

United States Department of the Interior  
National Park Service

VLP 12/5/7  
NRHP 3/27/8

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Elmhurst  
other names/site number VDHR File No.111-5267

2. Location

street & number 2010 Fall Hill Ave. not for publication N/A  
city or town Fredericksburg vicinity N/A  
state Virginia code VA county Fredericksburg (Independent City) code 630 zip code 22401

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     nationally     statewide X locally. ( See continuation sheet for additional comments.)

[Signature] Date 2/14/08  
Signature of certifying official  
Virginia Department of Historic Resources  
State or Federal Agency or Tribal government

In my opinion, the property     meets     does not meet the National Register criteria. ( See continuation sheet for additional comments.)

Signature of commenting official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

I, hereby certify that this property is:

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

Signature of the Keeper \_\_\_\_\_

Date of Action \_\_\_\_\_

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**5. Classification**

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**Ownership of Property** (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property** (Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

Contributing	Noncontributing
<u>  1  </u>	<u>  0  </u> buildings
<u>  0  </u>	<u>  0  </u> sites
<u>  0  </u>	<u>  0  </u> structures
<u>  0  </u>	<u>  0  </u> objects
<u>  1  </u>	<u>  0  </u> Total

**Number of contributing resources previously listed in the National Register**   0  

**Name of related multiple property listing** (Enter "N/A" if property is not part of a multiple property listing.)   N/A  

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**6. Function or Use**

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**Historic Functions** (Enter categories from instructions)

Cat:   DOMESTIC   Sub:   Single Dwelling  

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions** (Enter categories from instructions)

Cat:   DOMESTIC   Sub:   Single Dwelling  

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

=====

**7. Description**

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**Architectural Classification** (Enter categories from instructions)

  Late Victorian: Italianate  

\_\_\_\_\_

\_\_\_\_\_

**Materials** (Enter categories from instructions)

foundation   BRICK  

roof   SYNTHETICS: Rubber  

walls   BRICK  

other   WOOD  

**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)

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**8. Statement of Significance**

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

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

**Criteria Considerations** (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance** (Enter categories from instructions)

ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance** 1871-1921

**Significant Dates** 1871, circa 1900, circa 1912-1921

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

**Cultural Affiliation** N/A

**Architect/Builder** UNKNOWN

**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)

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**9. Major Bibliographical References**

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**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 # \_\_\_\_\_

**Primary Location of Additional Data**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Historic Fredericksburg Foundation, Inc., VDHR

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**10. Geographical Data**  
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**Acreage of Property** 0.44 acres

**UTM References** (Place additional UTM references on a continuation sheet)

Zone Easting	Northing	Zone Easting	Northing
<u>18</u>	<u>283791</u>	<u>2</u>	<u>4243182</u>

     See continuation sheet.

**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.)

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**11. Form Prepared By**  
=====

name/title Heather M. Dollins and Kerri S. Barile

organization Dovetail Cultural Resource Group I, Inc. date October, 2007

street & number 510 Kenmore Ave. telephone 1-540-899-9170

city or town Fredericksburg state VA zip code 22401

=====  
**Additional Documentation**  
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Submit the following items with the completed form:

**Continuation Sheets**

**Maps** A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs** Representative black and white photographs of the property.

**Additional items** (Check with the SHPO or FPO for any additional items)

=====  
**Property Owner**  
=====

(Complete this item at the request of the SHPO or FPO.)

name James M. and Susan B. Pates

street & number P. O. Box 832 telephone 540-373-0140

city or town Fredericksburg state VA zip code 22404

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**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. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 36 hours per response including the 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 National Register of Historic Places, National Park Service, 1849 C St., NW, Washington, DC 20240.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Elmhurst  
City of Fredericksburg, Virginia**

