United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Violet Bank Historic District
Other names/site number: DHR File No. 106-5064
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: Lee, Lafayette, Hamilton, Cameron, Virginia and Royal Oak Avenues, and Arlington Place
City or town: Colonial Heights State: VA County: Independent City
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

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

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

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

___national ___statewide X local

Applicable National Register Criteria:

X A ___B X C ___D

Signature of certifying official/Title: **Date**

Virginia Department of Historic Resources

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [X]

Public – Local [X]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [ ]

District [X]

Site [ ]

Structure [ ]

Object [ ]

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
276	126	buildings
0	0	sites
0	0	structures
0	1	objects
276	127	Total

Number of contributing resources previously listed in the National Register 1

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6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC / single dwelling
DOMESTIC / multiple dwelling
DOMESTIC / secondary structure
COMMERCE / specialty store
TRANSPORTATION / road-related (avenue layout)

Current Functions
(Enter categories from instructions.)
DOMESTIC / single dwelling
DOMESTIC / multiple dwelling
DOMESTIC / secondary structure
COMMERCE / specialty store
TRANSPORTATION / road-related (avenue layout)

7. Description

Architectural Classification
(Enter categories from instructions.)
EARLY REPUBLIC: Federal
LATE VICTORIAN: Folk Victorian
LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival, Tudor Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie School, Bungalow/Craftsman, Commercial Style
MODERN MOVEMENT: Minimal Traditional

Materials: (enter categories from instructions.)
Principal exterior materials of the property: BRICK; CONCRETE; WOOD: Weatherboard, Shingle; STUCCO; ASBESTOS; SYNETHTICS: Vinyl; METAL; ASPHALT

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

Summary Paragraph

The Violet Bank Historic District is located in Colonial Heights, Virginia, a small city located about one mile north of Petersburg and twenty-five miles south of Richmond. A prototypical streetcar suburb, the Violet Bank neighborhood reflects broad trends in early twentieth-century residential development and community planning in the United States. The district contains the majority of two residential subdivisions—Colonial Heights Extended and Riverside Park—that were once part of Violet Bank Farm, a late-eighteenth-century estate notable for serving as General Robert E. Lee's headquarters for six months in 1864. The Violet Bank Historic District is located along Route 1/301 (known as the Boulevard), the turnpike which once connected Richmond to Petersburg. An electric streetcar line established along this thoroughfare after 1900 spurred rapid residential development on the outskirts of both Petersburg and Richmond. Deed covenants and restrictions, commonly found in early twentieth-century subdivisions, guided development to emulate a middle-class suburban neighborhood filled with modest single-family dwellings of popular architectural styles and types such as Colonial Revival, Tudor Revival, Minimal Traditional, Bungalow, and Prairie School. Another distinctive aspect is the range of early twentieth-century mail-order and kit houses in the district. The majority of the contributing

resources within the historic district are single dwellings, many of which have secondary resources such as sheds or garages. Fronting Boulevard (which comprises the district's west boundary) are a small number of contributing commercial buildings that were included in the neighborhood's original plan, as well as two non-contributing commercial buildings constructed after the district's period of significance. In the remainder of the district, non-contributing resources generally consist of sheds and garages, along with a handful of houses built as infill construction during the late-twentieth to early twenty-first century. The Violet Bank Museum, located near the center of the historic district, was previously listed in the National Register of Historic Places in 1974 (DHR ID# 106-0003), and is a contributing resource to the Violet Bank Historic District.

Narrative Description

Setting and Streetscape

The Violet Bank Historic District, containing approximately 50 acres, is laid out in a grid plan with both rectilinear and curvilinear streets and alleyways designed to complement the terrain, which slopes gently towards the Appomattox River to the south. The northwestern portion of the district is made up of Lee, Lafayette, Hamilton, and Cameron Avenues, each rectilinear, parallel to each other, and perpendicular to Boulevard (U.S. Route 301/1). The southeastern portion is curvilinear and generally radiates south and eastward from the 1815 Violet Bank Museum, which is situated on Royal Oak Avenue near Arlington Avenue. The avenues are two-way roadways that measure approximately 40 feet wide and include on-street parking. Sidewalks are typically found on both sides, separated from the street by curb strips. The alleyways, which bisect most blocks south of Hamilton Avenue, measure approximately 15 feet and were designed to provide access to rear garages. Most of the mature vegetation is found in rear yards and along alleyways while smaller trees sporadically dot the Avenues.

The Violet Bank Historic District derives its name from the property on which the subdivisions were created. The former agricultural property was initially established in 1777 and the existing Federal-style house, called Violet Bank, was constructed in 1815. Significant in its own right as an architecturally sophisticated Federal-style dwelling and for the role it played as General Robert E. Lee's headquarters from June 8 until November 1, 1864, the building was listed in the National Register of Historic Places in 1974 (DHR ID# 106-0003). It also contributes to the Violet Bank Historic District as it provided the land on which the suburban subdivisions were platted. Initial deeds and plat maps provided the overall framework from which the subdivisions would develop. Parcels were initially laid out uniformly, measuring approximately 33 feet wide and between 150 and 170 feet deep. Guarantees outlined in the initial deeds ensured that the land development company would pave and curb streets, install sidewalks, provide electricity, lay pipes for water and sewer, and plant shade trees as the subdivisions were developed. Restrictions, dictated in the same deeds, obligated property owners to neighborhood standards including specific housing setbacks (25 feet for houses and 50 feet for outbuildings); building styles ("no flat roof residence"); and landscaping details ("no board fence").[1] Though several of the restrictions expired after 20 years, their impact was long-lasting; houses are still uniformly set back from the street, few board fences are visible from the sidewalk, and no flat roofs exist in the district.

Architecture

Within the boundaries of the Violet Bank Historic District are approximately 237 primary buildings. The district consists almost entirely of residential architecture, built primarily between ca. 1908 and 1956.

Other than Violet Bank Museum, which was historically residential in use, only eight buildings in the district were constructed for non-residential purposes. All eight are located along the Boulevard and were built for commercial or automotive uses primarily between 1922 and 1949. Of the 237 primary resources, 227 of them (96%) are designated contributing resources to the Violet Bank Historic District.

Residential Architecture

Approximately 97% of the district is made up of residential architecture. Colonial Revival-, Prairie- and Craftsman-influenced architecture comprise the majority of the dwelling styles. Nearly all are vernacular in detail, either by design or through modifications since their construction. Dwellings may exhibit only subtle details resembling a particular style or several elements from different styles. In form, they embody either a two- to two-and-one-half-story American Four-Square or a one- to one-and-one-half-story bungalow form. Several dwellings have no discernable style, but exhibit subtle Folk Victorian details. Several Minimal Traditional-style cottages, built from the 1930s to 1950s, filled in the majority of the remaining undeveloped lots.

Colonial Revival was a very popular style beginning in the 1880s. Typical details include an accentuated front door with sidelights, simple engaged pilasters or collonnettes, transom windows and/or a small entry porch that may be supported on simple Tuscan or Doric columns; symmetrical facades often with centrally located entrances; and double-hung windows commonly found in pairs.[2] Though it has taken on a wide range of forms, the Colonial Revival style in the district is most commonly applied to the American Four-Square and small one-story Cape Cod Cottage forms.

The Prairie style was popular between 1900 and 1920. Identifying features include a low pitched, usually hipped roof with large overhanging boxed eaves; a two-story form with one-story porches often supported by large square posts; and a strong emphasis on horizontal lines.[3] Nearly all Prairie-influenced dwellings in the district are represented by the American Four-Square form.

Very similar to the Prairie style, the Craftsman style was popular between 1905 and 1930. Character-defining features include deep overhanging eaves with exposed rafter tails or large bracketing; full- or partial-width porches supported by fluted columns often on a rusticated pier; and low-pitched gabled roofs.[4] Nearly all of the bungalows and a few of the Four-Squares in the district have Craftsman-influenced details.

