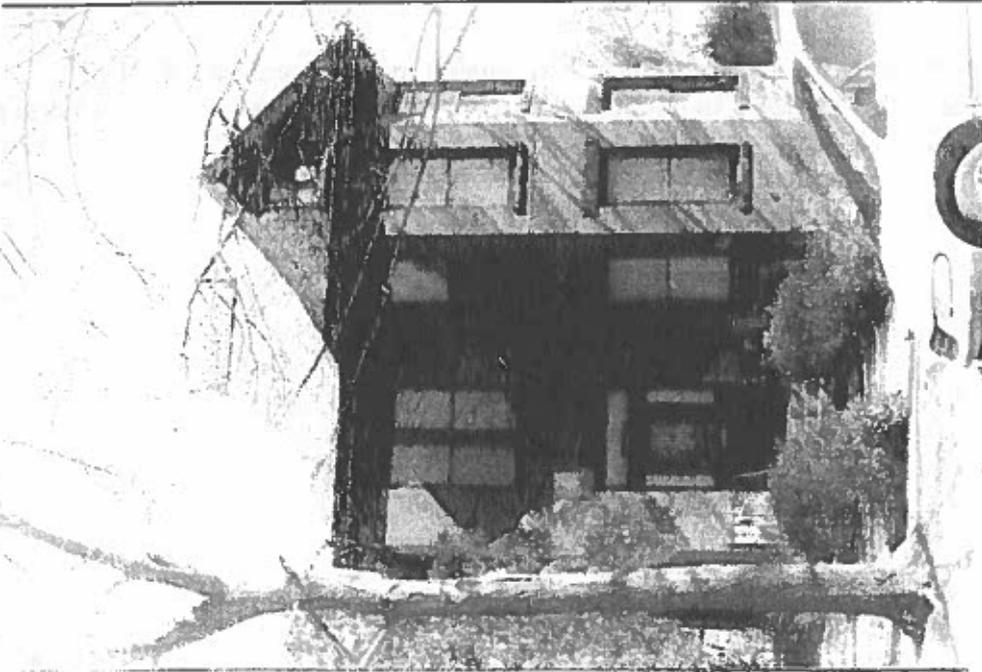
The **Dr. Clyde B. Reece House at 3223 Enslow Avenue (127-0831-0389)** stands on a prominent corner next to the plaza. The c. 1910 house is a two-story, three-bay frame, weatherboard-sided Colonial Revival-style dwelling with slate-shingled, deck-on-hip roof; large dentiled cornice; and pedimented central dormers. It has a high brick foundation; a one-story, two-bay porch with Doric columns on north elevation and a one-story, one-bay porch with paired square posts on front facade. Single, two-over-two replacement sash windows are typical. The **John R. Foster House at 3106 First Avenue (127-0831-0446)** is a smaller, but equally sophisticated Queen Anne-style dwelling built in about 1900. The two-story, two-bay frame dwelling has a pressed-metal shingle gable roof and a projecting front gable; paired six-over-one sash windows; a one-story, one-bay undercut porch with a molded cornice and gable front pediment with a molded, returned cornice.

Some houses built in the district in later years continued to incorporate vernacular floor plans. Numerous one- and two-story central-passage- and side-passage-plan dwellings were identified in the study area from the period following initial settlement and leading up to 1916. The side-passage-plan **Marie Keil House at 3006 Second Avenue (127-0831-0544)** is a well-preserved example of these vernacular forms.

A limited number of the houses before World War One utilized the nationally popular Foursquare or bungalow design with Craftsman- or Colonial Revival-inspired detailing. These include the Foursquare **Harry L. Snedker House at 3015 Third Avenue (127-0831-0625)** with its weatherboard siding, hipped slate roof, and three-bay front porch with square posts. Snedker owned a Highland Park Shoe Repair business.³⁷ One of the most elegant small bungalows in the district is the side-gabled dwelling, with decorative brackets and inset dormer/porch, known as the **John C. Newton House at 3408 Maryland Avenue (127-0831-0153)**, built in about 1915.

Some of the more substantial earlier houses had carriage houses or small stables to the rear on the alleys throughout the neighborhood, but most residents relied exclusively on the streetcar line for transportation. The carriage house behind the **Charles E. Garret House at 3224 Enslow Avenue (127-0831-0352)**, with its board-and-batten walls and hay loft, is a good example.

³⁷ Hill Directory, 1929.



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In 1908, the now-adjacent villages of Chestnut Hill and Highland Park were consolidated in order to incorporate the area as a town. The council of Chestnut Hill voted to accept a new survey and to change the name of the new entity to Highland Park. The new town was an independent entity within Henrico County. The town developed rapidly in the era leading up to the First World War. Many of the squares were completely vacant, as is clear from the history of Northside Baptist Church: "on Easter Sunday, April 11, 1909, the congregation met in the town hall and marched across the field to hold the first service in the new church."³⁸ The "town hall", or Highland Park Hall was located on Fourth Avenue just south of Dill Street (Brookland Park Boulevard), where it would be equally accessible to the northern and southern suburbs. It no longer stands, but a sketch in one history shows it as a two-story building with a gambrel roof.³⁹ A small frame building on Fourth Avenue housed a single horse-drawn fire engine.⁴⁰ Several neighborhoods across the north side of Richmond, including Highland Park, Barton Heights, and Ginter Park, were annexed into the city in 1914. With annexation came improved services, including new schools and fire stations.

Government-related buildings are rare in this part of the Northside area, but the remarkable, c. 1915, Craftsman-style **Engine Company No. 15 Firehouse at 3011 Meadowbridge Road (127-0831-0454)** is a rare surviving example of an early twentieth century firehouse with substantial Craftsman detailing. The one-story, stuccoed brick firehouse has a clipped gable roof. The wide, deep hood over the two garage doors in center front is supported on ornamented brackets. The garage doors are flanked by low hip roofed projecting rooms with tripartite windows and brick ornament to each side with soldier course brick at top and bottom of wall. There are exposed decorative rafter ends. The plan features living areas to each side of the central garage and a hose drying tower at the rear. The **Highland Park Plaza Park Recreation Building (127-0831-0351)** is another important city-maintained structure. Built in the early twentieth century, and located in the center of Highland Park/Anne Hardy Plaza, it is a much-altered one-story Bungalow-style building. It has a tall hipped roof, a wide porch across the west facade, added concrete block walls on the sides and rear, and a basement containing public restrooms.

³⁸ Highland Park Citizens Association History 1962.

³⁹ Stockton 1975.

⁴⁰ Stockton 1975.

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Commerce developed on prominent corners of the district and along Brookland Park Boulevard at the northern edge of the district, but no commercial structures appear to date from before 1920. Religious buildings also occupied corner lots in the neighborhood. Few built before 1916 survive in the district. The *Sta-Kleen Inn* at the corner of First Avenue and Meadowbridge Road (127-0831-0452) is a two-story, four-bay masonry, brick commercial building that appears to date from about 1910. It has slate-shingled false mansard that conceals a shed roof. Most of the first-floor storefront has been filled in. There are five, single, nine-over-one wood sash windows on the second story.

World War I to World War II (1917-1945)

The period between the wars was occupied with the filling in of almost all of the vacant lots in the district. Commercial functions developed along Brookland Park Boulevard, which became a commercial strip road linking all the Northside suburbs. Local service and commercial development continued with a row of small shops housed in one-story, brick, commercial blocks on both sides of Milton Street between Carolina and Maryland avenues just west of the plaza in about 1930 (127-0343-0215 and 216). In 1921, an active citizen's group petitioned the city to change the name of several Highland Park streets in the Chestnut Hill section, including Logan Street, the name of which was changed to honor Count Casimir Pulaski of the American Revolution. Recreational activities were developed at Hotchkiss Field, west of the district.⁴¹ In the 1930s many streets were regraded and repaved to eliminated steep sections.⁴²

Life in Highland Park in the 1920s resembled that in many other small communities in the early twentieth century. This is perhaps best recalled by a member of Mizpah Presbyterian Church, Wallace Bryan Stockton: "Highland Park became neat, with mixed architecture. The citizens were of mixed economic strata, from one end of the spectrum to the other, - but basically they and their community were modest . . . board fences abounded. There were chicken lots in back yards and barns for horses and cows. There were chicken thieves, too, and Gypsies from the C & O tracks. The community abounded with vacant lots for ball games and lots of ice houses for boys on hot summer days. . . . Scouting received strong emphasis in Highland Park. Each of the three protestant churches had active troops at various times. . . . When the patrols were not fighting each other there was unity in a rock battle with Barton Heights scouts down in the ravine."⁴³

Saint Elizabeth's Roman Catholic Church was established by the Bishop of Richmond in 1923 in the Plateau section of the southern district. The present church was built in 1925 and included a basement social hall. The Classical Revival-style building was designed by the firm of architects by whom parishioner William H. Rhodes was employed. A school had been conducted by the parish from 1930-36 but had not flourished for a variety of reasons. The entire

⁴¹ Highland Park Citizens Association History 1962.

⁴² Highland Park: A Neighborhood History 1991.

⁴³ Stockton 1975.

tract of land owned by the Sitterdings was purchased after 1937. The Saint Elizabeth's school was reopened in 1948 and a new school building completed in early 1951.⁴⁴

The single-family resources associated with this suburban residential development of the third, fourth, and fifth decades of the twentieth century include houses of various forms: bungalows, American Foursquare houses, and derivations of Tudor Revival- and Colonial Revival-style dwellings. Bungalows and American Foursquare dwellings, both resulting from a popularization of the Craftsman movement, began to appear some years before the 1917 start of this period, but many date from after that date as well. The form and the decorative details were based on popular magazines and pattern books. Most were single-family dwellings but a few were duplexes. They resembled houses built in nearby Barton Heights at the same time. The house forms, popularized in national publications, were largely differentiated by height, and both are among the first houses in the region to utilize irregular, functionally laid-out plans. Of the houses in the study area, the overwhelming majority are frame buildings of the two-story Foursquare form. They often are included in groups of two, three, or four similar buildings, probably erected as speculative developments by a builder or developer.

Foursquare houses in the district are usually very simple, with stuccoed frame walls, and one-story, two-bay front porches. The houses are distinguished by minor variations, such as the type of fenestration (paired or single sash windows), the roof form (side gable or front gable, occasionally gambrel or clipped gable) or material (slate or metal), the eaves (open or closed), and the porch (tapered piers or classical columns). Well-preserved examples include the row of stuccoed frame houses with arched porches from 3411 to 3415 Florida Avenue (127-0831-0062-0064). Good examples of the related one 1/2-story bungalow form in the study area include the related gable-fronted, frame Vitarelli-Martin and Leon A. Perkins houses at 3209 and 3117 Dill Avenue (127-0831-0668 and 0670). Another is the small, frame Bernard J. Talley Bungalow at 3207 Delaware Avenue (127-0831-0102) with a tiny central dormer and a porch incorporating delicate columns.

Among the buildings built in the 1920s, 30s and 40s are several dwellings built in the Tudor Revival-style, simple houses with decorative entry vestibules, applied decorative features, steep gabled roofs. Good examples, built in the 1930s, are the similar houses facing the plaza at 3308 and 3318 Carolina (127-0831-0301 and 0304) and an identical house at 3509 Carolina Avenue (127-0831-0255). The first was occupied by Laura G. Waddell and the latter by John G. Foulkes. The one and one-half-story houses have stuccoed frame walls; steep gable-front roofs filed with decorative half-timbering; and offset, gabled, projecting entry vestibules flanked by delicate porches with paired posts.

The Colonial Revival is represented in a prominent way, at first in a few the most substantial and expensive dwellings and later in the smaller Cape-Cod and Dutch Colonial houses built on many previously undeveloped lots, particularly on the periphery of the district in the period before and after the Second World War. Among the few examples of the former type is the elegant dwellings built for the second of the neighborhood's resident physicians. The brick Dr. Frank K. Lord House at 3121 First Avenue (127-0831-0466) was built in about 1920. The

⁴⁴ Highland Park Citizens Association History 1962.

two-story, five-bay, brick Colonial Revival-style dwelling has a one-story, three-bay porch with paired Doric columns, full entablature, and advanced pedimented section; a second-floor bay window and balcony door above the porch; a hipped roof; and single six-over-six sash windows. The house resembles architect-designed houses on Monument Avenue more than its Highland Park neighbors.

Another Colonial Revival-style house is the two-story, frame, center-passage-plan **Revely W. Nowlin House** facing the plaza at **3304 Carolina Avenue (127-0831-0306)**. The Colonial Revival-style house incorporates a two-story, three-bay, Ionic portico of colossal size but with spindly proportions. Examples of the latter, inexpensive Colonial dwelling type, is the gambrel-roofed Dutch-style house with a wide shed dormer across the front at **3407 Maryland Avenue (127-0831-0204)**.

Throughout the area homeowners built garages to house newly purchased automobiles. A few were designed to improve the houses they supported, such as the hip-roofed, brick structure on the alley behind the house at **2406 Third Avenue (127-0343-0161)**, but the majority were small frame buildings designed to house a single car and covered, both wall and roof, with corrugated metal.

New apartment buildings such as the two-story, frame Colonial Revival-style duplex at **3506 Maryland Avenue (127-0831-0145)** became a more common housing form, reflecting the decreasing popularity of rooming houses in favor of independent rental units. Apartment construction may also represent a higher cost of home ownership in the 1920s. The four unit, two-story apartment buildings with central porches at the corners of Carolina Avenue and Highland Street (**127-0831-0250 and 0251**) and Carolina Avenue and Milton Street (**127-0831-300**) is similar to many built throughout the city in the 1920s. The shed roof is concealed by parapets with short slate-covered Mansard rooflets in the former case and with curve-top projecting pavilions flanking the central porch in the latter.