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**7. SUMMARY PARAGRAPH**

Elmhurst (DHR #111-5267) is located at 2010 Fall Hill Avenue on the southeast corner of the intersection of Fall Hill Avenue and Bunker Hill Street in the City of Fredericksburg, Virginia. The home currently sits on 0.44 acres of land approximately 1 mile from the downtown Fredericksburg Historic District (DHR #111-0132). This two-and-a-half-story, three-bay, double-pile, single-family dwelling was built in 1871 in the Italianate style, with an addition built 1912-21. The Elmhurst property once functioned as a dairy farm, however none of the outbuildings associated with this period in the building's history survive. The building has always functioned as a residence. Although the interior was subdivided into four apartments in the early 1980s, the house has been recently restored to its historic configuration. Elmhurst is significant as an excellent example of a single-family, high-style Italianate dwelling in Fredericksburg, and it retains a very high degree of historic integrity in terms of its location, design, setting, workmanship, feeling, and association. Moreover, the property's history reflects the notable changes that occurred in Spotsylvania County agriculture in the postbellum period, as large, slave-labor based plantations gave way to small, diverse family farmsteads.

**ARCHITECTURAL DESCRIPTION**

Elmhurst sits on a relatively flat, open lot north of downtown Fredericksburg. The lot is bounded by Fall Hill Avenue on the northeast, Bunker Hill Avenue on the northwest and residential land on the southwest and southeast. The property is covered with manicured grass, and a short gravel drive leads from Fall Hill Avenue to a small parking area on the east side of the parcel. Although several outbuildings were once located on the original property, the main house is currently the only above-ground construction on the lot. The primary elevation faces northeast onto Fall Hill Avenue. A large office building, originally constructed as the second location of Mary Washington Hospital, is located directly northwest of the building on Fall Hill Avenue. In all other directions, the building is bordered by a residential neighborhood of Bungalow-style kit houses, built in the 1940s with a scattering of brick and frame ramblers, and Cape Cods built from the 1930s through the 1960s.

Elmhurst is a two-and-a-half-story, three-bay, double-pile Italianate-style dwelling designed with an L-plan. The entire foundation and upper structural system is formed of hand-made brick laid in five-course American bond. The walls are approximately 18 inches thick. The entire house, including the foundation and the structural system, is painted off-white. The foundation comprises the below-ground structural support and an above-ground English basement. Due to slight undulation of the local topography, the basement walls are fully exposed above ground on the northeast elevation but the lower portions of the foundation walls on the northeast elevation are partially buried. Only the segments of walls above the window sills are exposed. Because of the accessibility of the basement and the availability of natural light and ventilation, the basement space is usable as a habitation area.

The brick structural system supports a low-pitched, pyramidal and shed roof. The original section of the house has a pyramidal roof covered in standing-seam rubber, while the additions have shallow, rubber-covered shed roofs. A system of interior leaders with downspouts runs adjacent to the roof joints. The roof is pierced by a central, square belvedere, which is one of the building's most identifying features. The large belvedere, a quintessential Italianate architectural element, encompasses approximately 49 square feet. The eaves of the roof extend well beyond the structural system of the house and are supported with large, elaborate brackets. These brackets sit on, and help support, a wide but plain cornice board. This decorative cornice board continues around the house, including along the roofline of the additions and the belvedere. In 1996, a hipped roof was added over the original low pyramidal roof, obscuring most of the

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**Elmhurst  
City of Fredericksburg, Virginia**

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belvedere. Sheet metal was installed to cover the soffits, fascia board, and moldings under the eaves. All of this was removed in a sensitive rehabilitation, and the belvedere fully exposed again.

There are three visible brick chimneys on the building. According to the owner, there were originally a total of three chimneys on the 1871 structure and one on each of the two additions, for a total of five chimneys. An interior chimney is located in the original portion of the house. This feature is formed of brick and is capped by a simple, one-course stone corbel. A second chimney is located on the southwest elevation of the main portion of the house. This interior-end chimney is also formed of brick and capped by a one-course corbel. The third chimney is an interior-end chimney on the one-and-a-half-story addition to the southwest of the main section of the house. This brick chimney is narrower than the two in the main house and, like many early-twentieth-century chimney stacks, has a corbelled cap.