American Four-Square

The American Four-Square form was a highly popularized square-shaped dwelling typically found with a nearly symmetrical façade, a full-width porch, and often with a hipped roof. Typical building plans show four rooms on each floor, resulting in the cube-shape form. Eighty-nine of the dwellings in the district are categorized as American Four-Square, with influences primarily derived from the Colonial Revival, Prairie, and Craftsman styles. Several dwellings pull elements from a variety of styles, including those typical of Victorian architecture such as wrap-around porches and complex roof lines. For example, the dwelling at 106 Lee Avenue (106-5064-0003), constructed in 1922, has a curved wrap-around porch. The core of the house at 315 Virginia Avenue (106-5064-0208), constructed in 1919, is characteristic of the Four-Square, however, its wide, slightly flared boxed eaves are reminiscent of the Prairie style while the cross-gable wrap-around porch with classical Doric columns pulls from the Colonial Revival style.

Colonial Revival-influenced Four-Square dwellings account for approximately 15 of the Four-Squares within the district. Though very similar to both the Prairie and Craftsman-influenced examples, the Colonial Revival Four-Square features rounded or classical columns, more elaborate entrances, and often more complex roof or porch forms. A good example of a Colonial Revival Four-Square can be seen at 110 Hamilton Avenue (106-5064-0100), built in 1921. This brick dwelling has the characteristic symmetrical facade, hipped roof, and prominent porch of the Four-Square form, but with Doric porch columns and pilasters and an elaborate front door with sidelights and an arched transom with decorative tracery, all Colonial Revival elements.

Comprising nearly half of the American Four-Squares in the district are the 42 Four Squares with strong Prairie-style influences. While most of the Prairie-style dwellings are vernacular derivations, several in the district are notable examples of the Prairie style. Square porch supports, boxed eaves, and strong horizontal lines set apart the Prairie-influenced Four-Squares from the other examples. The dwelling at 239 Lee Avenue (106-5064-0039), built in 1922, is an American Four-Square that features a large one-story hipped-roof porch supported by heavy square brick supports. The overhanging eaves are wide and boxed and the horizontal emphasis is evident in the low-pitched hipped roof and prominent eaves. A simpler version is found nearby at 235 Lee Avenue (106-5064-0035). Typical Prairie-style features found on this 1925 dwelling include the wide overhanging boxed eaves; low-pitched hipped roof; broad one-story hipped-roof porch; and square supports on brick piers.

Four kit houses with Prairie influences were identified in the district. The dwellings at 325 Hamilton Avenue (106-5064-0145), built in 1929, and 333 Hamilton Avenue (106-5064-0147), built in 1924, were both identified as a Model #562 home by the Gordon-Van Tine Company.[5] One identifying feature of the Model #562 is the split in exterior siding material between the first floor (vinyl or asbestos) and second floor (stucco), which emphasizes the horizontal nature of the Prairie style. The two other kit houses, at 228 and 230 Hamilton Avenue (106-5064-0126 and -0127), constructed 1920 and 1914 respectively, were both identified as "The Cornell" by Sears, Roebuck and Company.[6] With only minor variations in detail, the window patterns and overall massing are the same.

Less than 15 Craftsman-influenced Four-Squares are located in the district. These examples are identified by the presence of rafter tails, eave brackets, and/or large heavy porch supports. Three nearly identical vernacular examples are found at 236 Lee Avenue (106-5064-0036), 307 Lafayette Avenue (106-5064-0092), and 118 Cameron Avenue (106-5064-0154), built in 1922, 1925 and 1925 respectively. All three dwellings have a low-pitched hipped roof and a central hipped dormer. Prominently featured are full-width, hipped-roof porches supported by heavy rounded supports separated by curved spandrels. The 1922 Four-Square at 110 Lafayette Avenue (106-5064-0048) has a side-gable roof and features a prominent full-width front-gable porch which is supported by large squared posts on brick piers. Setting it apart from the similar Prairie style are the Craftsman-style brackets, found at the apex and bases of the gabled roofs.

One Craftsman-style kit house with a Four-Square form is located within the district, at 236 Hamilton Avenue (106-5064-0131). Called "The Virginia" and manufactured by the Aladdin Company, the recently restored 1920 dwelling features many Craftsman details, including a hipped roof, wide bracketed eaves, and prominent front porch. When compared to the house's catalogue rendering, only minor modifications were made during or since its construction including paired and tripled porch supports instead of single squared posts; a rectangular protruding bay on the side elevation instead of a semi-hexagonal bay; and three louvered windows in the hipped dormer instead of three double-hung windows.

Bungalow

The bungalow is one of the most popular architectural forms in the United States. The one- or one-and-one-half-story dwelling was both economical and practical, leading to its widespread popularity throughout the country. The smaller form was cheaper to build and utilities were easier to install, yet its design was highly customizable and the plans available seemed endless. In addition to its more compact size, common characteristics include multiple gables; projecting eaves; low-pitched roofs; asymmetrical facades; exposed rafters and support beams; and spacious porches with large supports.[7] In the Violet Bank Historic District the bungalow represents 85 dwellings. Front- and side-gable bungalows dominate the forms found in the district, though other hipped and cross-gable roofs are also commonly found.

The most prominent bungalow design in the district has a front-gable roof. Most of these dwellings have one story with an off-centered, dropped, front-gable porch occupying a portion of the main elevation. This form is exemplified in four kit houses, located at 211 Hamilton Avenue (106-5064-0177), 231 Cameron Avenue (106-5064-0165), 235 Cameron Avenue (106-5064-0168), and 341 Royal Oak Avenue (106-5064-0235). Designed by the Aladdin Company, the four houses are examples of "The Winthrop" house model; the district's examples have only slight modifications from the catalogue rendering.[8] They were built in 1922, 1920, 1921, and 1914 respectively. Each house has a front-gable roof; a large front-gable porch supported by two to four square posts on brick piers; wide eaves supported by brackets; paired windows; and a projecting gabled bay on a side elevation.

Several front-gable bungalows either feature a full-width shed- or hipped-roof porch supported by two to four squared posts or have a full-width porch recessed under a projecting front-gable roof. In each example, the front porch is the primary defining feature of the dwelling. One unusual design can be found at 237 Hamilton Avenue (106-5064-0132), where the projecting front gable consists of two smaller paired gables which create an "M" shape above the porch. Nearly all of the original material and details have been retained since its construction in 1920. The wide eaves feature rafter tails and large brackets; the porch is supported by original paneled wood posts; and a trio and a pair of original three-over-one windows flank a central three-light wood door. The original weatherboard siding and wood shingles in the gable fields, as well as the original standing seam metal roof have all been retained.

The second-most popular bungalow form in the district is the one-and-one-half-story, side-gable dwelling with a recessed porch and a prominent shed- or gable-roof dormer. The porches are created by extended, sometimes flared eaves and are supported by square posts on brick or stone piers. Chimneys are often exterior and off-centered on a gable end. Typical Craftsman details, including arched spandrels between porch supports, wide bracketed eaves, rafter tails, and/or projecting bays are seen on most examples in the district. In total, eight kit houses representing six patterns were identified in the district with this type of design. Aladdin Company patterns were identified as "The Detroit" at 224 Virginia Avenue (106-5064-0201) and "The Sunshine" at 213 Cameron Avenue (106-5064-0160), both constructed in 1920. One Gordon-Van Tine kit house, named "The Culver," was built at 317 Hamilton Avenue (106-5064-0141) in 1924 and one Lewis Company kit house, "The San Carlos," was built at 107 Cameron Avenue (106-5064-0149) in 1916. Two Sears, Roebuck and Company patterns were identified: "The Carlin" at 218 and 232 Cameron Avenue (106-5064-0165 and -0166), built 1920 and 1924 respectively, and "The Sunbeam" at 219 and 231 Hamilton Avenue (106-5064-0121 and -0128), built in 1927 and 1940 respectively.[9]

Several unusual bungalow dwellings are dispersed within the district. One constructed in 1912 can be seen at 112 Lafayette Avenue (106-5064-0050). The one-and-one-half-story dwelling features a

prominent front-facing hip-on-gable roof that projects over the first story, creating a full-length porch on the façade.