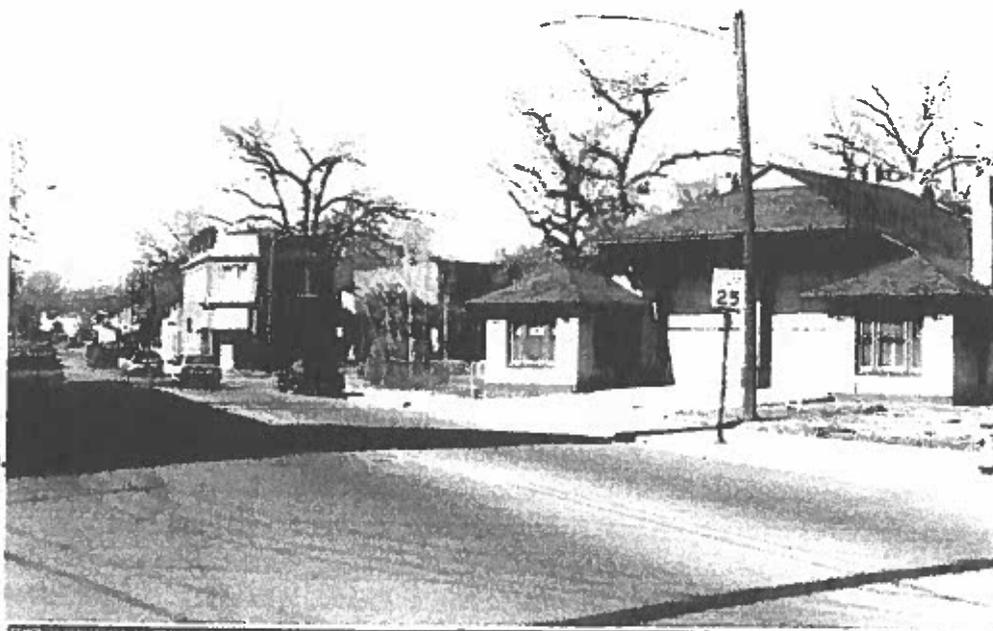
Local service and commercial development appeared in the district itself with a row of small shops housed in a one-story, brick, commercial block built on Milton Street between Carolina and Maryland avenues in about 1930. Corner stores and multi-unit building were built at about the same time along Meadowbridge Road and Brookland Park Boulevard. The brick, one-story, four-unit store building at **3105 Meadowbridge Road (127-0831-0224)** has a decorative tiled Mansard roof concealing a shed to rear. The storefront has a glass transom exposed at top. The section at east end is intact with glass store windows flanking entry and wood panels beneath windows. It housed an A. and P. grocery and Hawthorne's Drug Store in 1929.⁴⁵ The triangular-shaped multi-store building at **3057-63 Meadowbridge Road (27-0831-0368)** is a similar structure, with even plainer detailing. The brick walls culminate in a parapet which rises in scalloped shapes over each of the four much-altered storefronts. It contained Howard's Odorless Cleaners, Harry L. Snedker Shoe Repair, Alex H. Gordon, Barber, and Powers and Southall Service Station in 1929.⁴⁶

⁴⁵ *Hill Directory*, 1929.

⁴⁶ *Hill Directory*, 1929.



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Avenue (127-0831-0244) from northeast. Finally, a small commercial section was developed along the 900 block of Milton Street in the heart of the district in the third decade of the twentieth century by using the back lots of property along the adjoining north-south streets. The stores included the **Sanitary Grocery Co. and Milton Street Confectionery (127-0831-0321)**, the **Highland Park Cleaning Co. (127-0831-0200)**, the **Highland Park Market (127-0832-0201)**, and the **Milton Street Barber Shop (127-0831-0322)** in 1929.⁴⁷ These were all simple brick structures with conventional form and minimal detailing, except the Highland Park Market, which has an ornate shaped parapet. Service and filling stations began appearing in the this period. Several had a conventional commercial store appearance, but as mid-century approached the Art Deco or Moderne style seemed to take hold in many local stations, including the long, stuccoed brick **Highland Park Service Station (127-0831-0830)** with a decorative parapet molding and located at the intersection of Second Avenue and Brookland Park Boulevard. The **Albert K. Townsend Filling Station (127-0831-0202)** on Milton Street, resembles other small, one-story, conventional commercial buildings of the period.

The Classical Revival-style sanctuary of the **Highland Park Methodist Church (127-0343-0584)** of 1927 was designed by the Richmond-based firm of Baservil and Lambert. The temple-front church, located on the corner of Dill Street and Second Avenue, has a full entablature, a pediment, and colossal columns.

The viaduct was replaced in 1939 by a new concrete bridge named for Confederate General Stonewall Jackson.

The New Dominion (1946-Present)

After the end of World War II, Richmond's suburban population continued to grow and the mostly urban black population expanded as well. Increased affluence and expectations of higher living standards encouraged remaining urban populations away from the city center to the suburbs. Construction of the Richmond-Petersburg Turnpike (Interstate 95) and urban renewal decreased the availability of traditional urban housing. The city's northern suburbs, with their close proximity to the city, access to public transport, pleasant streets, and affordable housing stock, were under pressure to change. Richmond's housing segregation traditions could not easily bend and Highland Park, in particular, felt threatened. In 1949, the last streetcar ran down Fourth Avenue as the entire Richmond system was dismantled. The Highland Park line was, however, immediately replaced by a bus following the same route, which continues in operation today.

In 1942, almost all the residents of Highland Park signed a pledge not to be the first homeowner on the block to sell to a black buyer. The campaign was sponsored by the Highland Park Citizens Association and included a fund-raising effort to raise money for a white veteran who was outbid by a black purchaser. According to a contemporary article, the residents feared that black buyers would form syndicates to engage in "block busting." The idea was that a group of black buyers would purchase a house at market value and then take advantage of white fears

⁴⁷ *Hill Directory*, 1929.

and subsequent flight to buy others at reduced rates, sharing the overall cost.⁴⁸

In spite of white fears, the transformation of Highland Park did not occur quickly. The change began as many residents moved out to the growing suburbs in Henrico. The average income among residents as those who remained aged. The racial transformation did not happen until the mid-1960s, but when it did the process was sudden. Black homeowners replaced whites, until by 1970, about 70% of the properties had changed hands. By the late 1970s, very few white residents were left.⁴⁹ According to a 1978 news story, a counselor for a fair housing group stated that some real estate salesmen played on racial fears and persuaded some whites to sell their homes at low prices. The real estate agents then sold or rented them to black residents at a substantial profit.⁵⁰

Locally-based commercial enterprises continued to serve the citizens from centrally located business areas along Brookland Park Boulevard and in neighborhood shopping districts like the 900 block of Milton Street. After the middle of the century, rather than invest in new buildings or demolish the existing stock of commercial buildings, merchants and building owners chose, in many cases, to maintain or to modernize the exteriors of the commercial building stock. Often this took the form of a new aluminum storefront. New shopping centers outside the neighborhood began to draw shoppers away from pedestrian-oriented neighborhoods and business districts.

Little occurred in the construction of new buildings in the district as families moved out and property values stagnated after World War II. The rapid change of the population in the 1960s did not result in a change in the physical form of the building stock. More recent decay of the real estate values has led to some neglect of the housing stock. The few newer buildings are houses, apartment buildings, and commercial structures of plain and inexpensive form. Among the best of the modern buildings is the one-story, brick Featherstone Filling Station (127-0831-0828) at the intersection of Dill and Rady streets, which appropriated the expanding International style with its enamel metal panel covering including three ribs around the top below a low parapet. The service station (127-0831-0369) at 3021 Meadowbridge Road dates from the 1950s. It features concrete block walls and the roof is cantilevered over the front. There are two garage doors, plate glass windows on southwest corner at office, and enameled metal panels.

As the community changed during this period, its churches also expanded and changed hands. A few Highland Park area congregations elected to move away due to the altered racial character of the neighborhood, in favor of larger suburban lots with room for additional expansion. Their large buildings, such as the former Northside Baptist Church, south of the district, were purchased by black congregations and their functions continued. Others, such as Highland Park Methodist Church (127-0-831-0584), in the district and St. Elizabeth's Catholic Church (127-0343-0557) in the Chestnut Hill/Plateau section, simply kept on with their

⁴⁸ "Ninety-Nine Per Cent Sign North Side Covenant." 2 April 1942.

⁴⁹ Census records quoted in Preliminary Information Form.

⁵⁰ *Richmond News Leader* 16 September 1978, paraphrased in Prelim. Information Form.

ministry and gradually opened their doors to the changed community surrounding them. Other

churches, in the Chestnut Hill/Plateau district such as Ascension Episcopal and Mizpah Presbyterian churches, simply went out of business as their largely white membership declined below a functional margin.

Over the ensuing years, Highland Park has suffered from problems common to other older city neighborhoods. Crime, declining population, and a deteriorating housing stock kept property values low and most houses unrestored. Vacant and boarded up houses became common by the 1980s. Some new single-family houses were built in the 1960s and 1970s, as well as several plainly detailed concrete block and frame apartment buildings.

By 1990, the community had suffered from the ongoing exodus of homeowners as they moved into higher levels of income and whose children had reached the middle school years. Increased levels of crime, much of which was associated with certain isolated commercial locations, devastated the area. In essence, the neighborhood "was depleted of strong family households" during the 1980s, resulting in a lessening of positive traits, such as home-ownership, adequate maintenance, and civic involvement, associated with those populations.⁵¹

Expansion of public facilities and services was a necessary accompaniment to the growth Richmond experienced during the period. Most of this took place outside the proposed district, but the publicly owned former Highland Park School, just adjacent to the district on Second Avenue was developed as a public housing project for senior citizens in 1987-90. The empty building was sensitively remodeled.

Most important to the successful revival of the neighborhood, the Highland Park Restoration and Preservation Program was formed in 1988. The organization's mission is to revive the potential for Highland Park and improve its declining housing stock. Toward that end, the foundation has worked closely with the City of Richmond to identify strategies for achieving historic preservation goals in the area. As result of this effort, several houses have been thoroughly rehabilitated as single-family homes. Most recently, programs established by the city have helped older communities, including Highland Park, revitalize by promoting their unique historic character and by funding further rehabilitation of decayed houses.

⁵¹ *Highland Park Southern Tip (Chestnut Hill) Neighborhood Revitalization Plan 1996.*

Survey Results by Theme and Period

The following list includes 800 primary resources in the study area. A few of the sites in the survey were assigned more than one theme.

Domestic Theme: This theme relates to the homes of study area residents. Contributing property types represented in the survey area include modest to expensive single dwellings, multiple dwellings such as duplexes, of which there were forty (40), and apartment buildings (of which there were six (6)). Associated domestic landscape features included, landscape plantings, walkways, staircases, fences, and many stone and brick retaining walls. Most of the sites in the current survey project relate to this theme. There was a total of 706 domestic properties, forty-six (46) of which were built as multiple dwellings. The date breakdown below is approximate. Although population growth in the metropolitan area was substantial during the period from 1946-present, most dwellings constructed after 1946 were located outside of the study area.

Contributing Domestic Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	164
World War I to World War II (1917-1945)	533
The New Dominion (1946-Present)	9
Total	706

Subsistence / Agriculture Theme: Although much of the land presently within the city boundaries is urban or suburban in character, historically the proposed district supported several subsistence and production farms. This theme broadly identifies methods of procurement, processing, and storage of food. Resource types historically associated with this aspect of regional development include small family farmsteads, large farm seats, meat houses, smokehouses, breweries, granaries, silos, agricultural fields, barns, animal shelters, tool sheds, greenhouses, and stockyards. No historic properties associated with this theme—largely predating Highland Park's principal era of expansion-- were identified in the survey area.

Contributing Subsistence/ Agriculture Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	0
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	0

Government / Law / Politics Theme: This theme relates primarily to political and governmental activities and to the enactment and administration of laws by which a nation, state, or other political jurisdiction is governed. Property types associated with this theme in Richmond include post offices, municipal offices, public works projects and other government-sponsored building projects; and places associated with governmental leaders. Northside Hall, which apparently served as a town hall and meeting room for the whole area, stood on Fourth Avenue in the Chestnut Hill/Plateau Historic District south of Brookland Park Boulevard, but is no longer extant. The Craftsman-style Engine Company No. 15 Firehouse (127-0831-0454) and the Highland Park Plaza Park Recreation Building (127-0831-0351) are the only historic properties associated with this theme identified in the study area.

Contributing Government/ Law/ Politics Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	2
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	2

Health Care / Medicine Theme: This theme refers to the care of the sick, elderly, and the disabled, and the promotion of health and hygiene. Property types in Richmond associated with this theme include private and public hospitals, clinics, nursing homes, and medical businesses or offices. No historic properties associated with this theme were identified in the survey area.

Contributing Health Care/ Medicine Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	0
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	0

Education Theme: Various types of schools are the primary resource types associated with this theme; in Richmond, one-room, two-room, consolidated, elementary, and secondary schools operated from the late nineteenth century through the modern period. Highland Park School is located just outside the project boundaries. No historic properties associated with this theme were identified in the survey area.

Contributing Education Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	0
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	0

Military / Defense Theme: The survey area includes properties with above- and below-ground resources directly associated with the American Revolution, the Civil War, and indirectly associated with the First and Second World Wars, the Korean Conflict, and the Vietnam War. Related resource types historically located in the city include dwellings, fortifications, railroad tracks and depots, bridges, and an armory. No historic sites were identified that were associated with this theme in the project area.

Contributing Military/ Defense Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	0
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	0

Social Theme: This theme relates to social activities and institutions, the activities of charitable, fraternal, or other community organizations and places associated with broad social movements. Property types in Richmond associated with this theme include meeting halls and community centers. No historic sites were identified that were associated with this theme in the project area.