There are two additions appended to the southwest elevation of the main portion of the dwelling. The 1900 addition is a one-and-a-half-story, one-bay brick construction located on the southern half of the southwestern elevation. The addition space is currently used as a kitchen. An external, enclosed wooden vestibule opens off the southwestern elevation of this addition and leads to a basement door. From the exterior, this vestibule has a front gable roof covered in standing-seam metal. The 1912–21 addition is larger in size than the 1900 addition. Constructed between 1912 and 1921, this appendage is a two-and-a-half-story brick addition laid in six-course American bond. This structure spans two bays on the western side of the northwest elevation. Located off of this addition is an inset segmental-arched porch that leads into the main floor of the home. There is a wooden staircase with a metal rail system leading up to this porch.

There is a one-story, L-plan covered porch on the primary elevation that was added to the original building between 1912 and 1921. It spans the entire front façade. The wood porch sits on brick piers and is raised off of the ground to meet the main floor. The space under the porch is covered by lattice and screen. The porch area is accessed by a set of centered, concrete steps with metal newel posts and railing. A row of plain, rectangular wooden balusters line the edge of the porch. Six wooden Tuscan columns are intermittent among the balusters, and two pilasters were installed at the interface of the wood porch and the brick structural system. All columns terminate at a solid box entablature located just below the extended eave of the porch roof.

There are currently thirty-five, two-over-two, double-hung, arched, wood-sash windows throughout the house, plus eight two-over-two, double-hung, arched, wood-sash windows on the belvedere. One modern six-over-six window is located in the basement on the southwest elevation. All of the fenestrations are capped with brick segmental arches, with the exception of the one modern window. Three bay windows are located on the northwest and southeast elevations. On the northwest elevation, the bay window extends three floors in height; on the southeast elevation, the bay window only extends one and a half stories covering the main floor and basement but not reaching the second floor. There is a combination of undecorated wood and granite stone window sills located throughout the house. All sills are painted off-white to match the exterior of the structural system.

There are currently six exterior doors located on the building. Three are located on the main (northeast) façade and three are located on the southwest elevation. The primary entranceway is accessed through the front porch and leads into the main entry hall of the house. It is a paired doorway with one large pane of glass fixed within a wooden frame comprising each door. There are no transoms or sidelights. Above the front door is a large brick segmental arch, similar in design to the arch found above each window. A secondary doorway is also located off the front porch and leads into the main floor of the 1912–21 addition. The third doorway on the northeast elevation is located below the front porch and directly below the primary entry. It leads into the basement and is accessed by a set of concrete steps.

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**Elmhurst  
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The interior of Elmhurst was originally a side-hall plan with an additional study off of the rear of the hall. Upon entry through the primary doorway, there is a stately open staircase located on the right side of the wide main hall. Rectangular wood paneling covers the wall below the staircase, and decorative bracketing accentuates the area below the wooden treads. The two rooms to the left of the stair hall were originally used as a parlor and dining room. The original fireplace openings in each room are now closed. The mantels that surround the closed fireplaces have been replaced. Because of the shallowness of the firebox and the fire residue markings, it is believed that the fireplaces in the house were built to burn coal instead of wood. The one exception to this is the fireplace in the front basement room, which has a much deeper, angled firebox that is typical of wood-burning fixtures.

It appears that much of the original wooden floors are still in place. A 10-inch-tall baseboard runs along the wall termination in all of the rooms on the main and second floors. Based on their material and configuration, they appear to be original to the house. The edges of the bay windows on each floor are decorated with elaborate corner moldings. The wooden doors and window frames that are located in the 1871 portion are original to the construction of the house and exemplify a cyma recta carved molding. There are several historic radiator boxes located throughout the house, reminders of the evolution of technology that has accompanied the building's 140-year occupation.

There have been many renovations to the interior of the house. The dwelling has been enlarged by the two additions noted above, and around 1980, it was divided into four apartments. After the division, the condition of the house suffered. The current owners have recently restored the house to its original configuration and converted it back into a single-family residence.