Minimal Traditional and Cape Cod Cottages

Minimal Traditional architecture describes small, affordable, cottage-like dwellings constructed between the 1930s and 1950s. They are often one-story, gabled dwellings with little architectural detailing. Windows are often double-hung and roof eaves are very shallow with almost no overhang.[10] There are 22 Minimal Traditional dwellings in the district, vernacular or Colonial Revival in detailing.

Ten of the Minimal Traditional dwellings in the Violet Bank Historic District display Colonial Revival influences. Constructed primarily between 1937 and 1950, they are one or one-and-one-half stories tall and typical features include a side-gable roof, concrete-block foundation, and vinyl or brick veneer siding. They are generally symmetrical in design, often with two gabled dormer windows or a front-gable portico surrounding the central door. Two Colonial Revival-influenced dwellings, 238 Hamilton Avenue (106-5064-0133) and 309 Royal Oak Avenue (106-5064-0227), both constructed in 1950, exemplify the Minimal Traditional style and Cape Cod Cottage form. They are both symmetrical, side-gable dwellings with two gabled dormer windows and a centrally located door. Typical of the Minimal Traditional form, the moderately-pitched roofs have almost no overhanging eaves.

The district also contains five Minimal Traditional dwellings with Tudor Revival-style influences. These dwellings are characterized by steeply pitched, multi-gabled roofs, prominent exterior brick chimneys, and asymmetrical facades. In the district, all are constructed of brick or frame with brick veneer. Typical of the Minimal Traditional type, the Tudor-influenced dwellings lack any significant architectural detail beyond form and window fenestration. The earliest example of this style is found at 318 Cameron Avenue (106-5064-0179), built in 1937 from the Sears, Roebuck and Company's "The Barrington" pattern.[11] It is one-and-one-half stories with a cross-gable steeply pitched roof. A prominent exterior brick chimney rises from the side gable. The four other Tudor-influenced dwellings were all constructed in 1950. Each has a different cross-gable building form, prominent exterior brick chimneys on either the side gable or front façade, and six-over-six double-hung windows.

The Minimal Traditional dwellings with no discernable architectural styles or influences are one story tall, typically have cross-gabled or hipped roofs, and often have a porch or portico under a projecting gable. Eaves are close to the building, roofs are moderately pitched, and architectural details are limited to porch supports and window fenestration. One such example is at 226 Lafayette Avenue (106-5064-0078), built in 1942. The one-story three-bay dwelling has a two-bay front gable porch supported by simple square posts on a concrete block foundation.

Other Residential Building Forms

The majority of the buildings in the Violet Bank Historic District embody one of three building forms. American Four-Square, Bungalow, and Cape Cod Cottage forms predominate—accounting for nearly 85% of the residential buildings in the district. A few dwellings have one-of-a-kind designs for the district or do not appear to embody any discernible style, most likely due to the removal of original detailing or through the modification of building form. At 118 Arlington Avenue (106-5064-0190) stands an exemplary two-story Craftsman dwelling, unlike any other dwelling in the district. Constructed in 1925, the building features a prominent cross-gable roof with wide overhanging flared eaves, exposed rafter beams and decorative brackets. The porch, which was created by recessing the side-gable wing and

extending the flared eave, is supported by two massive brick piers that extend from the ground to the porch ceiling. The exterior is clad with weatherboard on the first story and wood shingle on the second. The original window fenestration remains though it appears the window sash have been replaced with six-over-one vinyl sash.

Another notable dwelling in the district is a one-story, Colonial Revival cottage at 331 Royal Oak Avenue (106-5064-0233). This house has a symmetrical three-bay façade featuring a one-bay, hip-on-gable portico in the center bay, supported by paired Doric columns. The door in the center bay is flanked by sidelights and the outer bays contain a trio of fixed windows. Though it closely resembles the Sears kit home, "The Crescent," the dwelling's dimensions, fenestration pattern, and the hip-on-gable roof are all slightly different.

There are two apartment buildings or duplexes in the district, both vernacular interpretations of Colonial-Revival influences. The building at 301-303 Hamilton Avenue (106-5064-0134) was built in 1934. The two-story, hipped-roof brick duplex has boxed eaves and a two-story porch featuring a large pediment. The porch spans two bays, including one of the two entrances. The other entrance is embellished with a gable overhang supported by ogee brackets. The other multi-family building is located at 102-104 Jackson Avenue (106-5064-0236). Constructed in 1932, this four-bay, brick building is simple in design. It has a hipped roof with shallow boxed eaves and both entrances feature a similar gable overhang supported by ogee brackets.

Secondary Resources

The contributing secondary resources consist of one- or two-bay garages or utility sheds. Approximately 31% of the residences in the district have a contributing secondary resource. Based on field visits, it appears the earliest outbuildings were constructed in the early 1920s, though the majority do not appear until the 1940s through 1960s.

Commercial Architecture

The only commercial architecture in the district is located along the Boulevard. Seven of the eight buildings were constructed between 1920 and 1949 while the eighth is a late twentieth-century gas station.

Though currently vacant or underused, four former commercial buildings retain integrity of their early and mid-twentieth century materials and design. The two earliest buildings, at 401 and 405 Boulevard (106-5064-0194 and -0195), are both one-story front-gable brick buildings constructed in 1922. The first has an added semi-arched false parapet on the front gable but appears to retain its original, symmetrical façade with a central recessed door flanked by display windows. Its neighbor retains its gable roofline but the original façade has been altered. Two later commercial buildings, at 517 and 415 Boulevard (106-5064-0196 and -0198), were constructed in 1942 and 1949, respectively. The earlier building was constructed of rusticated concrete masonry units in a two-part commercial block form where the first and second stories are divided by a narrow concrete pent eave. It appears the original plate glass display windows and recessed double doors have been retained, as have the second-story six-over-six double-hung windows. A concrete plaque reading "1942" rises from the top of the parapet in the center of the building. The 1949 commercial building is a two-story brick building with two storefronts and a tall stepped parapet. The small square second-story window sash appear to be replacements.

Two service stations, both built in 1927, still retain their original automotive function today: 225 Boulevard (106-5064-0191) and 317 Boulevard (106-5064-0193). They are one-story, multi-wing buildings constructed of brick and concrete block masonry units. Both appear to have been modified through the years with additions and new or replaced doors and windows. Despite these new materials, they retain their original association and design of early twentieth-century roadside architecture. The third automotive-related commercial building was constructed in 1940 and is located at 601 Boulevard (106-5064-0199) at the northern end of the district. Based on the brick patterns still visible on the western and southern elevations, it appears this building originally functioned as an automotive sales room or store front. Large window openings on the west elevation have been filled in with brick or concrete block; one large opening on the south still remains. The building today appears vacant or underused.

Condition and Integrity

The Violet Bank Historic District contains a high degree of integrity, particularly in the areas of location, setting, feeling, association, and design. The original subdivision plans can still be seen in the current layout of the district, with avenues and alleyways unchanged since they were platted in the 1910s. Many of the buildings exhibit a loss of architectural details, the addition of new roofing and siding, altered porches or additions. However, while the early buildings may not all retain significant integrity of materials and workmanship, most still embody their original building form with few additions or major alterations. The features which identify them as American Four-Squares, Bungalows, or Cape Cod Cottages remain; and hints of their original architectural styles can be seen in window fenestrations, porch details, and roof lines.. Only 4% of the primary buildings in the district were constructed after 1960. The retention of original building stock and uniform streetscapes contributes to overall feeling and association of the district as a planned, early twentieth-century streetcar suburb.

INVENTORY

Organization and Labeling of the Inventory

Primary and secondary resources are listed numerically by street address and streets are listed in alphabetical order. Each resource is assigned contributing or non-contributing status based on its level of integrity and whether it was constructed within the district's period of significance. The period of significance includes 1815, when the Violet Bank house was constructed, and 1908 to 1956, when the former Violet Bank property was subdivided and the district reached capacity and development ceased.