Contributing Social Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	0
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	0

Recreation / Arts Theme: This theme relates to the arts and cultural activities and institutions associated with leisure time and recreation. It encompasses the activities related to the popular and the academic arts including fine arts and the performing arts, literature, recreational gatherings, entertainment and leisure activity, and broad cultural movements. Property types in Richmond that related to this theme in the historic period included theaters, opera houses, gymnasiums, swimming pools, tennis courts, playing fields, playgrounds, and fairgrounds. The principal historic property associated with this theme is the **Highland Park Plaza Park Recreation Building (127-0831-0351)**, an important city-maintained structure located at the center of the plaza since the early twentieth century.

Contributing Recreation/ Arts Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	1
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	1

Transportation / Communication Theme: This theme relates to the process and technology of conveying passengers, materials, and information. Property types associated with transportation and communication networks in Richmond have historically included water-related resources (piers and docks), rail-related resources (railroads, passenger and freight stations, engine houses, trains, and bridges), road-related resources (roads, turnpikes, taverns, streetcar systems, automobiles, bridges), and pedestrian-related resources (sidewalks, trails). Five (5) historic sites identified with the theme are early-to-mid-twentieth-century service stations, as exemplified by the Art Deco or Moderne style, stuccoed brick **Highland Park Service Station (127-0831-0830)** or the one-story, brick **Featherstone Filling Station (127-0831-0828)**, of later date, which appropriated the expanding International style and utilized an enamel metal panel covering

Contributing Transportation/ Communication Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	0
World War I to World War II (1917-1945)	2
The New Dominion (1946-Present)	3
Total	5

Commerce / Trade Theme: This theme relates to the process of trading goods, services, and commodities. Property types in Richmond historically associated with the theme include office buildings, stores, warehouses, commercial blocks, market buildings, exchanges, and banks; these resources housed various businesses, hotels, department stores, specialty stores, restaurants, and the offices of professional, organizational, and financial institutions. Historically significant commercial buildings in the proposed district include the **Sta-Kleen Inn** at the corner of First Avenue and Meadowbridge Road (127-0831-0452), a two-story, four-bay masonry, brick commercial building that appears to date from about 1910, a brick, one-story, four-unit store building at **3105 Meadowbridge Road** (127-0831-0224) with has a decorative tiled Mansard roof, and several commercial buildings along Brookland Park Boulevard, Meadowbridge Road, and Dill Street that are part of the secondary shopping area at the north end of the district known historically as Five Corners. This housed a range of restaurants, hardware, grocery, and drug stores. Finally, a small commercial section was developed along the 900 block of Milton Street in the 1920s. The stores included the **Sanitary Grocery Co.** and **Milton Street Confectionery** (127-0831-0321), the **Highland Park Cleaning Co.** (127-0831-0200), the **Highland Park Market** (127-0832-0201), and the **Milton Street Barber Shop** (127-0831-0322). The population remained stable in the district after the Great Depression, there were not a large number of commercial buildings constructed in the study area after that period. The second largest number of buildings identified in the study area (13) are associated with this theme:

Contributing Commerce/ Trade Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	1
World War I to World War II (1917-1945)	12
The New Dominion (1946-Present)	0
Total	13

Industry / Processing / Extraction Theme: This theme explores the technology and process of managing materials, labor, and equipment to produce goods and services. Property types in Richmond historically associated with this theme include quarries, mills (grist, textile, woodworking), factories, forges and furnaces, power plants, and shops and other small crafts and industrial sites. Local historic industrial sites were located outside the project area in the Shockoe Valley and Mansfield areas to the south, including sand and gravel pits, sawmills, and a massive locomotive works. No historic properties associated with this theme have been documented in the survey area, although some the district's residents must have been employed as managers or workers in the neighboring industries.

Contributing Industry/ Processing/ Extraction Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	0
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	0

Landscape Theme: This theme explores the historic, cultural, scenic, visual, and design qualities of cultural landscapes, emphasizing the reciprocal relationships affecting the natural and the human-built environment. Property types historically associated with this theme in Richmond include parking lots, parks, college campuses, gardens, street furniture, and natural features (river and stream valleys). All of the resources documented in the survey project relate in some way to this theme, as they comprise various aspects of Richmond's built environment as a response to the natural setting, but only the landscaped park filling the two-block Highland Park Plaza (127-0831-0351) was singled out as especially significant.

Contributing Landscape Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	1
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	1

Religion Theme: This theme concerns the organized system of practices, and traditions in connection with spiritual beliefs. Property types historically associated with this theme in Richmond include churches and church-related residences. Two historic properties associated with this theme were identified in the survey. The principal building is the Classical Revival-style brick **Highland Park Methodist Church (127-0831-0584)** of 1916, enlarged in 1927:

Contributing Religion Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	2
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	2

Funerary Theme: This theme concerns the investigation of grave sites for demographic data to study population composition, health, and mortality within prehistoric and historic societies. Property types historically associated with this theme in the district include cemeteries, graves, and mortuaries. At least one small cemetery was located in the district near the intersection of Second Avenue and Brookland Park Boulevard, but it was obliterated in the development of the streets in the late nineteenth century. No historic properties associated with this theme were documented.

Contributing Funerary Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	0
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	0

Ethnicity / Immigration Theme: This theme explores the material manifestations of ethnic diversity and the movement and interaction of people of different ethnic heritages through time and space in Virginia. In Richmond, properties historically associated with African-Americans comprise the largest group of resources related to this theme. Although the proposed district has predominantly Black in population since the 1960s, no historic property in the survey area stands out from the others as directly associated with this theme.

Contributing Ethnicity/ Immigration Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	0
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	0

Settlement Patterns Theme: This theme explores the strategies for utilizing an area in response to subsistence, demographic, sociopolitical, and religious aspects of cultural systems; and is concerned with the investigation of unknown or little known regions as well as the establishment and earliest development of new settlements or communities. Property types historically associated with this theme in Richmond reflect the entire range of buildings, structures, districts, objects, sites and landscapes. No historic properties associated with this theme have been documented in the survey area.

Contributing Settlement Patterns Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	0
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	0

Architecture/Landscape Architecture/Community Planning Theme: This theme explores the design values and practical arts of planning, designing, arranging, constructing, and developing buildings, structures, landscapes, towns, and cities for human use and enjoyment. Property types historically associated with this theme in Richmond include impermanent structures, rural vernacular buildings and structures, buildings exemplary of national styles, landscaped parks, gardens and cemeteries, urban design, and planned communities. The district's resources include several architecturally significant buildings (most notably the Craftsman-style **Engine Company No. 15 Firehouse (127-0831-0454)** and the Classically detailed **Highland Park Methodist Church (127-0831-0584)**).

Contributing Architecture/ Landscape Architecture/ Community Planning Sites by period

	European Settlement to Society (1607-1752)	0
	Colony to Nation (1753-1789)	0
	Early National Period (1790-1830)	0
	Antebellum Period (1831-1860)	0
	Civil War (1861-1865)	0
	Reconstruction and Growth (1866-1916)	2
	World War I to World War II (1917-1945)	0
	The New Dominion (1946-Present)	0
Total		2

Technology / Engineering Theme: This theme relates primarily to the utilization of and evolutionary changes in material culture as a society adapts to its physical, biological, and cultural environments. All resource types may contribute to the understanding of this theme. It also involves the practical application of scientific principles to design, construct, and operate equipment, machinery, and structures to serve human needs. Related property types in Richmond include wood, metal, and concrete bridges, highways, transportation-related works, and various large-scale or industrial structures, engines, and machinery. Although a small bridge crossed the C and O railroad tracks at the end of First Avenue helped connect the neighborhood with developments to the northeast, its demolition in recent years removed it from consideration. No historic properties associated with this theme have been documented in the survey area.

Contributing Technology/ Engineering Sites by period

	European Settlement to Society (1607-1752)	0
	Colony to Nation (1753-1789)	0
	Early National Period (1790-1830)	0
	Antebellum Period (1831-1860)	0
	Civil War (1861-1865)	0
	Reconstruction and Growth (1866-1916)	0
	World War I to World War II (1917-1945)	0
	The New Dominion (1946-Present)	0
Total		0

RESEARCH DESIGN

Introduction

This historic architecture survey was conducted from the winter of 2002-03 to summer 2003 to identify and document what were projected to be six hundred and ninety-five (695) properties in the proposed Highland Park Plaza Historic District to the reconnaissance level and five to the intensive level. When completed, the survey of the district comprised a total of 800 primary resources and 367 secondary resources, for a total of 1,167 resources. Sixty-seven (67) of the primary resources and ninety-five (95) of the secondary resources were non-contributing, for a total of 162 that were judged to be non-contributing. One of the sites was surveyed to the intensive level. The project was designed to permit immediate listing of the district in the Virginia Landmarks Register and the National Register of Historic Places.

Number of Non-contributing Primary Resources:	67
Total Number of Primary Resources:	800
Number of Non-contributing Secondary Resources:	95
Total Number of Secondary Resources:	367
Number of Contributing Resources:	1,005
Number of Non-contributing Resources:	162
Total Number of Resources:	1,167

Methodology

Fieldwork, which involved vehicular and pedestrian reconnaissance of the study area, was preceded by reviews of primary and secondary sources in order to identify historic building types and individual building histories. Boundaries were selected in consultation with the City of Richmond based on National Register historic district standards of integrity. All properties within the boundaries were documented to the reconnaissance level according to DHR standards. A total of eight hundred and thirty-one sites were inventoried. For each of the surveyed properties, 35mm black and white photographs, noted exterior architectural features, stated potential significance, and prepared a sketch plan of the site. If owners or other informants were available, Worsham gathered limited historic background on the properties. Wherever possible, interiors were accessed with the occupants' permission (a sketch of the floor plan was prepared for those properties). Limited historic research and oral history interviews supplemented the fieldwork to provide contextual information on individual properties.

Following field recording efforts, processing of materials and preparation of site files was begun. Site information was recorded in DHR's information DSS database. Upon completion of data entry, the final report, with recommendations for future survey, register, and planning activities, was prepared. This document includes a historic overview of the district's architectural development, brief discussions of eighteen DHR-defined historic themes with descriptions of relevant property types and lists of associated properties, and maps indicating their locations

within the proposed district. Appendices include several reports, such as a listing of the architectural and historical significance statement for each property, and the alphabetical and numerical inventories of surveyed properties.

Printouts of the computerized survey files have been placed in acid-free envelopes along with original photographs and other materials. The original files and a copy of the survey report are stored in the DHR Archives, at 2801 Kensington Street, Richmond, Virginia. Additional photocopies of the survey files and report will be provided to the City of Richmond.

Expected Results

The investigators anticipated the findings detailed below in part from previous survey efforts, a wide familiarity with the region, and from preliminary historic research. The survey area was selected in concert with city staff in order to correspond with a proposed National Register-eligible district.

SURVEY FINDINGS

The survey produced results indicating the high survival rate of important resources, chiefly dwellings and commercial buildings, related to the growth and expansion of the suburban developments known as Highland Park, Chestnut Hill, and the Plateau, the town of Highland Park, and the city of Richmond in the years after the development of a city-wide electric street rail system in the 1880s. It is expected that the neighborhood will continue the redevelopment begun in the past decade as its close connection to downtown Richmond, its fine architecture and substantial housing stock, and its reasonable real estate prices encourage repair and renovation of under-maintained properties.

Fortunately, the neighborhood has benefitted from the sponsorship by the city, including the creation of a neighborhood plan for Highland Park, which is intended to ensure its preservation as an historic residential community. The creation in 1988 of the Highland Park Restoration and Preservation Program has been a major factor in the success of neighborhood redevelopment. HP-RAPP has successfully and carefully restored a range of dwellings to encourage reinvestment in the area, offsetting the continued deterioration of a significant number of houses. In order to implement the neighborhood plan, the city's Neighborhoods in Bloom includes Highland Park among six historic neighborhoods, for survey and National Register listing and for increased funding of housing rehabilitation. Brookland Park Boulevard commercial buildings have a positive future, but some recent renovations could have benefitted from limited architectural guidelines. Throughout the district some buildings are insufficiently well maintained and neglect is a problem in a number of cases, leading to a loss of the consistency and visual quality of the streetscape.

EVALUATION

Potential Historic Designation

The Virginia Landmarks Register provides for the recognition of significant state historic landmarks and for the review of impacts which state-funded or permitted projects might have on registered landmarks. Occasionally, state funding is available to properties listed on or eligible for the Virginia Landmarks Register. The National Register of Historic Places is a federal designation that honors a property by recognizing its importance to its community, state or the Nation. Owners of listed property may be able to obtain Federal historic preservation funding, when funds are available. In addition, Federal investment tax credits for rehabilitation and other provisions may apply. Federal agencies whose projects affect a listed or eligible property must consult with the State Historic Preservation Officer and the Advisory Council on Historic Preservation to try and minimize any harmful effects of the project upon the historic property.

The survey project has resulted in the recognition of a potentially eligible National Register Historic District coterminous with the boundaries of the survey project on the project location map (Figure 1).

Boundaries

Boundaries for the proposed historic district correspond to the attached map of the district (Figure 4). Included are the lots along Florida and Delaware avenues north from Meadowbrook Road to Highland Street; the lots along Maryland, Carolina, and Enslow avenues north from Meadowbrook Road to Young Street; the lots along First Avenue north from Meadowbrook Road to Byron Street; the lots along Second Avenue north from Meadowbrook Road to Highland Street; the lots along Third Avenue and Utah Street north from Dill Street to Highland Street; the lots along Dill Street northeast from Brookland Park Boulevard to Pollack Street; the lots along Fourth and Fifth avenues from Rady Street to the city limits, and the lots along Detroit Street from Front Street to the city limits.