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**Elmhurst  
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**8. STATEMENT OF SIGNIFICANCE**

Elmhurst (DHR #111-5267) is located at 2010 Fall Hill Avenue on the southeast corner of the intersection of Fall Hill Avenue and Bunker Hill Street in the City of Fredericksburg, Virginia. The home currently sits on 0.44 acres of land approximately 1 mile from the downtown Fredericksburg Historic District (DHR #111-0132). This two-and-a-half-story, three-bay, double-pile, single-family dwelling was built in 1871 in the Italianate style. There have been two additions made to Elmhurst. The 1900 addition is a one-and-a-half-story, one-bay brick construction located on the southern half of the southwestern elevation. The second was constructed between 1912 and 1921 and is a two-and-a-half-story brick addition laid in six-course American bond.

Elmhurst was once part of a larger dairy farm that served the Fredericksburg, Spotsylvania County, and the surrounding areas. Prior to the Civil War, Spotsylvania County in general, and the area around Fredericksburg in particular, was populated with large, slave-labor based plantations. These plantations originally relied on a tobacco monoculture, but gradually moved towards the planting of wheat. After the war, the enslaved population left the agricultural fields in mass, and the agricultural industry of the area was forced to diversify in terms of farm size and laborers. Small, family-run farmsteads predominated and helped to feed and nourish the nearby growing city population. Though no agricultural outbuildings survive today, Elmhurst was indicative of this notable change that occurred in Spotsylvania County agriculture in the postbellum period.

In the 1930s, the dairy farm was subdivided into residential lots to accommodate the rapid increase in area population at this time. The property reflected a time of growth and expansion in the area around Fredericksburg and Spotsylvania County. From a small community that relied on large farms in surrounding rural areas to an expanding industrial city with a booming population, Fredericksburg underwent repeated and rapid development between 1870 and 1945. The property is an exceptional example of the Italianate style with a very high degree of physical and historical integrity. It is one of only a handful of high-style Italianate buildings in the Fredericksburg area. As such, Elmhurst, located at 2010 Fall Hill Avenue in Fredericksburg, Virginia, qualifies for the National Register of Historic Places on the local level under Criterion C in the area of significance of Architecture. The property's period of significance begins when the primary building was constructed, 1871 and ends in 1921, when the last historic addition was completed.

**HISTORICAL CONTEXT**

*Eighteenth Century*

The history of Elmhurst begins long before the existing house was built. Spotsylvania County was created in 1721, and the town of Fredericksburg was founded just a few years later in 1728. The county seat of Spotsylvania, originally located in Germanna, moved to Fredericksburg on October 1, 1732, for the convenience of all inhabitants and county officials. Throughout the 1730s and 1740s, Fredericksburg grew slowly as new businesses developed to cater to the courthouse and commerce crowds.<sup>1</sup> The plot of land on which Elmhurst currently sits was originally part of "Kenmore Farm." Kenmore was a 1,100-acre plantation owned in the eighteenth century by Fielding Lewis, a wealthy importer/exporter and planter, and Betty Lewis, his wife and sister of George Washington. After the death of Fielding Lewis in December of 1781, Kenmore Farm began to be subdivided and sold to numerous people, with the most prolific sales occurring in the early nineteenth century. In 1819, 200 acres of the main farm were sold by John T. Thornton and his wife to Samuel Gordon.<sup>2</sup>

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**Elmhurst  
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The Gordon family used the land primarily for farming. Although the Lewis family planted tobacco on the plantation in the eighteenth century, soils in the area had been depleted of nutrients by the beginning of the nineteenth century. As such, wheat became the most popular crop grown on the family plantations surrounding Fredericksburg. Wheat had numerous economic advantages over tobacco, especially for urban areas. Not only was it a successful crop for farmers and plantation owners, but processing of wheat required several more enterprises prior to shipment, including roads and wagons for transportation, warehouses for storage, mills for processing, and merchants for sales.<sup>3</sup> Other popular crops in the Spotsylvania County area included Indian Corn and oats.<sup>4</sup> Also, the baking industry thrived as many marketers chose to ship baked goods, as opposed to raw wheat flour.