8. Statement of Significance

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

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

Criteria Considerations
(Mark “x” in all the boxes that apply.)

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

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance
1815
1908-1956

Significant Dates
1912
1916

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Unknown

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

The Violet Bank Historic District is locally significant under National Register Criterion A in the area of community planning and development, and under Criterion C in the area of architecture. The historic district has two periods of significance, 1815 and 1908-1956. In 1815, Violet Bank, a Federal-style house, was constructed on a large tract in then-rural Chesterfield County. Suburban development led to the former farm being subdivided and starting in 1908, development of the Violet Bank neighborhood was under way. The end year 1956 correlates with the final build-out of the district which occurred during the post-World War II building boom. The historic district stands out as containing one of the earliest planned suburbs in the City of Colonial Heights, Virginia. The entire Colonial Heights Extended subdivision and more than half of the Riverside Park subdivision comprise the Violet Bank Historic District. They were planned on farmland originally associated with the Violet Bank dwelling, which was listed in the National Register of Historic Places in 1975 (DHR ID# 106-0003) under Criteria A and C in the areas of Military and architecture, respectively. The original subdivision plats in this district are important examples of early twentieth-century suburban design. Their neatly delineated plans, divided into blocks and further subdivided into lots of uniform size, are prototypical of early-twentieth-century suburbanization.

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

HISTORIC CONTEXT

Early Land Use

When John Wood mapped Chesterfield County in 1820, the land area of present-day Colonial Heights, between Swift Creek and the Appomattox River, was crisscrossed with a network of roads. A grid of blocks and streets marked the village of Pocahontas (laid out in 1752) shown on the east side of the bridge to Petersburg.[12] At the bridge, Conduit Road (then Conjuror's Neck Road) and the Boulevard (then the "Turnpike Road" between Manchester and Petersburg) converged. Several plantations occupied the expansive "heights" overlooking Petersburg and the Appomattox River. From Conjurer's Neck, extending south and east along the Appomattox River were plantations associated with Kennon (Brick) House, Roslyn, Violet Bank, Oak Hill, Mount Pleasant, and Ellerslie.[13] The still-extant primary residence at Violet Bank had been constructed just five years earlier, in 1815. Though it predates the rest of the Historic District by a century, Violet Bank is considered a contributing resource because it provided the land and the name of the neighborhood that would come to surround it in the early twentieth century.

Antebellum development on the north bank of the Appomattox River was dwarfed by the growth of Petersburg.[14] Civil War-era maps showed that while the north bank was served by several roads and the Richmond & Petersburg Railroad, Petersburg itself was connected to four major railroad lines, numerous roads, and a canal.[15] In 1888, when LaPrade published a Map of Chesterfield County, what would become Colonial Heights encompassed several "shops" and numerous plantations. LaPrade depicted Violet Bank

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[i] *Note: Much of Section 8 for the Violet Bank Historic District was adapted from the National Register Nomination for the Chesterfield Highlands Historic District (DHR ID# 106-5063), located adjacent to the north. The two historic districts share a very similar history and significance.*

(for which the neighborhood was named), Oak Hill, Lynch, Wakefield, Brown, Andrews, Whitehead, Hankins and a couple dozen other unnamed farms.[16]

Richmond-Petersburg Interurban Street Railway

A plan to install a railway connecting Richmond, Manchester and Petersburg was launched in 1886.[17] A promotional brochure, published in Petersburg in 1894, anticipated the impact of improved transportation on the area: "Two projected lines of the railway promise to extend the city's transportation facilities and enlarge its sphere as a trade center. At the same time…an electric railway is proposed from the city through Chesterfield County to Richmond, a distance of some 20 or 25 miles."[18] After more than a decade, Chesterfield County granted the Richmond & Petersburg Electric Railway Company the right to build along the Manchester & Petersburg Turnpike (Boulevard/Route 1/301) in 1899. Local farmers and residents were proponents of the railway, granting rights of way with little fanfare. The Cleveland Construction Company from Akron, Ohio, won the contract to build the line. Eight heavyweight wooden cars and heavy-duty motor trucks came from the Jackson & Sharp Factory in Wilmington, Delaware. The primary goal of the railway company was to provide passenger service, and to that end, six of the eight cars were for passengers only.[19]

At the outset, the Interurban Railway ran only between Manchester and Swift Creek, just north of Colonial Heights. Neither the City of Richmond nor the City of Petersburg had constructed bridges over the James and Appomattox Rivers, respectively, to accommodate the heavy interurban train. In 1901, Petersburg determined to build a new half-mile-long bridge above the river connecting Old Street in Petersburg to the north bank, near the intersection of Archer Avenue. In 1902, the new Bishop's Bridge over the Appomattox River was finished.[20] The inaugural run, on February 9, 1902, took an hour and fifteen minutes from Petersburg to Manchester. In the first year of operation, the Interurban transported 425,000 passengers. The roundtrip fare was 60 cents.[21] A promotional booklet for Chesterfield County described the area along the Richmond and Petersburg Electric Railway as "a continuous village" served by "some fifteen stops, with trolleys arriving and departing every half hour."[22]

The correlation between the interurban railway and the development of Colonial Heights is indicated on early plats. Plats for Colonial Heights Extended, filed in Chesterfield County in 1912, showed the Richmond-Petersburg Interurban Street Railway running along the eastern edge of the Boulevard with stop number 65, called Traynor's Corner, slightly north of Lee Place (Avenue).[23]

Suburbanization of Southeastern Chesterfield County

Suburban expansion at the turn of the twentieth century, locally and nationally, was linked to advances in transportation. In Colonial Heights, the electric interurban railway fostered suburban growth by offering affordable and convenient transportation from outlying areas to jobs in nearby cities. Following the successful introduction of the interurban railway, the transformation of the heights, as it was locally known, from undeveloped farmland to a town of suburbs was rapid. The first speculative real estate developer in Colonial Heights was Augustus Wright. Beginning in 1890, Wright purchased six tracts of farmland, a total of 364 acres, on the north side of the Appomattox River, mostly west of the Boulevard.[24] By 1894, Wright's Chesterfield Heights Land Company devised a plat of the company's real estate holdings, a subdivision plan of ten numbered blocks of various sizes and shapes. He designed the first suburb in Colonial Heights, "Chesterfield Heights," on the north bank of the Appomattox River. The neighborhood was to have a gridiron plan of uniform lots and a regular rhythm of streets. Between 1895 and his death in 1909, Wright sold most of his real estate in parcels without subdividing them into lots.[25]

The second real estate developer in Colonial Heights was T. Marshall Bellamy. Petersburg's foremost late-nineteenth to early twentieth-century real estate investor purchased three tracts for suburban development: (1) the 90-acre Violet Bank property from C.F.W Haskins; (2) the 5.95-acre City View property from W.J. Traylor; and (3) the 105.78-acre Oak Hill property from the widow of Augustus Wright.[26] In the areas surrounding urban centers it was common for developers to purchase former farmsteads or plantations and keep the original farmhouse and subdivide the surrounding property. In 1909, Bellamy laid out the "Colonial Heights" suburb on the former Oak Hill and City View properties. On the former Violet Bank property, Bellamy commenced the plan for Colonial Heights Extended in 1912, followed by Riverside Park in 1915.[27] Concurrently, Bellamy granted the Virginia Railway & Power Company the "privilege of erecting poles and of building, operating, and maintaining electric light and power leads on, over, through and across the streets, alleys, and lots."[28] Bellamy formed the Greater Petersburg Development Corporation to facilitate his developments. In addition to Bellamy, principals included Samuel W. Zimmer, James C. Rees, Jr. (secretary in 1915), and C.F. Scott, Jr. (secretary in 1920). Bellamy also formed the Colonial Heights Corporation in 1903 and the Colonial Park Land Corporation, his holding company based in Norfolk. Bellamy's suburban developments were successful, prompting other investors to follow suit.[29]