Statement of Significance

The proposed Highland Park Plaza Historic District appears to meet the standards for listing in the National Register of Historic Places under criteria A and C as a historic residential and commercial area exhibiting the late nineteenth- and early twentieth-century development of a "streetcar suburb." Residential, commercial, transportation-related, and institutional buildings primarily date from a period of significance from ca. 1890 to 1930, during which time new, popular building designs gradually replaced traditional forms, although there was remarkable continuity of form and location for the various corresponding building types. A further period of significance extends from 1931 to 1946, when a few significant new structures were built and the storefronts of several of the existing commercial buildings were altered as the city's institutions and business owners responded to the Great Depression and the post-World War II-era change in architectural styles with a modernization effort. A significant date is 1914, the year of the town of Highland Park's incorporation into the city of Richmond.

The predominant historic period represented by the surveyed resources is that of Reconstruction and Growth (1866-1916), reflecting the era of Highland Park's founding in the late nineteenth century and during which time commercial, and residential growth transformed the community from a semi-developed field to a densely built suburb. Single family residential structures were the vast majority of the documented resource types. Although multiple dwellings, commercial buildings, mixed-use buildings, churches, and schools are located in the district or its immediate vicinity, the proposed boundaries, based on the visual continuity and physical integrity of the district, included only those sections of Highland Park that retain intact historic structures. Areas of significance include commerce, transportation, and architecture. All but twenty-seven of the 733 contributing primary resources in the district are significant as domestic properties (of these, six are contributing apartment buildings and forty are contributing duplex dwellings). There are 272 contributing outbuildings, most in the form of garages and sheds serving the domestic properties. In addition, among the contributing resources there are two churches, thirteen commercial buildings, five service stations, one firehouse, and one recreational building. The district's resources include several architecturally significant buildings (most notably the Craftsman-style **Engine Company No. 15 Firehouse (127-0831-0454)** and the Classically detailed **Highland Park Methodist Church (127-0831-0584)**), and five resources closely related to the transportation theme (including the service stations at **127-0831-0369** and **127-0831-0828**).

Resource Integrity

Resources in the district were evaluated for contributing/noncontributing status according to a scale of integrity based on the relative significance of the property's associated theme(s) in the study area and the region. Buildings in the survey area not associated with commercial and domestic themes received less stringent relaxed integrity standards due to their rarity in the locality. Buildings associated with less commonly represented themes such as social, religion, and transportation or sub-themes, such as early buildings, were permitted more leeway, but there were no examples of buildings of exceptional rarity or significance that were of borderline integrity. Standards for individually eligible domestic or commercial properties were very high and any substantial interior or exterior alteration resulted in their not being considered as potentially eligible.

PRESERVATION RECOMMENDATIONS

Future Survey and Documentation Efforts

Since this project was limited in scope to the proposed district boundaries, it necessarily excluded many historic resources (those fifty years of age or older) that remain within the Highland Park area of the city. A comprehensive survey of the remaining resources is necessary to document a more complete range of property types that represent all of Richmond's historic themes and time periods. Completion of the ongoing survey of the city's northern suburbs would also aid in the identification and delineation of boundaries for potential historic districts.

Preservation Planning Recommendations

Long-range planning for the district should closely follow the recommendations in the City of Richmond's Highland Park Southern Tip (Chestnut Hill) Neighborhood Revitalization Plan. Recommendations made there include:

- consider emphasizing the single-family nature of the district in the future by making zoning changes.
- removing substandard multi-family buildings on the periphery of the district.
- providing infill housing on vacant lots
- consider removing undesirable commercial elements from the neighborhood as incompatible and leading to crime, while encouraging supportive professional and commercial uses on Chestnut Street.
- providing public community meeting and recreational spaces.
- improve landscaping of the streets and effective use of vacant areas.
- improve traffic patterns and street design.

The most immediate step in preserving the district's historic resources should be to prepare a National Register nomination for the northern section of Highland Park (this is scheduled to follow immediately upon completion of the survey). The edges of the historic district should be clearly marked with appropriate signage. Next, it might be appropriate to prepare design guidelines for potential rehabilitation projects. Preparation of guidelines should involve extensive participation and collaboration between the city government, the Highland Park Restoration and Preservation Program, community groups, and owners of historic properties. Survey data can be built on to understand the means for the community to identify opportunities for conservation of the essential elements which give the district its historic character, to reduce potential conflicts between preservation and development forces, and to resolve any such disputes in an orderly and productive manner. Thus, immediate steps that can be undertaken in the Highland Park area include:

- Nomination of the district to the state and Federal registers.
- Prepare signage program to increase awareness of district
- Establish local design overlay district
- Preparation of design guidelines

Nomination of the district enables owners of contributing income-producing properties to take advantage of the substantial Federal and state historic preservation tax credits. This will be a principal tool available to the city in encouraging preservation of buildings in the Highland Park districts.

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MAPS

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- Map. *Land belonging to A. Dill*. 5 June 1852. W. Clopton, Surveyor, Henrico County. Sheet 57, City Engineer's Office, Richmond, Virginia.
- Map. *Map of the City of Richmond, Henrico County, Virginia*. Richmond: M. Ellyson, 1856. Library of Virginia, Richmond, Virginia.
- Map. *Map of the Lands of the Highland Park Company*. 2 July 1890. James T. Redd and Son. Traced from Henrico County Plat Book 6, p. 86 by W. E. Higham, 1916. Sheet 38. City Engineer's Office, Richmond, Virginia.
- Map. *Map of Part of Brookland and Fairfield Districts*. 1 Aug. 1901. T. Crawford Redd and Bro. [shows Highland Park and Chestnut Hill with extant houses and lots in 1901]. City Engineer's Office, Richmond, Virginia.
- Map. *Map showing the Route of the Richmond and Henrico Turnpike and the property lines contiguous to the Same*. 24 April 1873. Traced from Henrico County Plat Book 5, p. 272 by W. E. Higham, 1916. City Engineer's Office, Richmond, Virginia.
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- Map. *Plan of The Plateau, Lots Belonging to the Highland Park Realty Co.* 18 Feb. 1908. T. Crawford Redd and Bro. Traced from Henrico Plat Book 9, p. 19 by W. E. Higham 1919. Pocket 2, Folder 4, Plat File, City Engineer's Office, Richmond, Virginia.
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- Map. *Plat completing the plat of Highland Park*. Traced from Henrico County Plat Book 9, p. 38 by G. W. James, Jr., 20 May 1915. File 2, No. 3, Sheet 7, City Engineer's Office, Richmond, Virginia.

- Map. *Plat of Mansfield* (12 July 1909, T. Crawford Redd and Bro. Surveyors and Engineers) *and Property About Turner's Mill, Surveyed for Mrs. H. Clopton* (25 March 1856, Joseph T. Pleasants, Henrico County Surveyor). One Sheet. Traced from Henrico Plat Book 9, p. 50 and Henrico Deed Book 68, p. 345 by W. E. Higham, 1916. Pocket 2, Folder 4, Plat File, City Engineer's Office, Richmond, Virginia.
- Map. *Plat of Mansfield*. 15 July 1859. James T. Redd, Deputy Surveyor Henrico County. Traced from Henrico Plat Book 9, p. 50 and Henrico Deed Book 68, p. 345 by W. E. Higham, 1916. Pocket 2, Folder 4, Plat File, City Engineer's Office, Richmond, Virginia.
- Map. *Plat of Mansfield, Property of Mr. Thomas Atkins[on?], Constructed and Revised From Former Plans and Surveys* (3 May 1905, T. Crawford Red and Bro. Surveyors and Engineers) *and Copy of Old Plat of Mansfield* (undated). One Sheet. Traced from Henrico Plat Book 8, p. 85 and Henrico Deed Book 8, p. 82 by W. E. Higham, 1916. Pocket 2, Folder 4, Plat File, City Engineer's Office, Richmond, Virginia.
- Map. *Plan of the Plateau: Lots Belonging to the Highland Park Realty Company*. 1908. Henrico County Plat Book 9: 19.
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- Map. *Property of A. F. Mosby*. 3 Feb. 1903. T. Crawford Redd and Bro. Traced from Henrico Plat Book 8, p. 59 by W. E. Higham, 1916. Pocket 2, Folder 4, Plat File, City Engineer's Office, Richmond, Virginia.
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APPENDICES

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2. Methodology

3. Results

4. Discussion

5. Conclusion

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**VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
ADDRESS REPORT BY ID - WITH PROPERTY NAME**

Date: 6/17/04

DHR ID#:	Property Name	Address	Address
127-0831-0004	Taylor, John D., House (Hi	3401-	Caroline Avenue
127-0831-0011	Eubank, Archie D., House	3118	3rd Avenue
127-0831-0013	Willey, Clarke R., House	3400-	Enslow Avenue
127-0831-0014	Martin House	3223-	First Avenue
127-0831-0015	Tiller, William W., House		
127-0831-0016	Anderson, Frank E., House	3205-	2nd Avenue
127-0831-0024	Winn, James E., House	3118-	Second Avenue
127-0831-0027	House, 3209 Maryland Ave	3209-	Maryland Avenue
127-0831-0028	Booth, Charles T., House,	3205-	3rd Avenue
127-0831-0030	Michelle, Paul B., House	3012-	2nd Avenue
127-0831-0031	Linwood Atkins House	3422-	Florida Ave
127-0831-0032	House, 3216 Carolina Aven	3216-	Carolina Avenue
127-0831-0034	House,	3422-	Florida Ave
127-0831-0035	Arrighi, Frank House	3420-	Florida Ave
127-0831-0036	Leitch, J. Hunter (tenant)	3418-	Florida Ave.
127-0831-0037		3416-	Florida Ave.
127-0831-0038	House,	3414-	Florida Ave.
127-0831-0039	Campbell, Vernon B. Mrs.	3412-	Florida Ave.
127-0831-0040	Manson, John E. House	3410-	Florida Ave.
127-0831-0041	Heider, Mrs. Rosa C., Hous	3406-	Florida Ave
127-0831-0042	Heider, Ernest W., House	3404-	Florida Ave.
127-0831-0043	Wingfield, Minnie L., Hous	3402-	Florida Ave.
127-0831-0044	Duplex	3400-	Florida Ave.
127-0831-0045	Barnett, J. Graham, House	3314-	Florida Ave.
127-0831-0046	Barnett, Mrs. Mamie E., Hou	3312-	Florida Ave
127-0831-0047	Duffer, Frank M., House	3308-	Florida Ave
127-0831-0048	Yeager, Mrs. Alma, House	3303-	Meadowbridge Rd.
127-0831-0049	Eads, Harry M., House	3301-	Florida Ave
127-0831-0050	Vass, Barrett M., House	3303-	Florida Ave
127-0831-0051	Vass, Barrett M., House	3307-	Florida Ave
127-0831-0052	Frame House	3307-	Florida Ave
127-0831-0053	Frame Bungalow	3311-	Florida Ave
127-0831-0054	Wells, Gustave, House	3313-	Florida Ave
127-0831-0055	Frame House	3206-	Delaware Ave
127-0831-0056	Frame House	3317-	Florida Ave
127-0831-0057	Frame House	3319-	Florida Ave
127-0831-0058	Frame House	3321-	Florida Ave
127-0831-0059	Frame House	3325-	Florida Ave
127-0831-0060	Wells, Gustave, House	3206-	Delaware Ave
127-0831-0061	Frame House	3407-	Florida Ave
127-0831-0062	Frame House	3409-	Florida Ave
127-0831-0063	Frame House	3411-	Florida Ave
127-0831-0064	Frame House	3413-	Florida Ave
127-0831-0065	Frame House	3415-	Florida Ave
127-0831-0066	Frame House	3417-	Florida Ave
127-0831-0067	Frame House	3419-	Florida Ave
127-0831-0068	Frame House	3421-	Florida Ave
127-0831-0069	Frame House	3423-	Florida Ave
127-0831-0070	Brick House	3600-	Delaware Ave
127-0831-0071	Brick House	3600-	Delaware Ave
127-0831-0072	Frame House	3518-	Delaware Ave
127-0831-0073	Frame House	3516-	Delaware Ave
127-0831-0074	Seawell, Walter P., House	3514-	Delaware Ave
127-0831-0075	Muck, Frank J., House	3512-	Delaware Ave
127-0831-0076	Brick House	3508-	Delaware Ave
127-0831-0076	Brick House	3506-	Delaware Ave