*Antebellum Period and The Civil War*

At the turn of the nineteenth century, Fredericksburg was a successful port town; however, the prosperity that this success produced came to a halt with the financial Panic of 1819. While it was the national economy that was fluctuating, it hit Fredericksburg especially hard and is reflected in the land and tax records of the mid-1820s. Like previous and subsequent economic panics, the subsequent years brought about an economic depression. Costs for material goods and real estate skyrocketed.<sup>5</sup> During this time, "Kenmore Farm," which was still a large piece of land, continued to be subdivided due to the high costs associated with operating large-scale farms. In 1859, William Gordon, the son of Samuel Gordon, sold his property to Franklin Slaughter, a notable businessman in the Fredericksburg area. Slaughter worked for the Fredericksburg Cotton Factory prior to owning the Kenmore Farm property and was a co-owner of Ficklin and Slaughter, a wholesale and retail store for groceries and produce.<sup>6</sup>

Fredericksburg's location on the Rappahannock River influenced businesses such as Franklin & Slaughter and helped them succeed as grain mills and merchants' warehouses along the river. The Fredericksburg Canal and river's flow carried the water necessary to propel the mills' waterwheels. The warehouses held flour, tobacco, and, later, cotton awaiting shipment, as well as imported consumer and other goods; farmers, haulers, and watermen gradually took over use of the town's inns and taverns.<sup>7</sup> It is likely that the availability of a vast variety of goods made stores in Fredericksburg rise above their competition in neighboring areas.

Ficklin and Slaughter closed in December of 1847, and Slaughter moved into the real estate business.<sup>8</sup> After purchasing the Kenmore Farm property in 1859, Slaughter immediately sold the land to Walker P. Conway.<sup>9</sup> Conway was a businessman as well, being a co-partner in Conway & Slaughter, manufacturers of Cotton Yards which sold superior goods of particular value to country merchants "by whole sale at reduced prices."<sup>10</sup> This business was located on Commerce Street, now known as William Street. Conway later became involved in politics, and he was elected as a councilman in 1877.

W. P. Conway continued to be the owner of this portion of the Kenmore Farm throughout the Civil War. Numerous major Civil War battles occurred within and around Fredericksburg. This included the battles of First and Second Fredericksburg, Chancellorsville, Salem Church, and the Wilderness, as well as many skirmishes and cavalry engagements. Elmhurst now sits on land that is remarkably close to what were once the locations of Confederate artillery earthworks during the Civil War. In May of 1863, during the Second Battle of Fredericksburg, Lieutenant Joe Norcom of the Washington Artillery set up a set of lunettes on the hill that is now occupied by Willard Hall and Monroe Hall of the University of Mary Washington, approximately one-half mile west of Elmhurst. The Confederate soldiers manning these lunettes "played a key role in repelling the initial Union attacks on Marye's Heights on May 3, 1863."<sup>11</sup> One of the Union

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**Elmhurst  
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soldiers who was wounded by the artillery of Norcom's men was Oliver Wendell Holmes, Jr., who would go on to serve as an associate justice of the Supreme Court from 1902 to 1932.<sup>12</sup>

*The Founding of Elmhurst*

The Civil War decimated the physical and cultural fabric of the Fredericksburg area. After the war, many of the newly-emancipated African-Americans left the county; many flocked to nearby Fredericksburg hoping to get paid employment in one of the town's industries. Because of the loss of their labor supply and complete devastation due to wartime battles, Spotsylvania County had a prolonged and difficult Reconstruction period. Half of the county land that was under cultivation in 1860 was still unimproved in 1880,<sup>44</sup> and the county wheat production went from 132,000 bushels before the war to 48,000 in 1890.<sup>45</sup> Despite the destruction, area inhabitants remained in town and were determined to rebuild their lives and their homes.<sup>13</sup> Soon after the war, W.P. Conway sold the property to Washington Elms who also possibly went by the name "G.W. Elms."