The third important real estate investor-developer in Colonial Heights was R.L. Watson, who formed the Chesterfield Highlands Corporation in 1916 and developed the present-day Chesterfield Highlands neighborhood.[30] The American Nations Bank of Richmond provided the company with financing of $17,500 to purchase and consolidate four separate parcels: (1) a 6-acre tract owned by R.E. Long & wife; (2) an 11½ -acre tract owned by Mary C. Whitehead and others; (3) a 34-acre subdivision called "The Highlands" (R.E. Willcox, trustee); and (4) Lots 2 & 16 in The Highlands owned by Combined Realty.[31] In 1916, Watson filed an initial plat of development for the 52-acre parcel.[32] The neighborhood today is a National Register-listed Historic District (Chesterfield Highlands Historic District, NRHP 2013; DHR ID# 106-5063)

Nearly 88% of the lots in the Violet Bank Historic District were filled between 1912 and 1941, when the United States entered World War II. During the height of the war, between 1941 and 1945, development proceeded at a snail's pace resulting in only three completed houses. Demand for housing in Colonial Heights increased in the decade following the end of World War II. Pent-up demand that had existed since the latter years of the Great Depression, along with the re-integration of military personnel into the general population after the war, contributed to a nationwide housing boom.[33] Progressive build-out in the City resumed almost immediately after the war ended. The Violet Bank Historic District had largely developed by that point, but a building campaign between 1947 and 1956 resulted in an additional 15 buildings (6% of the building stock).

From Automobile Suburb into the Twenty-First Century

The success of the interurban railway continued into the 1920s, in part because the speed limit for the streetcar was 10 mph faster than that of an automobile. In the 1930s and early 1940s, the growing popularity and affordability of privately owned automobiles, coupled with improvements in roadways and bridges, diminished ridership of the interurban railway.[34] In 1936, streetcar service was terminated and replaced by buses.[35] At its beginning, Colonial Heights was geographically part of Chesterfield County but functionally aligned with the City of Petersburg. Following the rapid emergence of Colonial Heights as a population center, demand for municipal services increased. In 1920, a coalition, led by Harry L. Snead, formed the Colonial Heights Citizen League to lobby for improved public services. The League

assigned street addresses, set up a mail delivery system, and improved water supply by drilling two new local wells.[36] Colonial Heights became an incorporated town in 1926, bounded by Fairfax Avenue on the north, the Appomattox River on the south, Conduit Road on the east, and the Seaboard Airline Railway on the west.[37] After several decades of steady population growth and moderate expansion to its present-day city limits, the town became an independent city in 1948.[38]

By the final decades of the twentieth century, the Violet Bank neighborhood showed signs of deterioration. The area was marked by a decline in owner-occupied houses and a surge in rental properties. With support from the Colonial Heights Department of Community Planning and Development and proactive neighborhood involvement, a local initiative was launched to recognize the significance of the neighborhood's design and architecture through nomination to the Virginia Landmarks Register and the National Register of Historic Places. In the aftermath of the economic downturn of the mid-2000s, there are signs that the affordability of the Violet Bank neighborhood is attracting a new diverse population, a mix of professionals, tradesmen, college students, and military personnel.

STATEMENT OF SIGNIFICANCE

This suburban town emerged due to the successful introduction of the Richmond-Petersburg Interurban Street Railway. Transformation of the north bank of the Appomattox River from undeveloped farm land to a town of planned subdivisions was rapid and attributable to speculative real estate ventures. The original legal plat map for Colonial Heights Extended was filed in 1912 by Thomas Marshall Bellamy, Sr., a realtor and real estate developer from Norfolk, Virginia.[39] Riverside Park and the adjacent Riverside Park Annex legal plat maps were both filed in 1916 by the Greater Petersburg Development Corporation, with whom Bellamy was affiliated.[40] Colonial Heights was eventually incorporated into a town in 1926.

The first plat depicted the street railway track running along the Boulevard with passenger stop #65 at present day Dupuy Avenue, within easy walking distance of the suburb. House building was brisk after the original legal plats were filed, with the majority of houses constructed between 1915 and 1935. The architecture showcases several period kit-houses and numerous other examples of houses that appear to be catalog-inspired designs. Many houses borrow elements from the Prairie and Craftsman movements. Nearly all of the houses built between 1945 and 1956 are building types popular in the post-World War II period, particularly Minimal Traditional. The uniform massing, standardized setbacks, dense residential composition, sidewalks, mature trees, and service alleys of Violet Bank Historic District are representative of a significant period in American residential suburban design.

Criterion A: Community Planning and Development

The Violet Bank Historic District is significant in the area of community planning and development as an illustration of an important trend in the history of suburbanization in America.[41] The context of the district is the suburbanization of Colonial Heights, a city almost wholly comprised of contiguous, carefully designed subdivisions. Many American cities, including nearby Petersburg and Richmond, include turn-of-the-twentieth-century suburbs established in concentric rings around an older urban core. The formation of Colonial Heights Extended and Riverside Park is synchronous with the progression of Colonial Heights from an emerging cluster of suburban residential neighborhoods to a town and finally to a city.

The early twentieth-century evolution of the American suburb was influenced by the "White City", a showcase designed by Frederick Law Olmstead for the World's Fair Columbian Exposition of 1893.[42] The

emphasis on the classical orders of architecture, orderly planning, and cleanliness appealed to the expanding and increasingly prosperous American middle class. By the late-nineteenth century, American cities were considered overcrowded, dirty, and noisy. In response to a nationwide desire to live in a clean, healthy environment, families looked to outlying "green" areas that were increasingly accessible through improvements in transportation. Early twentieth-century suburbs were platted, subdivided and built according to a plan and laid out in accordance with specific design principles.[43]

As a suburban neighborhood, Colonial Heights Extended and Riverside Park took their form in a three-layered process: (1) selection of a location; (2) platting and layout; and (3) design of the house and yard.[44] The new, emerging model for residential neighborhoods offered efficient, comfortable houses constructed in then-fashionable architectural styles. A map of Colonial Heights, compiled in 1924 from early-twentieth-century "plats of record", showed that the present-day City of Colonial Heights was almost wholly composed of contiguous, named subdivisions: Colonial Heights (1910); Colonial Heights Extended (1912); Chesterfield Heights (1916); Chesterfield Highlands (1916); Riverside Park (1916/1920); Riverview (1923); Chesterfield Place; Oak Hill Place; and City View Place. Colonial Heights Extended stands out as one of the earliest of the designed subdivisions situated near the center of Colonial Heights.[45]

Trends in planning and domestic land use generally included deed restrictions and subdivision regulations to promote uniformity and to safeguard property values. Curbs, standardized set-backs, and sidewalks between the streets and dwellings were typical mandates.[46] Modern amenities, including granolithic (early concrete) sidewalks, municipal water, sewer service, and electric light and telephone service, were within the realm of possibility at the turn of the twentieth century. The original legal plats for the various suburbs in Colonial Heights complied with building specifications and deed restrictions commonly used in suburbs across Virginia and elsewhere during the early twentieth century.