DHR ID#:	Property Name	Address
127-0831-0077	Gates, Mrs. Katie M., House	3504 Delaware Ave
127-0831-0078	Gross, Conrad S., House	3300 Maryland Ave
127-0831-0079	Staude, Fred J., House	3500 Delaware Ave
127-0831-0080	Frame House	3426 Delaware Ave
127-0831-0081	McClelland, Champ H., Ho	3424 Delaware Ave
127-0831-0082	Frame House	3514 Delaware Ave
127-0831-0083	Baker, Robert M., House	3418 Delaware Ave
127-0831-0084	Toney, John W., House	3416 Delaware Ave
127-0831-0085	Faber, Ernest L., House	3414 Delaware Ave
127-0831-0086	Leonard, Russell L., House	3412 Delaware Ave
127-0831-0087	Crone, John F., House	3410 Delaware Ave
127-0831-0088	Wilkinson, John G., House	3406 Delaware Ave
127-0831-0089	Prout, Mrs. Annie M., Hous	3402 Delaware Ave
127-0831-0090	Disse, Theodore R., House	3326 Delaware Ave
127-0831-0091	Potts, Edward C., House	3324 Delaware Ave
127-0831-0092	Thomas, E. Dwight, House	3322 Delaware Ave
127-0831-0093	Charles, Mrs. Lydia A., Hou	3320 Delaware Ave
127-0831-0094	Frame House Former Site of Robert L. Bro	3318 Delaware Ave
127-0831-0095	Frame House	3316 Delaware Ave
127-0831-0096	Mccloud, Wallace C., Hous	3312 Delaware Ave
127-0831-0097	Frame House	3302 Delaware Ave
127-0831-0098	Brick House	3300 Delaware Ave
127-0831-0099	Wilkinson, Robert G., Hous	3208 Delaware Ave
127-0831-0100	Wells, Gustave, House	3206 Delaware Ave
127-0831-0101	Beck, Anthony F., House	3205 Delaware Ave
127-0831-0102	Talley, Bernard J., House	3207 Delaware Ave
127-0831-0103	Frame House	3209 Delaware Ave
127-0831-0104	Youmans, Wm. H., House	3211 Delaware Ave
127-0831-0105	Lantz, John G., House	3213 Delaware Ave
127-0831-0106	Brick House	3215 Delaware Ave
127-0831-0107	Seawell, Walter P. House	3301 Delaware Ave
127-0831-0108	Luck, Charles B., House	3303 Delaware Ave
127-0831-0109	Weimer, Garnett F., House	3305 Delaware Ave
127-0831-0110	Bruckshaw, John H., House	3307 Delaware Ave
127-0831-0111	Sterling, George C., House	3309 Delaware Ave
127-0831-0112	Bruner, Charles H., House	3311 Delaware Ave
127-0831-0113	Cartarsi, Oreste, House	3313 Delaware Ave
127-0831-0114	Turner, Harvey M., House	3315 Delaware Ave
127-0831-0115	Young, Caldwell B., House	3317 Delaware Ave
127-0831-0116	Lambert, Lewis M., House	3319 Delaware Ave
127-0831-0117	Major, Robert H., House	3321 Delaware Ave
127-0831-0118	Meyer, Mrs. Ellen, House	3325 Delaware Ave
127-0831-0119	Vernon, John B., House	3401 Delaware Ave
127-0831-0120	Francis, Hnery S., House	3403 Delaware Ave
127-0831-0121	Rucker, Arthur D., House	3405 Delaware Ave
127-0831-0122	Frame House	3409 Delaware Ave
127-0831-0123	Kurfees, James W., House	3411 Delaware Ave
127-0831-0124	Gaines, Harry M., House	3415 Delaware Ave
127-0831-0125	Jonhson, James M., House	3417 Delaware Ave
127-0831-0126	Clinely, James M., House	3419 Delaware Ave
127-0831-0127	McGhee, Robert M., House	3421 Delaware Ave
127-0831-0128	Koger, Kara K., House	3423 Delaware Ave
127-0831-0129	McClelland, Champ H., Ho	3425 Delaware Ave
127-0831-0130	Brick House	3505 Delaware Ave
127-0831-0131	Milloway, Tony L., House (3507 Delaware Ave
127-0831-0132	Heath, F. Mason, House	3509 Delaware Ave
127-0831-0133	Brick House	3511 Delaware Ave
127-0831-0134	Brick House	3513 Delaware Ave
127-0831-0135	Franchi, Pompillo, House	3515 Delaware Ave

DHR ID#:	Property Name	Address	
127-0831-0136	Brick House	3517	Delaware Ave
127-0831-0137	Cosby, John, House	3519	Delaware Ave
127-0831-0138	Garrison, Carl E., House	3601	Delaware Ave
127-0831-0139	Shepard, Hite P., House	3600	Maryland Ave
127-0831-0140	Haun, Mattias M., House	3522	Maryland Ave
127-0831-0141	Taylor, Paul J., House	3520	Maryland Ave
127-0831-0142	Frame House	3512	Maryland Ave
127-0831-0143	Brick House	3510	Maryland Ave
127-0831-0144	Brick House	3508	Maryland Ave
127-0831-0145	Frame Duplex	3506	Maryland Ave
127-0831-0146	Frame House	3502	Maryland Ave
127-0831-0147	Mondy, Thomas S., House	3500	Maryland Ave
127-0831-0148	McCann, Bernard W., Hou	3424	Maryland Ave
127-0831-0149	Browne, Mrs. L. Pearle, Hou	3422	Maryland Ave
127-0831-0150	Newton, Lillian R., House	3416	Maryland Ave
127-0831-0151	Belfield, Bruce P., House	3414	Maryland Ave
127-0831-0152	Thomas, Snow A., House	3412	Maryland Ave
127-0831-0153	Newton, John C., House	3408	Maryland Ave
127-0831-0154	Chappell, Littleton J., Hous	3404	Maryland Ave
127-0831-0155	Amighi, Peter, House	3400	Maryland Ave
127-0831-0156	Paul, C. Franck, House	3324	Maryland Ave
127-0831-0157	Wood, James H., House	3322	Maryland Ave
127-0831-0158	Brockwell, James E., House	3320	Maryland Ave
127-0831-0159	Rhodes, Lawrence., House	3318	Maryland Ave
127-0831-0160	Driskill, William L., House	3316	Maryland Ave
127-0831-0161	Allen, Archie R., House	3314	Maryland Ave
127-0831-0162	Rose, Addison P., House	3312	Maryland Ave
127-0831-0163	Allen, Walter M., House	3310	Maryland Ave
127-0831-0164	Fulford, John R., House	3308	Maryland Ave
127-0831-0165	Swartz, Louis L., House	3306	Maryland Ave
127-0831-0166	Gude, Henry B., House	3302	Maryland Ave
127-0831-0167	Burroughs, Mrs. Carrie A., H	3300	Maryland Ave
127-0831-0168	Frame House	3224	Maryland Ave
127-0831-0169	Williams, James H., House	3222	Maryland Ave
127-0831-0170	Pierce, Albert S., House	3220	Maryland Ave
127-0831-0171	Cox, Walter W., House	3218	Maryland Ave
127-0831-0172	Frame House	3216	Maryland Ave
127-0831-0173	Atkins, Thomas T., House	3214	Maryland Ave
127-0831-0174	Rogers, William O., House	3212	Maryland Ave
127-0831-0175	Mayherne, William R., Hou	3206	Maryland Ave
127-0831-0176	Glazebrook, Russell F., Hous	907	Burns Ave
127-0831-0177	Waring, Thomas B., House	905	Burns Ave
127-0831-0178	Valentine, John M., Jr., Hous	903	Burns Ave
127-0831-0179	Newheiser, Frank F., Hous	904	Burns Ave
127-0831-0180	Wakefield, Ervin E., House	800	Burns Ave
127-0831-0181	Powers, Harry L., House	3207	Maryland Ave
127-0831-0182	Tuck, Benjamin L., House	3209	Maryland Ave
127-0831-0183	Liusie, Ellyotte A., House	3211	Maryland Ave
127-0831-0184	Frame House	3213	Maryland Ave
127-0831-0185	Richards, John A., House	3215	Maryland Ave
127-0831-0186	Dodd, Samuel H., House	3217	Maryland Ave
127-0831-0187	Frame House	3219	Maryland Ave
127-0831-0188	Toon, Donald J., House	3221	Maryland Ave
127-0831-0189	Frame House	3223	Maryland Ave
127-0831-0190	Frame House	3301	Maryland Ave
127-0831-0191	Edwards, Fabeion G., Hous	3303	Maryland Ave
127-0831-0192	Price, William T., House	3305	Maryland Ave
127-0831-0193	Corso, Vito, House	3311	Maryland Ave
127-0831-0194	Frame House	3313	Maryland Ave
127-0831-0195	Otto, Albert, House	3315	Maryland Ave

DHR ID#:	Property Name	Address	
127-0831-0196	Lazzuri, Angelo, House	3317	Maryland Ave
127-0831-0197	Garetts, Joseph W., House	3321	Maryland Ave
127-0831-0198	Louis, P. Marchetti (tenant)	3323	Maryland Ave
	Ginnasi, Athello, House (o		
127-0831-0199	Wright, George M., House	3325	Maryland Ave
127-0831-0200	Highland Park Cleaning Com	907	Milton Ave
127-0831-0201	Highland Park Market	904	Milton Ave
	House of Champions		
127-0831-0202	Townsend, Albert K., Fil	906	Milton Ave
	Gasoline Alley Filling		
127-0831-0203	Townsend, Albert K., Hou	3403	Maryland Ave
127-0831-0204	Vaughan-Lloyd, Griswald L	3407	Maryland Ave
	Goodman, James W. (ten		
127-0831-0205	Wrenn, James B., House	3409	Maryland Ave
127-0831-0206	Miller, Rudolph M., House	3411	Maryland Ave
127-0831-0207	Lambeth, Silas J., House	3413	Maryland Ave
127-0831-0208	Lebolo, Mrs. Teresa, Hous	3415	Maryland Ave
127-0831-0209	Hancock, W. Joseph, Hous	3417	Maryland Ave
127-0831-0210	Townsend, Mack G., Hous	3421	Maryland Ave
127-0831-0211	Concrete Block House	3423	Maryland Ave
127-0831-0212	Nashally, William F., House	3425	Maryland Ave
	(appears to be house ident		
127-0831-0213	The Rest Home	3501	Maryland Ave
	Christian, J. Gordon (tenant		
127-0831-0214	Watkins, Walter J., House	3503	Maryland Ave
127-0831-0215	Frame House	3505	Maryland Ave
127-0831-0216	Brick House	3507	Maryland Ave
127-0831-0217	Brick House	3509	Maryland Ave
127-0831-0218	Brick House	3511	Maryland Ave
127-0831-0219	Wood, Herman E., House	3519	Maryland Ave
127-0831-0220	Poh, Cornelius J., House	3521	Maryland Ave
127-0831-0221	Frame House	3523	Maryland Ave
127-0831-0222	Mylius, Charles W., House	3525	Maryland Ave
127-0831-0223	Brown, Walter, House	3601	Maryland Ave
	Mrs. Mary Brown and two b		
127-0831-0224	Great Atlantic & Pacific Te	3101	Meadowbridge Ave
	3101-3105 Commercial build	3103	Meadowbridge Ave
	Hawthorne's Inc, Grocery, 3	3105	Meadowbridge Ave
	Meadowbridge Pharmacy, 3		
	Jon's Market		
127-0831-0225	Vial, William R., Jr., House	3101	Carolina Ave
127-0831-0226	Childress, George F., Hous	3105	Carolina Ave
127-0831-0227	Dennison, Hershel B., Hous	3107	Carolina Ave
127-0831-0228	Wilcox, Walter E., House	3109	Carolina Ave
127-0831-0229	Sutherland, Walter I., Hous	3111	Carolina Ave
127-0831-0230	Apartment Building	3117	Carolina Ave
127-0831-0231	Britt, Mrs. Priscilla E., Hous	3119	Carolina Ave
127-0831-0232	Frame House	3121	Carolina Ave
127-0831-0233	Lenon, Henry I., House	3123	Carolina Ave
127-0831-0234	White, Rena B. Mrs., Hous	3125	Carolina Ave
127-0831-0235	Edgan G. Lampke and Will	3201	Carolina Ave
	Frame Duplex		
127-0831-0236	Tinder, Benjamin S., House	3203	Carolina Ave
127-0831-0237	Swanner, Mrs. Ella D., Hou	3205	Carolina Ave
127-0831-0238	Tyler, Benjamin M., House	3207	Carolina Ave
127-0831-0239	Tucker, John W., House	3209	Carolina Ave
127-0831-0240	Duplex	3211	Carolina Ave
	Horace G. Clarke (resident)		
	Harold Short (resident)		
	Jefferson C. Davis (residen		
	Charles G. Conger (residen		