Washington Elms was born in 1826 and raised in Saratoga, New York. According to the United States Census records, he was living in the Saratoga area as a 26-year-old single farmer in 1850. Over the next decade, he married a woman named Sarah, also from New York, and in 1858 they had a daughter, Flora.<sup>14</sup> As his family grew, Elms attempted to make a living in Saratoga as a merchant.<sup>15</sup> Saratoga was well known for its mineral springs, and the town became known as the "Queen of the Spas." The springs were often frequented by elites such as Washington Irving, Martin Van Buren, Andrew Jackson, and Franklin Pierce throughout the mid-nineteenth century. In the 1860s, Saratoga, New York, became famous for something else. The popular Saratoga Race Tracks and the thoroughbreds that raced there drew socialites and wealthy patrons to the area, thereby altering the delicate social balance of the town.<sup>16</sup> The average merchants and farmers who were once big names in the area most likely found it hard to be a part of, and survive in, the new, elaborate social scene. It is possible that Washington Elms was one of these merchants who fell down the social and economic ladder.

Sometime between 1860 and 1870, he decided to move his small family south to Spotsylvania County, Virginia, just outside of the Fredericksburg town boundaries, and took advantage of the shift in population center from the county to the town.<sup>17</sup> Returning to his original profession, Elms came to Virginia as a farmer and was able to purchase much more land in this area than he ever would have been able to in Saratoga. He gained ownership of two plats of land, No. 51 and 52, which were once part of the "Kenmore Farm" tract. He purchased lot No. 52 on March 30, 1870 and won lot 51 in an auction on June 30, 1876.<sup>18</sup> Both lots were acquired from Walker P. Conway. In 1871, Washington Elms built his farm house, Elmhurst, and several outbuildings, on lot 52. He used the rest of the land as a dairy farm. Only eight years after he built Elmhurst, nearby Fredericksburg became incorporated, reflecting its distinctive postbellum growth. Since his land was conveniently located on the outskirts of Fredericksburg, Elms was close enough to do daily business with the town yet have enough land to run a successful farm, and he operated his 25-acre dairy farm until his death in the 1890s. The operation was continued by his wife and daughter and ultimately sold to a Fredericksburg businessman. Elmhurst and the actions of Washington Elms were indicative of the notable switch in Spotsylvania agriculture from large tobacco and wheat plantations operated by slave labor to small diversified family farms during Reconstruction. Its location on the outskirts of a rapidly-growing community immensely benefited the operation, as Elms's dairy products were easily transported to both town residents and those occupants on nearby farms in Spotsylvania County. It was farms such as this that directly influenced the transformation of this region from small industrial ports to functioning cities.

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*Into the Twentieth Century*

Washington Elms lived at Elmhurst until his death in 1895 from a short illness. At that time, the property was transferred to his widow Sarah and daughter Flora. The Elms family continued to live in the home and operate the dairy farm for the remainder of the nineteenth century. In 1902, Sarah made her final will, leaving the estate to Flora and son-in-law Richard Swift.<sup>23</sup> However, after over 20 years of continued operation and only months before Sarah's death in 1907, she and Flora sold Elmhurst. On February 4, 1907, the Elmses sold Elmhurst for \$6,500.00 to C.W. Jones, a successful and popular businessman in Fredericksburg.<sup>24</sup> Jones was "prominently connected with business, civic, fraternal, and community life in Fredericksburg".<sup>25</sup> He was born in Stafford and moved to Fredericksburg to work in the dry goods business, later moving to Baltimore where he gained more mercantile experience. Eventually returning to Fredericksburg, Jones became a member of the firm Colbert & Jones. He later "conducted under his own name not only one of the leading dry goods houses in the city, but one of the leading retail concerns of any line."<sup>26</sup> In addition to his services in the business community of Fredericksburg, C.W. Jones was one of the most active civic members of the city. He was a member of the Masons, and for a time he was the secretary of the Fredericksburg Lodge, president of the Business Men's Association and the Chamber of Commerce, serving on several of their committees and public movements. Jones was also the first president of the Fredericksburg Rotary Club, a member of the Knights of Pythias and the Elks, and at one time a member of the Fredericksburg City Council.<sup>27</sup> The fact that his death constituted front-page news in the local newspaper attests to his prominent position in the Fredericksburg area.<sup>28</sup>