Protective covenants were a two-way street, with requirements spelled out for both the real estate development company and the prospective property owner. In Colonial Heights Extended, Riverside Park, and throughout the emerging City of Colonial Heights, street frontage per lot ranged between 50 and 150 feet. Lot depths ranged between 100 and 600 feet. The developer's commitment generally required: (1) that a granolithic sidewalk be laid in front of each lot; (2) that streets and avenues be graded and curbed with concrete curbs and gutters; (3) that the streets be macadamized (paved); (4) that sewage and water pipes be laid across the front of each lot; (5) that electric lights be guaranteed; and (6) that shade trees be planted on all streets and avenues.[47] Such restrictions ensured that land was developed according to the original intent and protected real estate values as improved lots were sold over the course of many months or years. These requirements also represented an important turning point in American conceptions of private property rights, as agreement emerged that some individual rights should be surrendered for the common good; this principle has been a key component in community planning practices up through the present.[48]

Likewise, property owners were required to comply with certain restrictions. In Colonial Heights Extended, the list of mandates for property owners were: (1) that no more than one dwelling be built per lot; (2) that houses be set back 25 feet from the street or avenue; (3) that no board fences be built on the property; (4) that all houses be connected to the sewer system; (5) that no house have a flat roof; (6) that no property be occupied by “persons of African descent”; (7) that no intoxicating liquors be manufactured on the property; and (8) that outbuildings be set back 50 feet from the street or avenue.[49] Racial restrictions were common in Virginia in the first half of the twentieth century. Like other property restrictions, they were believed to protect property values. Restrictions similar to these have been used in

community planning, master plans, and zoning ordinances up to the present day. An important exception, however, is that restrictions on race were ruled unconstitutional by the mid-twentieth century. Racial restrictions were found in deeds for properties across the United States, and in the South were backed up by rigid racial segregation laws that began to be implemented with the onset of the Jim Crow era in the late nineteenth century. A series of lawsuits challenged the constitutionality of deed restrictions based on race, religion, and ethnicity, and resulted in the 1948 Supreme Court decision, *Shelley v. Kraemer*, which found such restrictions to be "unenforceable."[50] Southern states with Jim Crow segregation continued to require strict separation of the races in housing, transportation, schools, hospitals, and other forms of public accommodations. Only as a result of the Civil Rights movement of the 1950s and 1960 was the full legal framework of legally required segregation finally dismantled. With regard to deed restrictions in housing, the Fair Housing Act of 1968 finally banned discrimination in the sale, rental and financing of housing based on race or ethnicity nationwide.[51]

Criterion C: Architecture

The historic district's significance in the area of architecture illustrates the evolution of domestic architecture from the early through mid-twentieth century, especially with regard to small house design. The abundance of kit houses in the neighborhood represents the ascendance of construction with mass-produced materials, standardized plans, and standardized construction methods; and an end to the traditional (vernacular) methods that became less and less common in urban areas starting around 1880. Many of the dwellings in the neighborhood are Prairie- and Craftsman-inspired in form but as modest variations they lack typical high-style embellishments. The Colonial Revival style is also represented and was frequently combined with other characteristics for an overall eclectic effect. Several dwellings in the district compare to published drawings of period kit-houses or catalog designs. Widely popular among working and middle-class Americans in the early decades of the twentieth-century, kit-houses and architect-designed plans published in catalogs offered an efficient and economical path to home ownership. House-kits and design catalogs produced homogenous residential neighborhoods of well-crafted houses, particularly in the Riverside Park subdivision.

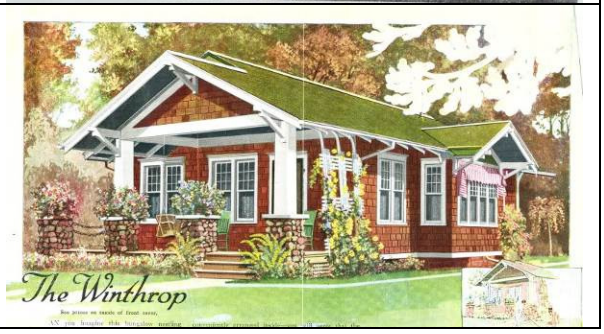
Kit House and Catalog Designs

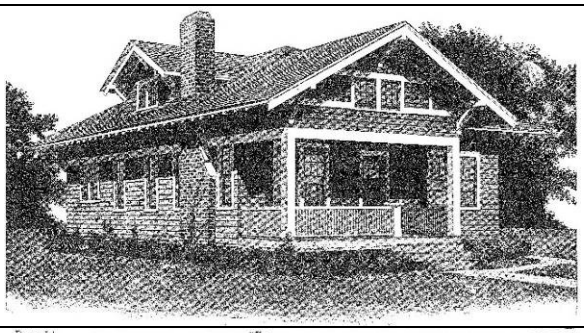
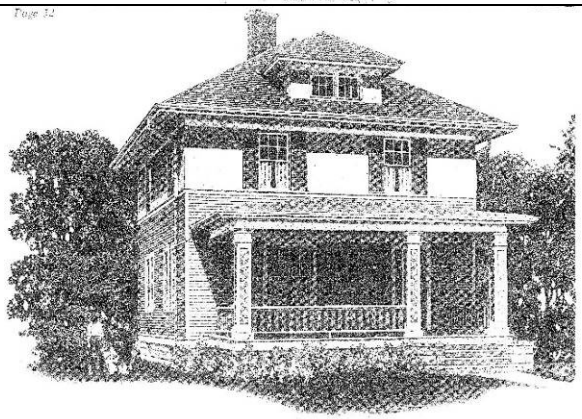
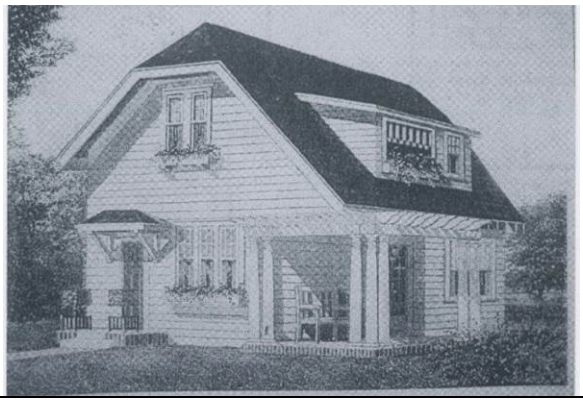
In 2008, Rosemary Thornton, author of *Houses That Sears Built*, identified forty kit-houses in the City of Colonial Heights, the majority ordered from Aladdin and Sears catalogs. Seventeen kit-house patterns were identified on twenty-three houses in the Violet Bank Historic District.[52]

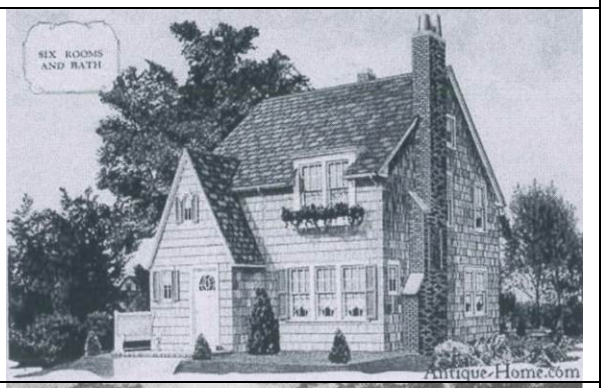
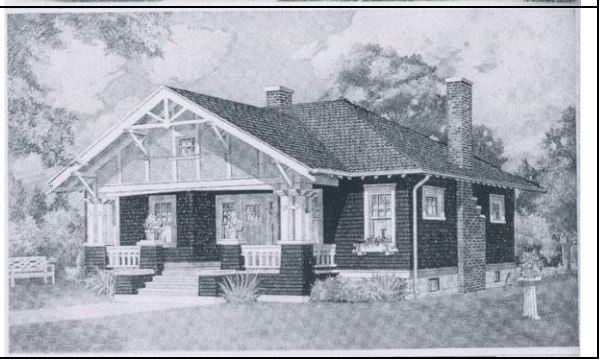
According to Thornton "between 1908 and 1940, more than 75,000 Sears homes were built [nationwide]. Sears kit homes contained 30,000 pieces, including 750 pounds of nails, 27 gallons of paint and a 75-page instruction book. Sears estimated that the average carpenter would charge $450 to assemble those 30,000 pieces of house. The painter's fee: $34.50. Sears estimated that other skilled labor would cost $1 an hour. Prices for these build-it-yourself kit houses ranged from $600 to $6000."[53] Houses built from Sears kits between 1915 and 1940 were identified by Sears part numbers, stamped in dark blue, black or red ink on exposed beams and joints. The numbers, about less than one-inch high, consisted of a capital letter followed by one or more numerals, e.g. A159, C23, etc. Most houses built before 1920 did not have stamped lumber. Sears kit houses also had 15 inches between the framing members, shipping labels on the back of millwork and moldings, sheetrock (4-foot by 4-foot) stamped with "Goodall Sheet Plaster", and plumbing fixtures stamped with "S" or "SR".[54]