DHR ID#:	Property Name	Address	
127-0831-0241	Pollard, Waverly B., House	3215-	Carolina Ave
127-0831-0242	Lipscomb, Frank D., House	3219-	Carolina Ave
127-0831-0243	Fergusson, Henry C., Hous	3221-	Carolina Ave
127-0831-0244	Frame House	3223-	Carolina Ave
127-0831-0245	Lamkin, Anderson B., Hous	3405-	Carolina Ave
127-0831-0246	Vellines, Frank, House	3409-	Carolina Ave
127-0831-0247	Harper, Gary P., House	3411-	Carolina Ave
127-0831-0248	Parrish, Lee O., House	3415-	Carolina Ave
127-0831-0249	Lipscomb, Mrs. Emma D., Ho	3419-	Carolina Ave
127-0831-0250	Apartment Building, 3421-	3421- 3423	Carolina Avenue
127-0831-0251	Apartment Building, 3425	3425-	Carolina Ave
		3427-	Carolina Ave
127-0831-0252	Dumbar, Hampton H., Hous	3501-	Carolina Ave
127-0831-0253	Elam, William A., House	3505-	Carolina Ave
127-0831-0254	Garner, Edward G., House	3507-	Carolina Ave
127-0831-0255	Conte, Lewis M., House	3509-	Carolina Ave
127-0831-0256	Newman, Harvey R., House	3511-	Carolina Ave
127-0831-0257	Frame House (vacant)	3513-	Carolina Ave
	Reynolds, Harry H., House		
127-0831-0258	Gordon, Ernest O., House	3515-	Carolina Ave
127-0831-0259	Sutton, William B., House	3519-	Carolina Ave
127-0831-0260	Nines, Samuel A., House	3521-	Carolina Ave
127-0831-0261	Christina, Percy C., House	3532-	Carolina Ave
127-0831-0262	Vaughan, Ray H., House	3601-	Carolina Ave
127-0831-0263	Childress, George F., Hous	3603-	Carolina Ave
127-0831-0264	Cosby, Allen B., House	3607-	Carolina Ave
127-0831-0265	Schneider, Henry, House	3611-	Carolina Ave
127-0831-0266	Longan, Robert G., House	3615-	Carolina Ave
127-0831-0267	Frame House	3617-	Carolina Ave
127-0831-0268	Beale, William L., House	3619-	Carolina Ave
127-0831-0269	Rowe, Henry O., House	3621-	Carolina Ave
127-0831-0270	Deitrick., Frank B., House	3623-	Carolina Ave
127-0831-0271	Brown, John L., House	3627-	Carolina Ave
127-0831-0272	Brick House	3622-	Carolina Ave
127-0831-0273	England, Samuel S., House	3620-	Carolina Ave
127-0831-0274	Frame House	3618-	Carolina Ave
127-0831-0275	Harvey, William W., House	3614-	Carolina Ave
127-0831-0276	Young, Timothy L., House	3612-	Carolina Ave
127-0831-0277	League, William A., House	3606-	Carolina Ave
127-0831-0278	Hancock, John W., House	3604-	Carolina Ave
127-0831-0279	Rhodes, William H., House	3602-	Carolina Ave
127-0831-0280	Clarke, Wealey A., House	3600-	Carolina Ave
127-0831-0281	Perkins, Vernon S., House	3524-	Carolina Ave
127-0831-0282	Kirby, William I., House	3522-	Carolina Ave
127-0831-0283	Osborne, Hunter A., House	3520-	Carolina Ave
127-0831-0284	Johnson, Robert W., Hous	3516-	Carolina Ave
127-0831-0285	Stengel, Charles J., House	3514-	Carolina Ave
127-0831-0286	Frame House	3510-	Carolina Ave
127-0831-0287	Trevett, Allen S., House	3508-	Carolina Ave
127-0831-0288	Bartlett, Willis E., House	3506-	Carolina Ave
127-0831-0289	Dickerson, John H., House	3504-	Carolina Ave
127-0831-0290	Ellis, John W., House	3500-	Carolina Ave
127-0831-0291	King, Charles N., House	3424-	Carolina Ave
127-0831-0292	Brick House	3422-	Carolina Ave
127-0831-0293	Thomas, Enory H., House	3418-	Carolina Ave
127-0831-0294	Fitta, Oliver D., House	3416-	Carolina Ave
127-0831-0295	Hughes, C. Miller, House	3414-	Carolina Ave
127-0831-0296	Harrison, William B., House	3410-	Carolina Ave
127-0831-0297	Apperson, James A., Hous	3408-	Carolina Ave
127-0831-0298	Haynes, James Lloyd., Hou	3402-	Carolina Ave

DHR ID#:	Property Name	Address	
127-0831-0299	Hare, Elmer, House	3400	Carolina Ave
127-0831-0300	Apartment Building	3324	Carolina Ave
127-0831-0301	Foulkes, John G. House	3318	Carolina Ave
127-0831-0302	Jones, Davis S., House	3316	Carolina Ave
127-0831-0303	Mason, Clifford S., House	3314	Carolina Ave
127-0831-0304	Wadell, Laura S. House	3308	Carolina Ave
127-0831-0305	Tisdale, Robert B., House	3306	Carolina Ave
127-0831-0306	Reveley, W. Notland, Hous	3304	Carolina Ave
127-0831-0307	Childress, George F., Hous	3300	Carolina Ave
127-0831-0308	Atkins, Albert C. and Margu	3224	Carolina Ave
127-0831-0309	Major, Everett W., House	3222	Carolina Ave
127-0831-0310	Keesee, Mrs. Rosabelle P., H	3220	Carolina Ave
127-0831-0311	Duplex House	3210	Carolina Ave
127-0831-0312	Holland, Henry S., Jr., Hous	3208	Carolina Ave
127-0831-0313	Wingfield, Frank Q., House	3206	Carolina Ave
127-0831-0314	Timberlake, Archie B., Hous	3204	Carolina Ave
127-0831-0315	Parrish, Walter L., House	3200	Carolina Ave
127-0831-0316	Beck, Frank P., House	3112	Carolina Ave
127-0831-0317	Hughes, Leah M., Mrs., Ho	3110	Carolina Ave
127-0831-0318	Snead, Andrew B., House	3108	Carolina Ave
127-0831-0319	Ruffin, Mrs. Mary M., Hous	3106	Carolina Ave
127-0831-0320	Wood, Harry, House	3104	Carolina Ave
127-0831-0321	Cornerstone Assembly of Y	909	Milton Street
	Sanitary Grocery Co. and M	911	Milton Street
		913	Milton Street
		915	Milton Street
		906	Milton Street
127-0831-0322	Milton Street Barber Shop	1010	Young Street
127-0831-0323	McConnell, Edward T., Ho	1014	Young Street
127-0831-0324	Brandt, Charles W., House	3622	Enslow Ave
127-0831-0325	Concrete Block House	3620	Enslow Ave
127-0831-0326	Norwood, Wade A., House	3618	Enslow Ave
127-0831-0327	Concrete Block House	3616	Enslow Ave
127-0831-0328	Christian, Jefferson P., Hous	3614	Enslow Ave
127-0831-0329	Bowles, William S., House	3610	Enslow Ave
127-0831-0330	Golden, Bertie C., House	3608	Enslow Ave
127-0831-0331	Dunbar, Delta D., House	3604	Enslow Ave
127-0831-0332	Lynn, Addie P., House	3600	Enslow Ave
127-0831-0333	Wilson, Robert D., House	3524	Enslow Ave
127-0831-0334	Frame House	3522	Enslow Ave
127-0831-0335	Wagner, Philip S., House	3520	Enslow Ave
127-0831-0336	Branch, Norfleet H., House	3516	Enslow Ave
127-0831-0337	Burnette, Virginia O., Hous	3514	Enslow Ave
127-0831-0338	Hodges, Gilliam H., House	3512	Enslow Ave
127-0831-0339	Gutshall, Hollie., House	3510	Enslow Ave
127-0831-0340	Ellis, Russell C., House	3508	Enslow Ave
127-0831-0341	Harrison, Mattie V., House	3506	Enslow Ave
127-0831-0342	Alston, Joseph J., House	3504	Enslow Ave
127-0831-0343	Garthright, Edward J., Hous	3500	Enslow Ave
127-0831-0344	Dance, Mrs. Ida P., House	3418	Enslow Ave
127-0831-0345	Apartment Building	3420	Enslow Ave
		3422	Enslow Ave
		3424	Enslow Ave
127-0831-0346	Reynolds, Fred R., House	3416	Enslow Ave
127-0831-0347	Farley, John C., House	3412	Enslow Ave
127-0831-0348	Cosby, Charles C., House	3410	Enslow Ave
127-0831-0349	Martin, Mrs. Mattie., Hous	3406	Enslow Ave
127-0831-0350	Perkins, Peyton D., House	3404	Enslow Ave
127-0831-0351	Highland Park Plaza	1000	Pollock Street
	Anne Hardy Plaza		

DHR ID#:	Property Name	Address	
127-0831-0352	Garrett, Charles E., House	3224	Enslow Ave
127-0831-0353	Christian, Jefferson P., Hous	3616	Enslow Ave
127-0831-0354	Pryde, Clarence K., House	3216	Enslow Ave
127-0831-0355	Schweickert, Mrs. Minnie C	3210	Enslow Ave
127-0831-0356	McClure, E. Mortimer., Ho	3206	Enslow Ave
127-0831-0357	Carter, Richard F., House	3200	Enslow Ave
127-0831-0358	Cross, Charles F., House	3126	Enslow Ave
127-0831-0359	Frame House	3122	Enslow Ave
127-0831-0360	Veniskey William M., Hous	3120	Enslow Ave
127-0831-0361	Frame House (vacant in 19	3114	Enslow Ave
127-0831-0362	Adams, Richard R., House	3110	Enslow Ave
127-0831-0363	Parrish, Henry T., House	3108	Enslow Ave
127-0831-0364	Pinschmidt, William C., Hous	3106	Enslow Ave
127-0831-0365	Heath, Robert T., House	3104	Enslow Ave
127-0831-0366	Haynea, Joseph F., House	3102	Enslow Ave
127-0831-0367	Frame House	3100	Enslow Ave
127-0831-0368	Howards Oderless Cleaners	3057	Meadowbridge Ave
	Harry L. Snedker Shoe Repa	3059	Meadowbridge Ave
	Alex H. Gordon, Barber	3061	Meadowbridge Ave
	Powers and Southall Servi	3063	Meadowbridge Ave
127-0831-0369	Service Station	3027	Meadowbridge Ave
	Brwons Automotive Sales &		
	Teehey, John., House	3003	Enslow Ave
127-0831-0370	Brick Commercial Building	3005	Enslow Ave
127-0831-0371	Atkinson, Thomas O., Hou	3101	Enslow Ave
127-0831-0372	Wilds, Samuel E., House	3105	Enslow Ave
127-0831-0373	Vestal, William C., House	3107	Enslow Ave
127-0831-0374	Osbourne, George D., Hous	3109	Enslow Ave
127-0831-0375	Fore, William D., House	3113	Enslow Ave
127-0831-0376	White, Harvey A., House	3117	Enslow Ave
127-0831-0377	Rowe, Luther B., House	3119	Enslow Ave
127-0831-0378	Metcalf, William H., House	3121	Enslow Ave
127-0831-0379	Lipacomb, William W., Hous	3123	Enslow Ave
127-0831-0380	White, John J., House	3125	Enslow Ave
127-0831-0381	Watkins, Walter F., House	3201	Enslow Ave
127-0831-0382	Curtiss, Gordon W., House	3203	Enslow Ave
127-0831-0383	Barrett, Joseph A., House	3205	Enslow Ave
127-0831-0384	Camden, Harry T., House	3209	Enslow Ave
127-0831-0385	Jeffries, William E., House	3213	Enslow Ave
127-0831-0386	Dorin, William H., House	3215	Enslow Ave
127-0831-0387	Bridgers, William J., House	3221	Enslow Ave
127-0831-0388	Reese, Mrs. Dollie J. & Dr. C	3223	Enslow Ave
127-0831-0389	Tiller, Mrs. Ora C., House	3401	Enslow Ave
127-0831-0390	Palmer, E. Garland., House	3403	Enslow Ave
127-0831-0391	Miffleton, Walter B., House	3405	Enslow Ave
127-0831-0392	Strange, Mrs. Kate T., Hous	3407	Enslow Ave
127-0831-0393	Bryant, Ethel W., House	3409	Enslow Ave
127-0831-0394	Dennis, Edmund C., House	3411	Enslow Ave
127-0831-0395	ChriWitt, Charles A., Hous	3413	Enslow Ave
127-0831-0396	Townes, John M., House	3415	Enslow Ave
127-0831-0397	Floyd, Mrs. Lillian., House	3419	Enslow Ave
127-0831-0398	Muck, Frank J., House	3421	Enslow Ave
127-0831-0399	Palmieri, Napoleon B., Hous	3423	Enslow Ave
127-0831-0400	Harris, Miletus B., House	3501	Enslow Ave
127-0831-0401	Crouch, Robert W., House	3503	Enslow Ave
127-0831-0402	Crovo, John L., House	3505	Enslow Ave
127-0831-0403	Rutherford, Richard L., Hou	3507	Enslow Ave
127-0831-0404	Ellis, Robert A., House	3509	Enslow Ave
127-0831-0405	Barker, Mrs. Annie E., Hous	3511	Enslow Ave
127-0831-0406	Melosi, George., House	3513	Enslow Ave

DHR ID#:	Property Name	Address	
127-0831-0408	Brooke, John B., House	3515	Enslow Ave
127-0831-0409	Taylor, Linwood E., House	3517	Enslow Ave
127-0831-0410	Bowles, Mrs. Mary E., Hous	3519	Enslow Ave
127-0831-0411	Spencer, Herbert., House	3521	Enslow Ave
127-0831-0412	Grace, J. Gordon., House	3523	Enslow Ave
127-0831-0413	Shepherd, William C., Hous	3525	Enslow Ave
127-0831-0414	Hall, Alice B., House	3601	Enslow Ave
127-0831-0416	Leake, Thomas S., House	3615	Enslow Ave
127-0831-0417	Tucker, Harry W., House	3617	Enslow Ave
127-0831-0418	Eads, Harry M., House	3619	Enslow Ave
127-0831-0419	Schmus, Henry L., House	3621	Enslow Ave
127-0831-0421	Concrete Block House	3524	1st Ave
127-0831-0422	Fear-Henderson, Alfred W.	3522	1st Ave
127-0831-0423	Christian, John L., House	3518	1st Ave
127-0831-0424	Brick House	3516	1st Ave
127-0831-0425	Ballard, Doyer C., House	3514	1st Ave
127-0831-0426	Nicewarner, Arthur W., Hou	3512	1st Ave
127-0831-0427	Oeters, Raphael P., House	3510	1st Ave
127-0831-0428	Frame House, vacant in 192	3508	1st Ave
127-0831-0429	Talley, John A., House	3506	1st Ave
127-0831-0430	Bryant, Trueheart., House	3504	1st Ave
127-0831-0431	Lyzotte, C. Leonard., Hous	3502	1st Ave
127-0831-0432	Tyree, Marcie S., House	3500	1st Ave
127-0831-0433	Bowman, Mary K., House	3418	1st Ave
127-0831-0434	Quick, Colon T., House	3412	1st Ave
127-0831-0435	Duplex	3406	1st Ave
127-0831-0436	Howard, Leland H., House	3402	1st Ave
127-0831-0437	Mason, Frederick D., Hous	3400	1st Ave
127-0831-0438	Tignor, Hattie H., House	3224	1st Ave
127-0831-0439	Sizemore, William L., House	3220	1st Ave
127-0831-0440	Sweeney, Dr. John T. R., H	3216	1st Ave
127-0831-0441	House B. J. Jeffries Civic Associatio	3206	1st Ave
127-0831-0442	Tragle, T. Ellwood, House	3200	1st Ave
127-0831-0443	Sullivan, William A., House	3116	1st Ave
127-0831-0444	Wyatt, Benjamin S., House	3114	1st Ave
127-0831-0445	Harris, Jasper V., House	3112	1st Ave
127-0831-0446	Foster, John R., House	3106	1st Ave
127-0831-0447	Culpepper, Charles T., Hous	3102	1st Ave
127-0831-0448	Pearsall, Frank E., House	3100	1st Ave
127-0831-0449	Tabernacle of Praise Temp Brick Commercial Building	3010	1st Ave
127-0831-0450	Brick Commercial Building 3008B Fatins Ice Cream	3008	1st Ave
127-0831-0451	Brick Commercial Building First Ave Laundry	3006	1st Ave
127-0831-0452	Sta-Kleen Inn Southern Traffic Associati Haboush, Ferris A., Confe Haboush, Ferris A., Confe	3000	1st Ave
127-0831-0453	Brick Commercial Building "Yi Xing" Chinese Take Ou	3000	1st Ave
127-0831-0454	Engine Company No. 15 Fi	3011	Meadowbridge Road
127-0831-0455	Frame House	3005	1st Ave
127-0831-0456	Frame House	3007	1st Ave
127-0831-0457	Frame House	3011	1st Ave
127-0831-0458	Frame House	3015	1st Ave
127-0831-0459	Cooke, Mrs. Maria D., Hous	3019	1st Ave
127-0831-0460	Dawson, Aaron D., House	3101	1st Ave
127-0831-0461	Garrett, Benjamin C., House	3107	1st Ave
127-0831-0462	Beadles, J. Robert, House	3113	1st Ave