Jones made several alterations to Elmhurst, including the 1912–21 addition and the impressive front porch.<sup>29</sup> While these additions enlarged and modified the house, they were completed in a sympathetic manner to the original style and feeling of the Italianate home built by Washington Elms almost 50 years earlier. In March of 1908, Elmhurst was strongly considered as the location for the new State Normal and Industrial School for Women, known today as the University of Mary Washington, because the land was level and relatively clear. However, after several members of the board of trustees, as well as citizens of Fredericksburg, showed more interest in locating the school on a much larger site on the heights west of the city, the Elmhurst site was abandoned.<sup>30</sup>

According to the grandchildren of C. W. Jones, who visited Jones and his wife in the house from 1907 until C.W.'s death in 1933, the property continued to be operated as a dairy farm. The original dairy outbuildings remained in use, and a garage was constructed to house their new automobile. Jones kept a stock of Guernsey cows, and he frequently climbed up into the belvedere to watch his herd. The family also recounted regularly dining in the basement to stay cool all summer.<sup>31</sup> Perhaps the need for money prompted Jones to mortgage the property in 1927 under a deed of trust.<sup>32</sup> After C.W. suffered a heart attack and died on September 2, 1933, the house was sold by his estate at public auction.

*The End of the Dairy Farm*

By the 1930s, Fredericksburg's population included tens of thousands of people, many of whom were employed by large factories located south of town. Many of the factories were able to keep their doors open during financial instability of the Great Depression and farms began to decrease in necessity. The large plats of land they sat on, however, became more and more valuable as the need for in-town housing increased. The property was sold at auction to John F. Gouldman, Jr. and a well-known developer, Benjamin T. Pitts. The team made the highest bid of \$23,000.00, and it was not long before the 25-acre parcel of land surrounding the house was subdivided into approximately 50 lots.<sup>33</sup> The development was named "Elmhurst Subdivision" as can be seen on the plat created by L.R.R. Curtis in July of 1935. The lot on which the

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main house currently sits became Lot 5, Block B, and was the largest lot in the subdivision representing the last remnant of the dairy farm. Over the next 20 years, the subdivision continued to grow and develop.

This pattern of land subdivision was not uncommon in Fredericksburg and the surrounding area at the time. The area was regaining its economic footing after suffering a moderate blow during the Depression.<sup>34</sup> As money began to flow back into the Fredericksburg economy, development companies were again able to afford to build houses for the burgeoning middle class, who were moving to town to work in the many industrial companies in the area. Developers looked toward large areas of open land to build suburbs. The architectural fabric of these new developments was made up of Colonial Revival, Craftsman- and Bungalow-style houses along both pre-existing and newly-developed roadways.<sup>35</sup>

In April of 1937, the lot that contained Elmhurst was sold by John F. Gouldman, Jr. and his wife Mabel to Arthur J. Burton. The following covenants were incorporated within the deed:<sup>36</sup>

- 1) Neither the land nor any part thereof, nor any building or structure that may be erected thereof shall be sold, conveyed, leased, rented or otherwise disposed of to any other than white persons as the owners or tenants for a period of 99 years from this date.
- 2) That the lots above mentioned shall be used for residential purposes only.
- 3) That no house except outbuildings shall be erected on any lot fronting on Fall Hill Ave. to cost less than \$3,500 and no house except outbuildings shall be erected on any other lot to cost less than \$2,500 unless such a structure be an addition to or extension of the building on the lot adjacent thereto.
- 4) No house shall be built nearer than 30 ft. of the street line, provided however, that this shall not apply to any steps, porches, or bay windows that may be attached to any building.
- 5) The layout of the lots as shown on the map of L.R.R. Curtis, date of July, 1935 shall be adhered to, and no changes there to shall be made unless approved by the owners.
- 6) That one lot shall constitute a building site for one residence only, however, a residence may be erected upon two or more lots.
- 7) That all houses shall be separate and detached.
- 8) That no flat roof buildings shall be erected on the property.
- 9) That no fence of any kind shall be erected on the said lots between building lines and the streets in the front thereof.
- 10) Neither the property nor any part thereof shall be used for business or commercial properties.