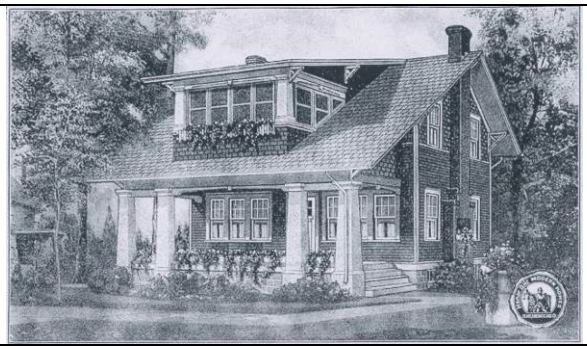
The following table lists the kit houses identified by Thornton and located in the Violet Bank Historic District.[55]

COMPANY	HOUSE PLAN	ADDRESS (ID)	CATALAGUE RENDERING
Aladdin	Detroit	224 Virginia Ave (106-5064-0201)	
Aladdin	Georgia	222 Lee Ave (106-5064-0028)	
Aladdin	Pasadena	337 Royal Oak Ave (106-5064-0234)	

COMPANY	HOUSE PLAN	ADDRESS (ID)	CATALAGUE RENDERING
Aladdin	Shadowlawn	228 Cameron Ave (106-5064-0164)	
Aladdin	Sunshine	213 Cameron Ave (106-5064-0160)	
Aladdin	Virginia	236 Hamilton Ave (106-5064-0131)	
Aladdin	Winthrop	211 Hamilton Ave (106-5064-0117) 231 Cameron Ave (106-5064-0165) 235 Cameron Ave (106-5064-0168) 341 Royal Oak Ave (106-5064-0235)	

COMPANY	HOUSE PLAN	ADDRESS (ID)	CATALAGUE RENDERING
Gordon-Van Tine	# 512	321 Hamilton Ave (106-5064-0143)	
Gordon-Van Tine	# 562	235 Hamilton Ave (106-5064-0145) 333 Hamilton Ave (106-5064-0147)	
Gordon-Van Tine	Culver	317 Hamilton Ave (106-5064-0141)	
Lewis	Montawk	406 Cameron Ave (106-5064-0182)	
Lewis	San Carlos	107 Cameron Ave (106-5064-0149)	*Image not found*

COMPANY	HOUSE PLAN	ADDRESS (ID)	CATALAGUE RENDERING
Sears, Roebuck and Co.	Barrington	318 Cameron Ave (106-5064-0179)	
Sears, Roebuck and Co.	Carlin	218 Cameron Ave (106-5064-0162) 232 Cameron Ave (106-5064-0166)	
Sears, Roebuck and Co.	Cornell	228 Hamilton Ave (106-5064-0126) 230 Hamilton Ave (106-5064-0127)	
Sears, Roebuck and Co.	Elsmore	302 Hamilton Ave (106-5064-0135)	

COMPANY	HOUSE PLAN	ADDRESS (ID)	CATALAGUE RENDERING
Sears, Roebuck and Co.	Sunbeam	219 Hamilton Ave (106-5064-0121) 231 Hamilton Ave (106-5064-0128)	

Post-World War II Architecture

The final surge of residential development in the Violet Bank Historic District continued the emphasis on modest dwellings with limited architectural embellishments, but also highlighted an important trend in mid-twentieth-century American residential design. Reflecting the evolving aesthetic and utilitarian preferences of the burgeoning middle class in the post-World War II environment, the Minimal Traditional house type emerged. Design of small, affordable houses became a national priority during the Great Depression, when President Franklin D. Roosevelt's administration deployed a variety of emergency relief programs, including for housing, to remediate the economic deprivations millions of Americans were suffering. Strict limits on construction materials during the war years also favored small houses with minimal embellishment. In the immediate postwar years, tremendous housing demand coupled with still-limited materials and the maturation of mass production of tract houses combined to make Minimal Traditional houses the preferred house type up to the early 1950s. Minimal Traditional houses often display asymmetrical composition; one story; a medium-pitched, side-gable roof; a shallow front-gabled bay; and minimal ornamentation.[56] Between 1935 and 1953, a substantial wave of construction filled the remaining lots in the district many in the Minimal Traditional as well as the Colonial Revival and Tudor styles and Cape Code Cottage form. The popularity of the Cape Cod form in Virginia was influenced by the rebuilding of Colonial Williamsburg in the late 1920s.[57] The Minimal Traditional designation in Colonial Heights generally describes a compact cottage and represents 22 dwellings in the Violet Bank Historic District. Eight Cape Cod and four Tudor-style Minimal Traditional houses were erected in the district.

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Previous documentation on file (NPS):

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

Primary location of additional data:

_X__ State Historic Preservation Office
____ Other State agency
____ Federal agency
_X__ Local government
____ University
_X__ Other
Name of repository: Virginia Department of Historic Resources, Richmond; Colonial Heights Office of Planning and Development; Chesterfield County; Library of Virginia, Richmond

Historic Resources Survey Number (if assigned): DHR No. 106-5064

10. Geographical Data

Acreage of Property 55

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 37.245856 Longitude: -77.407430
2. Latitude: 37.243758 Longitude: -77.399964
3. Latitude: 37.238865 Longitude: -77.403575
4. Latitude: 37.243768 Longitude: -77.409823

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

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

Verbal Boundary Description (Describe the boundaries of the property.)
The boundaries of the Violet Bank Historic District are shown on the accompanying map entitled "Violet Bank Historic District Sketch Map." The boundary generally extends southward along the east side of the Boulevard from the north side of Lee Avenue to Jackson Avenue, then it extends eastward to encompass properties on both side of Royal Oak Avenue between Jackson and Washington Avenues, travels northward along the alleyway between Royal Oak and Jackson Avenues, where it turns northeastward to include properties along both sides of Cameron Avenue. The northern boundary extends between Cameron Avenue and Lee Avenue, paralleling Bristol Avenue.

Boundary Justification (Explain why the boundaries were selected.)
The Violet Bank Historic District includes the entirety of the Colonial Heights Extended subdivision and approximately two-thirds of the Riverside Park subdivision. Both subdivisions were products of Thomas Marshall Bellamy, Sr., prominent and wealthy realtor and developer from Norfolk, Virginia, who purchased and subdivided the Violet Bank Farm. The portion of Riverside Park excluded from the current boundary contains smaller and later dwellings that are inconsistent with the American Four-Square and bungalow designs which dominate the district.

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11. Form Prepared By

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street & number: 1600 Market Street, Suite 520
city or town: Philadelphia state: PA zip code: 19103
e-mail: lallen@jmt.com
telephone: 267-256-0300
date: April 1, 2015

Additional Documentation
Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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

Photo Log

Name of Property: Violet Bank Historic District

City or Vicinity: Colonial Heights

County: *Independent City* State: Virginia

Photographer: Lindsey Allen

Date Photographed: January 24, 2015

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

1 of 13: Streetscape on Lee Avenue, view northeast.
2 of 13: Streetscape on Royal Oak Avenue, view east/southeast.
3 of 13: Streetscape on Royal Oak Avenue, view north.
4 of 13: Typical building setback on Lafayette Avenue, view northeast.
5 of 13: American Four-Squares on Cameron Avenue (106-5064-0174, -0177, -0178), view southeast.
6 of 13: Aladdin Company "Virginia" kit house (106-5064-0131), view northwest.
7 of 13: Bungalows on Hamilton Avenue, view northwest.
8 of 13: Gordon-Van Tine Company "Culver" kit house (106-5064-0141), view northwest.
9 of 13: Unusual bungalow (106-5064-0132), view southeast.
10 of 13: Sears, Roebuck and Company "Barrington" kit house (106-5064-0179), view northwest.
11 of 13: Minimal Traditional dwelling with Cape Cod Cottage form (106-5064-0133), view northwest.
12 of 13: Aladdin Company "Shadowlawn" kit house (106-5064-0164), view north/northwest.
13 of 13: Unusual Craftsman-style house (106-5064-0190), view northwest.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

ENDNOTES

[1] Chesterfield County Deed Book 130:166.
[2] Virginia Savage McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2013, 410.
[3] McAlester, 551.
[4] McAlester, 567.
[5] Architectural analysis by Rosemary Thornton, 2008. File at the Colonial Heights Department of Planning and Community Development.
[6] Ibid.
[7] Meg Greene Malvasi, "The Kit House in Southeastern Virginia," Williamsburg, VA: William and Mary Center for Architectural Research, 2006, 34.
[8] Thornton, 2008.