DHR ID#:	Property Name	Address	
127-0831-0463	Dillon, Mrs. Sallie L., House	3115	1st Ave
127-0831-0464	Puller, Walter G., House	3117	1st Ave
127-0831-0465	Sullivan, William A., House	3119	1st Ave
127-0831-0466	Lord, Dr. Frank K., House	3121	1st Ave
127-0831-0467	Hudson, L. Floyd, House	3201	1st Ave
127-0831-0468	Apartment Building	3203	1st Ave
127-0831-0469	Laing, Harry H., House	3205	1st Ave
127-0831-0470	Mattson, Frank C., House	3207	1st Ave
127-0831-0471	Eubank, William T., House	3215	1st Ave
127-0831-0472	Walter, Ashton C., House	3219	1st Ave
127-0831-0473	Frame House	3221	1st Ave
127-0831-0474	Frame House	3227	1st Ave
127-0831-0475	Trant, Edward L., House	3301	1st Ave
127-0831-0476	Kelley, Walter W., House	3303	1st Ave
127-0831-0477	Taylor, John H., House	3305	1st Ave
127-0831-0478	Apartment Building (3309-	3309	1st Ave
		3311	1st Ave
127-0831-0479	Lewis, John M., House	3315	1st Ave
127-0831-0480	Lewis, Addison R., House	3319	1st Ave
127-0831-0481	Brick Apartment Building	3321	1st Ave
127-0831-0482	Beasley, Robert M., House	3327	1st Ave
127-0831-0483	Frame Duplex	3401	1st Ave
127-0831-0484	Frame Duplex	3403	1st Ave
127-0831-0485	Frame Duplex	3405	1st Ave
127-0831-0486	McCauley, James R., House	3411	1st Ave
127-0831-0487	Hawkins, Horace R., House	3415	1st Ave
127-0831-0488	Brick Apartment Building	3417	1st Ave
		3419	1st Ave
127-0831-0489	Concrete Block Duplex	3421	1st Ave
127-0831-0490	Concrete Block Duplex	3423	1st Ave
127-0831-0491	Concrete Block Duplex	3425	1st Ave
127-0831-0492	Walter, William C., House	3501	1st Ave
127-0831-0493	Lucas, R. Desha, House	3505	1st Ave
127-0831-0494	Moore, Mrs. Alice., House	3509	1st Ave
127-0831-0495	Wilson, Mrs. Cora A., House	3511	1st Ave
127-0831-0496	Unique Designs Hair Studi	3019	Meadowbridge Road
	Commercial Building (301	3021	Meadowbridge Road
		3023	Meadowbridge Road
127-0831-0497	Frame Duplex (3504-3506 2n	3504	2nd Ave
		3506	2nd Ave
127-0831-0498	Multi-family Dwelling (3500	3500	2nd Ave
127-0831-0499	Garland, Percy C., House	3424	2nd Ave
127-0831-0500	Bradley, Robert M., House	3422	2nd Ave
127-0831-0501	Myers, Frank C., House	3420	2nd Ave
127-0831-0502	Frame House	3416	2nd Ave
127-0831-0503	Thomas, Mrs. Susan B., Ho	3414	2nd Ave
127-0831-0504	Frame Bungalow	3412	2nd Ave
127-0831-0505	Jones, Cortez V., House	3410	2nd Ave
127-0831-0506	Hudson, John B., House	3408	2nd Ave
127-0831-0507	Crowe, William W., House	3406	2nd Ave
127-0831-0508	Peterson, Mrs. Gertrude H.,	3402	2nd Ave
127-0831-0509	Lynch, Charles W., House	3400	2nd Ave
127-0831-0510	Gary, Charles C., House	3324	2nd Ave
127-0831-0511	Stith, Malcolm F., House	3320	2nd Ave
127-0831-0512	Jones, Hugh S., House	3318	2nd Ave
127-0831-0513	Brick House	3316	2nd Ave
127-0831-0514	Berkley, Charles, House	3314	2nd Ave
127-0831-0515	Kelley, Laura J., House	3310	2nd Ave
127-0831-0516	Brick Duplex	3308	2nd Ave
127-0831-0517	Holmes, R. Lee., House	3304	2nd Ave

DHR ID#:	Property Name	Address	
127-0831-0518	Ingram, Mrs. Kate N., House	3302	2nd Ave
127-0831-0519	Tipton, Ellwood A., House	3300	2nd Ave
127-0831-0520	Bernard, Edward E., House	3224	2nd Ave
127-0831-0521	Roane, Joseph M., House	3222	2nd Ave
127-0831-0522	Eubank, Bassette E., House	3220	2nd Ave
127-0831-0523	Krug, Mrs. Margaret A., Ho	3214	2nd Ave
127-0831-0524	Talley, Edwin H., House	3212	2nd Ave
127-0831-0525	McTyre, J. Wilton., House	3210	2nd Ave
127-0831-0526	Regensburg, Samuel C., Ho	3206	2nd Ave
127-0831-0527	Frame House	3202	2nd Ave
127-0831-0528	Haynes, Mrs. Ida R., House	3200	2nd Ave
127-0831-0529	Huffman, John H., House	3122	2nd Ave
127-0831-0530	Geopfath, Hugo L., House	3116	2nd Ave
127-0831-0531	Thomas, Garrett R., House	3114	2nd Ave
127-0831-0532	Spain, William L., House	3112	2nd Ave
127-0831-0533	McKay, Albert G., House	3110	2nd Ave
127-0831-0534	Hancock, Henry C., House	3108	2nd Ave
127-0831-0535	Thomas, John M., House	3104	2nd Ave
127-0831-0536	Jones, Henry L., House	3102	2nd Ave
127-0831-0537	Samuels, William B., House	3100	2nd Ave
127-0831-0538	Green, Lee A., House	3022	2nd Ave
127-0831-0539	Doyle, James P., House	3020	2nd Ave
127-0831-0540	Thompson, Allen, House	3016	2nd Ave
127-0831-0541	Powers, Arthur L., House	3014	2nd Ave
127-0831-0542	Gaines, William M., House	3010	2nd Ave
127-0831-0543	Knight, Charles G., House	3008	2nd Ave
127-0831-0544	Keil, Mrs. Marie, House	3006	2nd Ave
127-0831-0545	Great A&P Tea Co. Store	3001	Meadowbridge Road
127-0831-0546	Munn, John L., House	3009	2nd Ave
127-0831-0547	Weimer, James W., House	3011	2nd Ave
127-0831-0548	Coleman, Arthur W., Hous	3013	2nd Ave
127-0831-0549	Lipscomb, Bernard H., Hous	3015	2nd Ave
127-0831-0550	Tinder, Aubrey M., House	3017	2nd Ave
127-0831-0551	Eggleston, Kattie L., House	3021	2nd Ave
127-0831-0552	Outland, Claude, House	3101	2nd Ave
127-0831-0553	Frame Duplex	3103	2nd Ave
127-0831-0554	Brick Duplex	3105	2nd Ave
127-0831-0555	McGehee, John S., House	3107	2nd Ave
127-0831-0556	Bernard, Edward E, Jr., Hous	3109	2nd Ave
127-0831-0557	Grigg, F. Blunt, House	3113	2nd Ave
127-0831-0558	Scott, Thomas A., House	3115	2nd Ave
127-0831-0559	Smith, Clinton B., House	3117	2nd Ave
127-0831-0560	Tinsley, Dorsey L., House	3121	2nd Ave
127-0831-0561	Spicer, Robert L., House	3125	2nd Ave
127-0831-0562	Muck, Frank J., House	3125	2nd Ave
127-0831-0563	Tiller, C. Odell., House	3201	2nd Ave
127-0831-0564	Brown, Edward W., House	3209	2nd Ave
127-0831-0565	Frame House, 3213 2nd Av	3213	2nd Ave
127-0831-0566	Frame Duplex, 3215 2nd Av	3215	2nd Ave
127-0831-0567	Duplex, 3219 2nd Ave	3219	2nd Ave
127-0831-0568	House, 3223 2nd Ave	3223	2nd Ave
127-0831-0569	House, 3225 2nd Ave	3225	2nd Ave
127-0831-0570	House, 3301 2nd Ave	3301	2nd Ave
127-0831-0571	House, 3305 2nd Ave	3305	2nd Ave
127-0831-0572	House, 3309 2nd Ave	3309	2nd Ave
127-0831-0573	House, 3313 2nd Ave	3313	2nd Ave
127-0831-0574	House, 3317 2nd Ave	3317	2nd Ave
127-0831-0575	Frame Double House, 3319	3319	2nd Ave
		3321	2nd Ave
127-0831-0576	House, 3323 2nd Ave	3323	2nd Ave

DHR ID#:	Property Name	Address	
127-0831-0577	House, 3325 2nd Ave	3325	2nd Ave
127-0831-0578	House, 3401 2nd Ave	3401	2nd Ave
127-0831-0579	House, 3405 2nd Ave	3405	2nd Ave
127-0831-0580	House, 3407 2nd ave	3407	2nd Ave
127-0831-0581	Frame House, 3409 2nd Av	3409	2nd Ave
127-0831-0582	House, 3413 2nd Ave	3413	2nd Ave
127-0831-0583	House, 3417 2nd Ave	3417	2nd Ave
127-0831-0584	Highland Park Methodist C	3001	2nd Ave
127-0831-0585	Draucker's Service Station A & L Autobody Shop	3007	Meadowbridge Road
127-0831-0586	Jessup, John W., House	1300	Milton Ave
127-0831-0587	McGruder, Mrs. Bessie M., H	1301	Milton Ave
127-0831-0588	Ridenhour, William H., Hous	3314	3rd Ave
127-0831-0589	Gibson, William E., House	3312	3rd Ave
127-0831-0590	Hendrick, William F., Hous	3310	3rd Ave
127-0831-0591	Haggermayer, Oscar W., Ho	3308	3rd Ave
127-0831-0592	Scott, Frank A., House	3306	3rd Ave
127-0831-0593	Brewer, H. Hogue., House	3302	3rd Ave
127-0831-0594	Duplex, 1310 Pollack Street	1310	Pollack Street
127-0831-0595	Duplex, 3214-16 3rd Ave	3214	3rd Ave
		3216	3rd Ave
127-0831-0596	Pollard, Parke P., House	3212	3rd Ave
127-0831-0597	Bottom, Davis, House	3210	3rd Ave
127-0831-0598	Fulgham, Alvin J., House	3208	3rd Ave
127-0831-0599	Frame House, 3206 3rd Ave	3206	3rd Ave
127-0831-0600	Billups, Benjamin F., House	3204	3rd Ave
127-0831-0601	Frame House, 3202 3rd Ave	3202	3rd Ave
127-0831-0602	Frame House, 3200 3rd Ave	3200	3rd Ave
127-0831-0603	Wooldridge, A. Chester., H	3122	3rd Ave
127-0831-0604	Brandt, Philip W., House	3116	3rd Ave
127-0831-0605	Coutts, Charles T., House	3114	3rd Ave
127-0831-0606	Wilkinson, Mrs. Mollie R., H	3112	3rd Ave
127-0831-0607	Beadles, Mrs. Bessie V., Ho	3110	3rd Ave
127-0831-0608	Atkinson, Claude F., House	3108	3rd Ave
127-0831-0609	Atkinson, Hugh P., House	3106	3rd Ave
127-0831-0610	Tener, Mrs. Katherine., Hou	3104	3rd Ave
127-0831-0611	Todd, William R., House	3100	3rd Ave
127-0831-0612	Frame House	3028	3rd Ave
127-0831-0613	Frame House	3026	3rd Ave
127-0831-0614	Frame House	3022	3rd Ave
127-0831-0615	Noncontributing Frame Ho	3020	3rd Ave
127-0831-0616	Frame House	3014	3rd Ave
127-0831-0617	Frame House	3014	3rd Ave
127-0831-0618	Frame House	3010	3rd Ave
127-0831-0619	Brick House	3006	3rd Ave
127-0831-0620	Brick House	3006	3rd Ave
127-0831-0621	Frame Church	1306	Dill Ave
127-0831-0622	Frame House	3005	3rd Ave
127-0831-0623	Brick House	3006	3rd Ave
127-0831-0624	Lowry, Mrs. Nannie E. Hou	3011	3rd Ave
127-0831-0625	Snedker, Harry L. House	3015	3rd Ave
127-0831-0626	Brick House	3117	3rd Ave
127-0831-0627	Frame House	3021	3rd Ave
127-0831-0628	Wright, Mrs. Orlanda S., H	3101	3rd Ave
127-0831-0629	McCaul, Charles S., House	3105	3rd Ave
127-0831-0630	Burkert, John H., House	3107	3rd Ave
127-0831-0631	Wooldridge, Allen B., Hou	3109	3rd Ave
127-0831-0632	Barnes, Elwood D., House	3111	3rd Ave
127-0831-0633	Starkey, Cornelius J., Hous Moorish Holy Temple of S	3113	3rd Ave

DHR ID#:	Property Name	Address	
127-0831-0634	Dillard, Robert H., House	3115	3rd Ave
127-0831-0635	Duplex	3119	3rd Ave
127-0831-0636	Wooldridge, Chester A., H	3123	3rd Ave
127-0831-0637	Stearns, Edward L., House	3201	3rd Ave
127-0831-0638	Sole, Thomas C., House	3207	3rd Ave
127-0831-0639	Wood, E. Pendleton, Hous	3209	3rd Ave
127-0831-0640	Robertson, Alex, House	3213	3rd Ave
127-0831-0641	Lumsden, John E., House	3217	3rd Ave
127-0831-0642	Crump, Hammond F., Hous	3219	3rd Ave
127-0831-0643	Layton, Theo T., House	3221	3rd Ave
127-0831-0644	Marshall, Walter E., House	3223	3rd Ave
127-0831-0645	Vitarelli, Antonio, House	3122	Utah Place
127-0831-0646	Mayo, Newlon B., House	3118	Utah Place
127-0831-0647	Noncontributing Frame Ho	3116	Utah Place
127-0831-0648	McClintock, Alex. K., Hous	3114	Utah Place
127-0831-0649	Beal, Bayliis A. , House	3112	Utah Place
127-0831-0650	Mason, William O., House	3110	Utah Place
127-0831-0651	Shaw, Clifford H., House	3108	Utah Place
127-0831-0652	Boswell, Richard C., House	3106	Utah Place
127-0831-0653	Mason, William O., House	3114	Utah Place
127-0831-0654	Mason, William O., House	3114	Utah Place
127-0831-0655	Watkins, Robert B., House	3100	Utah Place
127-0831-0656	Watkins, Robert B., House	1409	Front Street
127-0831-0657	Bulman, Grover H., House	3011	Dill Avenue
127-0831-0658	Wooldridge, Allen L., Hous	3013	Dill Avenue
127-0831-0659	Curtis, Fleming J., House	3015	Dill Avenue
127-0831-0660	Roberts, William D., House	3017	Dill Avenue
127-0831-0661	Cotten, Robert C., House	3019	Dill Avenue
127-0831-0662	Smith, James J., House	3023	Dill Avenue
127-0831-0663	Dunstan, William N., Hous	3025	Dill Avenue
127-0831-0664	Douglas, Walter, Building C	3027	Dill Avenue
127-0831-0665	Filer, William J., House	3029	Dill Avenue
127-0831-0666	Roper , Kate C., House	3103	Dill Avenue
127-0831-0667	Kaylor, Alice H., House	3105	Dill Avenue
127-0831-0668	Vitarelli-Martin House	3109	Dill Avenue
127-0831-0669	Walton, Codington B., Hou	3111	Dill Avenue
127-0831-0670	Perkins, Leon A., House	3117	Dill Avenue
127-0831-0671	Townes, James M., House	3125	Dill Avenue
127-0831-0672	Todd, Thomas J., House	3127	Dill Avenue
127-0831-0673	Shafer, Alex H., House	3201	Dill Avenue
127-0831-0674	Lloyd, Raymond W., Hous	3205	Dill Avenue
127-0831-0675	Banks, George T. Jr., House	3207	Dill Avenue
127-0831-0676	Martin, A. Earle, House	3209	Dill Avenue
127-0831-0677	Frame Duplex	3215	Dill Avenue
127-0831-0678	Brick Duplex	3219	Dill Avenue
127-0831-0679	Strange, Gideon A., House a	3223	Dill Avenue
127-0831-0681	Frame House	3222	4th Ave
127-0831-0682	Frame House	3220	4th Ave
127-0831-0683	Frame House	3216	4th Ave
127-0831-0684	Brick House	3214	4th Ave
127-0831-0685	Frame House	3206	4th Ave
127-0831-0686	Frame House	3202	4th Ave
127-0831-0687	Frame House	3200	4th Ave
127-0831-0688	Frame House	3124	4th Ave
127-0831-0689	Frame House	3120	4th Ave
127-0831-0690	Slough, Thorton T. House	3118	4th Avenue
127-0831-0691	Frame House	3116	4th Ave
127-0831-0692	Frame House	3114	4th Ave
127-0831-0693	Frame House	3112	4th Ave
127-0831-0694	Brick House	3110	4th Ave

DHR ID#:	Property Name	Address	
127-0831-0695	Frame House	3108	4th Ave
127-0831-0696	Frame House	3106	4th Ave
127-0831-0697	Frame House	3104	4th Ave
127-0831-0698	Frame House	3102	4th Ave
127-0831-0699	Frame House	3100	4th Ave
127-0831-0700	Frame House	3022	4th Ave
127-0831-0701	Frame House	3020	Contributing garage to rear of lot.
127-0831-0702	Frame House	3018	4th Ave
127-0831-0703	Brick House	3016	4th Ave
127-0831-0704	Frame House	3014	4th Ave
127-0831-0705	Frame House	3012	4th Ave
127-0831-0706	Frame House	3010	4th Ave
127-0831-0707	Frame House	3008	4th Ave
127-0831-0708	Frame House	3006	4th Ave
127-0831-0709	Blank	-	4th Ave
127-0831-0710	Frame House	3009	4th Ave
127-0831-0711	Frame House	3011	4th Ave
127-0831-0712	Frame House	3015	4th Ave
127-0831-0713	Marshall, Walter E., House	3017	4th Ave
127-0831-0714	Frame House	3019	4th Ave
127-0831-0715	Frame House	3023	4th Ave
127-0831-0716	Frame House	3101	4th Ave
127-0831-0717	Frame House	3103	4th Ave
127-0831-0718	Frame House	3105	4th Ave
127-0831-0719	Frame House	3107	4th Ave
127-0831-0720	Frame House	3109	4th Ave
127-0831-0721	Frame House	3111	4th Ave
127-0831-0722	Frame House	3113	4th Ave
127-0831-0723	Frame House	3115	4th Ave
127-0831-0724	Frame House	3117	4th Ave
127-0831-0725	Frame House	3119	4th Ave
127-0831-0726	Frame House	3121	4th Ave
127-0831-0727	Frame House	3123	4th Ave
127-0831-0728	Frame House	3125	4th Ave
127-0831-0729	Frame House	3127	4th Ave
127-0831-0730	Frame House	3201	4th Ave
127-0831-0731	Brick House	3203	4th Ave
127-0831-0732	frame House	3205	4th Ave
127-0831-0733	Frame House	3209	4th Ave
127-0831-0734	Frame House	3215	4th Ave
127-0831-0735	Frame House	3217	4th Ave
127-0831-0736	Frame House	3221	4th Ave
127-0831-0737	Frame House	3225	4th Ave
127-0831-0738	frame House	3227	4th Ave
127-0831-0739	Frame House	3301	4th Ave
127-0831-0740	Frame House	3303	4th Ave
127-0831-0741	Frame House	3305	4th Ave
127-0831-0742	Frame House	3307	4th Ave
127-0831-0743	Frame House	3309	4th Ave
127-0831-0744	Frame House	3311	4th Ave
127-0831-0745	Frame House	3313	4th Ave
127-0831-0746	Frame House	3105	5th Ave
127-0831-0747	Frame House	3308	5th Ave
127-0831-0748	Frame House	3306	5th Ave
127-0831-0749	Frame House	3304	5th Ave
127-0831-0750	Frame House	3302	5th Ave
127-0831-0751	Frame House	3300	5th Ave
127-0831-0752	Frame House	3328	5th Ave
127-0831-0753	Frame House	3226	5th Ave
127-0831-0754	Frame House	3220	5th Ave

DHR ID#:	Property Name	Address	
127-0831-0755	Frame House	3216	5th Ave
127-0831-0756	Frame Duplex	3212	5th Ave
		3214	5th Ave
127-0831-0757	Frame Duplex	3210	5th Ave
		3212	5th Ave
127-0831-0758	Frame Duplex	3204	5th Ave
		3206	5th Ave
127-0831-0759	Frame House	3200	5th Ave
127-0831-0760	Frame House	3128	5th Ave
127-0831-0761	Frame House	3126	5th Ave
127-0831-0762	Frame House	3124	5th Ave
127-0831-0763	Frame House	3116	5th Ave
127-0831-0764	Frame Duplex	3112	5th Ave
		3114	5th Ave
127-0831-0765	Frame House	3110	5th Ave
127-0831-0766	Frame House	3108	5th Ave
127-0831-0767	Frame House	3106	5th Ave
127-0831-0768	Frame House	3102	5th Ave
127-0831-0769	Frame House	3100	5th Ave
127-0831-0770	Frame House	1517	Front Street
127-0831-0771	Frame House	1515	Front Street
127-0831-0772	Frame House	1513	Front Street
127-0831-0773	Frame House	1511	Front Street
127-0831-0774	Frame House	3101	5th Ave
127-0831-0775	Frame Double House	3103	5th Ave
		3105	5th Ave
127-0831-0776	Frame Double House	3107	5th Ave
		3109	5th Ave
127-0831-0777	Frame Double House	3115	5th Ave
		3117	5th Ave
127-0831-0778	Frame Double House	3119	5th Ave
		3124	5th Ave
127-0831-0779	Frame Double House	3123	5th Ave
		3125	5th Ave
127-0831-0780	Frame Double House	3127	5th Ave
		3129	5th Ave
127-0831-0781	Frame Double House	3131	5th Ave
		3133	5th Ave
127-0831-0782	Brick House	3201	5th Ave
127-0831-0783	Frame House	3203	5th Ave
127-0831-0784	Frame House	3207	5th Ave
127-0831-0785	Frame House	3209	5th Ave
127-0831-0786	Frame House	3211	5th Ave
127-0831-0787	Frame House	3213	5th Ave
127-0831-0788	Frame Multi-family Dwelli	3221	5th Ave
		3223	5th Ave
127-0831-0789	Frame Multi-family Dwelling	3225	5th Ave
		3227	5th Ave
127-0831-0790	Frame Multi-family Dwelli	3229	5th Ave
		3231	5th Ave
127-0831-0791	Frame Multi-family Dwelli	3301	5th Ave
		3303	5th Ave
127-0831-0792	Frame Multi-family Dwelli	3305	5th Ave
		3307	5th Ave
127-0831-0793	Frame Single Dwelling	3311	5th Ave
127-0831-0794	Frame Multi-family Dwelli	3313	5th Ave
		3315	5th Ave
127-0831-0795	Frame Multi-family Dwelli	3317	5th Ave
		3319	5th Ave
127-0831-0796	Frame House	3321	5th Ave

DHR ID#:	Property Name	Address	
127-0831-0797	Frame House	3308	Detroit Ave
127-0831-0798	Frame House	3306	Detroit Ave
127-0831-0799	Frame House	3304	Detroit Ave
127-0831-0800	Frame House	3302	Detroit Ave
127-0831-0801	Frame House	3300	Detroit Ave
127-0831-0802	Frame House	3228	Detroit Ave
127-0831-0803	Blank	-	Detroit Ave
127-0831-0804	Frame House	3224	Detroit Ave
127-0831-0805	Marshall, Walter E., House	3220	Detroit Ave
127-0831-0806	Frame House	3218	Detroit Ave
127-0831-0807	Frame House	3216	Detroit Ave
127-0831-0808	Concret Block Dwelling	3214	Detroit Ave
127-0831-0809	Frame House	3210	Detroit Ave
127-0831-0810	Frame House	3206	Detroit Ave
127-0831-0811	Frame House	3202	Detroit Ave
127-0831-0812	Frame House	3200	Detroit Ave
127-0831-0813	Brick House	3201	Detroit Ave
127-0831-0814	Brick House	3203	Detroit Ave
127-0831-0815	Whittle, House	3215	Detroit Ave
127-0831-0816	Frame House	3221	Detroit Ave
127-0831-0817	Frame House	3223	Detroit Ave
127-0831-0818	Frame House	3225	Detroit Ave
127-0831-0819	Frame House	3229	Detroit Ave
127-0831-0820	Frame House	3301	Detroit Ave
127-0831-0821	Frame House	3303	Detroit Ave
127-0831-0822	Frame House	3305	Detroit Ave
127-0831-0823	Frame House	3307	Detroit Ave
127-0831-0824	Frame House	3309	Detroit Ave
127-0831-0825	Brick House	3311	Detroit Ave
127-0831-0826	Marshall, Walter E., House	3115	Utah Place
127-0831-0827	The Ginello Beauty Shop H	1308	Brookland Park Boulevard
	The Spotless Company Gen	1310	Brookland Park Boulevard
	Andy's T.V. Service Center		
	New York Fish Market		
127-0831-0828	Featherstone Service Stati	3003	Dill Ave
127-0831-0829	Cosby, A.N. and Co. Groce Stay Focused	1306	Brookland Park Boulevard
127-0831-0830	Highland Park Filling Stati Southall, Clyde B. Filling St Trim's Barber Shop	1300	Brookland Park Boulevard

806 Records in this report.



HIGHLAND PARK PLAZA HISTORIC DISTRICT