[9] Ibid.
[10] McAlester, 587.
[11] Thornton, 2008.
[12] The town was originally referred to as "Whitten Town" or "Witton Town" after Richard Witton who surveyed and laid out the town. Pocahontas was originally part of the mainland, adjoining present-day Colonial Heights. Today it is an island, created between 1909 and 1915, when the Appomattox River was re-channeled, detaching Pocahontas from the main land. For a comprehensive history of Pocahontas Island, see the National Register of Historic Places Nomination Report, prepared by Ashley Neville and John Salmon and approved by NPS November 3, 2006.
[13] For histories of the plantations along the Appomattox River in the vicinity of Colonial Heights, see the National Register Nomination Reports for Ellerslie, Oak Hill, and Violet Bank, and the video "The Old Brick House at Conjuror's Neck." www.dhr.virginia.gov/registers/Cities/register_Colonial%20Heights.htm and www.colonialheightsva.gov/mediacenter.aspx?VID=7.
[14] A.L. Johnson, "Map of the Vicinity of Richmond and Peninsular Campaign in Virginia." Compiled from the official maps of the War Department, c. 1860. On file at the Virginia Historical Society, Richmond, VA.
[15] Petersburg & Lynchburg Railroad; Richmond & Petersburg Railroad; City Point Railroad; and the Norfolk & Petersburg Railroad. See Map of the Vicinity of Richmond and Peninsular Campaign in Virginia. Compiled from the official maps of the War Department. A.L. Johnson, c. 1860. Virginia Historical Society, Richmond, VA, and A.D. Bache *Map of the Appomattox River with Petersburg*, 1853.
[16] *Map of Chesterfield County, Virginia*. Made by order of the Board of Supervisors. J.E. LaPrade Surveyor. Published 1888 from surveys completed in the 1860s.
[17] For a comprehensive history of the Interurban Railway see Carlton N. McKenny, *Rails in Richmond*, Glendale, CA: Interurban Press, 1986, 79-91.
[18] Promotional brochure, City of Petersburg, 1894, 12. Source and publisher unknown. Copy in the history files at the Department of Community Planning and Development, Colonial Heights, VA.
[19] McKenny, 79-92.
[20] That same year, Merchants' Trust Company of New York purchased and consolidated "all of the street railways of Richmond, Manchester and Petersburg, and the inter-urban connecting lines; all electric rights and power business in the same places; water rights of the James and Appomattox Rivers, and large holdings of real estate, including sites for manufactories." The New York Times, 24 April 1902.
[21] McKenny, 84-85.
[22] Jeffrey M. O'Dell, *Chesterfield County: Early Architecture and Historic Sites*. Chesterfield County, VA: 1983, 326.
[23] Chesterfield County Plat Book 3:61.
[24] Chesterfield County Deed Books 86:378, 90:457, 90:460-462, and 90:464. Wright initially had a partner, C. O'Leary, about whom little is known.
[25] The subdivision plan was the work of John W. Hays, a civil engineer from Petersburg. See Chesterfield County Plat Book 1:408 and Elizabeth P. Hoge, "Phase 2 Architectural Evaluations of Route 1 in Colonial Heights, Virginia: A Report Prepared for the Virginia Department of Transportation." Richmond, VA: Virginia Commonwealth University Archeological Research Center, 1988, 15.
[26] Bellamy began assembling land circa 1903. Chesterfield County Deed Book 189:312, Plat Book 3:60
[27] Chesterfield County Deed Books 145:143 and 145:147. The Colonial Park Land Company sold the land for Colonial Heights Extended to T. Marshall Bellamy and his wife on 27 November 1918. Bellamy did not retain and develop all of his accumulated real estate in Colonial Heights. On January 23, 1923, Bellamy's Greater Petersburg Development Corporation sold the tract of land encompassing present-day Hamilton Avenue to Isaac A. and Fannie Murtchen. The sale encompassed Lots # 7, 8, 9, 10, 11, and the

western 15-feet of lot #12, block 4. Lots 9 & 10 of Block 4 were identified as "145 Hamilton Avenue" [Chesterfield County Plat Book 3:196 and 199].

[28] Chesterfield County Plat Book 4:2.

[29] Hoge, 20-25.

[30] In 1916, R.L. Watson served as president. Deeds show that W.D. Franklin was president by 1927.

[31] Chesterfield County Deed Book 143:420.

[32] The original plat for Chesterfield Highlands was recorded on December 20, 1916, by R.L. Watson, president of the Chesterfield Highlands Corporation. Chesterfield County Plat Book 3:125 and 3:148-149.

[33] The Servicemen's Readjustment Act of 1944 (GI Bill) provided former servicemen and their families with the financial support necessary to invest in single family dwellings. www.gibill.va.gov/gi_bill_info/history.htm.

[34] Hoge, 10-11.

[35] McKenny, 89-91.

[36] Hoge, 25-26.

[37] Ibid, 28.

[38] Municipality History. Virginia Circuit Court, Colonial Heights. Library of Virginia, Richmond, Virginia.

[39] Chesterfield County Plat Book 3:61.

[40] Chesterfield County Plat Book 3:131 and 3:133.

[41] For a comprehensive development of the suburban context, see David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, Washington D.C.: National Park Service, 2002.

[42] Catherine W. Bishir and Lawrence S. Earley, editors, *Early Twentieth-Century Suburbs in North Carolina: Essays on History, Architecture and Planning,* Raleigh, NC: North Carolina Division of Archives and History, 1985.

[43] Ames and McClelland.

[44] Ibid, iii.

[45] Chesterfield County Plat Book 3:60, 3:61, 3:103, 3:131, 3:132, 3:133, 3:198, 3:199, 3:125, and 3:148-149.

[46] Linda Flint McClelland, David L. Ames, and Sarah Dillard Pope, "National Register of Historic Places Multiple Property Documentation Form: Historic Residential Suburbs in the United States, 1830-1960," (2002), 31-32.

[47] Chesterfield County Deed Book 130:168.

[48] McClelland et al., 32-33.

[49] Chesterfield County Deed Book 130:168.

[50] McClelland et al., 32-33.

[51] History.com Staff, "Fair Housing Act of 1968," History.com: A+E Networks, 2010.

[52] Thornton, 2008.

[53] Quote by Rosemary Thornton, from a news release printed in Suffolk, Virginia and dated February 4, 2008. On file in the Department of Planning and Community Development, Colonial Heights, Virginia.

[54] Shipping labels found in the basement, under stairs, on the back of bookcases, and/or on millwork might be stamped "Sears Roebuck, Chicago, Illinois" or "Norwood Sash and Door", from an Ohio-based supplier of Sears millwork.

[55] The images shown were found in the files of the Colonial Heights Department of Planning and Community Development; http://www.antiquehome.org; Gordon-Van Tine Co., *117 House Designs of the Twenties*, Philadelphia and New York: The Athenaeum of Philadelphia and Dover Publications, Inc., 1992; and Katherine Cole Stevenson and H. Ward Jandl, *Houses By Mail: A Guide to Houses from Sears, Roebuck and Company*, New York: Preservation Press, 1986.

[56] McAlester, 587-598
[57] Melinda Mezirdjian and Lena Sweeten McDonald, "New Dominion Virginia Architectural Style Guide," Virginia Department of Historic Resources, 2014.