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These deed restrictions suggest that the Craftsman- and Bungalow-style buildings constructed in the new Elmhurst subdivision were built as homes for middle-class families. The developers wanted to ensure that their new neighborhood was free of minority representation, aesthetically pleasing, and visually homogenous. John A. Vaughan and his family moved into the home in April of 1942.<sup>37</sup> Over the next 42 years, Vaughan and his family, which included his wife and eleven children, lived at Elmhurst and made several changes to both the land and the buildings that sat on the grounds. The area around the house continued to be developed and was annexed by the City of Fredericksburg in 1945.

John A. Vaughan died on November 10, 1965, and he left the property to his eleven children.<sup>38</sup> The Vaughans sold the home to Peter and Valentina Pirogov on August 8, 1984.<sup>39</sup> In the 1980s, Elmhurst was subject to extensive alterations. The interior of the previously single-family residence was reconfigured and made into four apartments.<sup>40</sup> The current owners, James and Susan Pates, bought the house from Valentina Pirogov in May of 2006.<sup>41</sup> The Pates have made efforts to restore the building to its early-twentieth century condition. They have converted the building back into a single-family residence and removed a hipped roof, which had been added in 1996 to cover the original low-pitched tin roof.<sup>42</sup>

**ARCHITECTURAL CONTEXT**

Elmhurst is significant as a distinctive example of high-style Italianate architecture in the Fredericksburg area. The style emerged in the northeastern region of the United States in the mid- to late- nineteenth century, but it was seldom employed in the South because of the economic depression after the Civil War. The Italianate style is characterized by wide overhanging eaves that are supported by elaborate brackets. Often there is a cupola or belvedere that decorates the low-pitched roof, and tall narrow windows decorated with arches populate the walls. The houses are typically two to three stories and include a single-story porch and paired doors.

Elmhurst embodies these elements almost perfectly and is an outstanding southern example of this typically northern style. As Elms was building his house, he looked back to the architecture that was popular in the northeastern corridor of the United States where styles such as the Italianate and Gothic Revival were dominant.<sup>19</sup> Before he left his home in Saratoga, New York, in the 1860s, large and monumental Italianate buildings such as the Old Saratoga County Courthouse Complex and the Union Mills Complex had just been built.<sup>20</sup> The grandeur of these buildings most likely stayed with him as he began to design his home. Perhaps in an effort to stand out among his neighbors, Washington Elms incorporated numerous Italianate features into the design of his new home, such as a belvedere, low-pitched roof with extended eaves and elaborate brackets, and arched windows. While other homes in the Fredericksburg area utilized small elements of the Italianate design, Elmhurst was a true embodiment of the high style.

Elms's architectural preference was no doubt noticed in the Fredericksburg area, as high-style houses were uncommon in the southeast in the years immediately following the Civil War. The outlay of capital that it took to build such a structure in a time of depression most likely made Elms appear wealthy and influential to people of the area. In addition to his extraordinary house, he constructed several outbuildings on the dairy farm, including several barns, a stable and one or more tenant houses.<sup>21</sup> All have since been demolished. Eager to keep his country home up-to-date with urban technology, Elms requested to extend water services from the city to Elmhurst in May of 1885.<sup>22</sup>

While other dwellings in Fredericksburg were constructed using the general vein of Italianate design, they only borrowed a few elements from the Italianate style, such as the extended eaves or roof brackets of those dwellings in the Fredericksburg Historic District (DHR # 111-0132), located mostly on Caroline and Princess Anne Streets. Elmhurst is one of the only high-style Italianate buildings in the Fredericksburg area exhibiting a belvedere, low-pitched roofs, a wide

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cornice with large brackets, a one-story porch on its primary elevation, and double entry doors. The design of Elmhurst was intended to be distinctive in Fredericksburg and communicate the occupant's proposed status and standing within the community.

Elmhurst retains a vast amount of its architectural, historic, and physical integrity. Although it was divided into apartments for several years, the additions were primarily accretions that did not destroy the underlying fabric of the building. The dwelling has now been restored to single-family use, with its original L-shaped plan and a long side hall. Original baseboards, corner moldings, plaster walls, doors, windows, hardware, and floor boards are generally intact throughout the house. The property's design, setting, feeling, association, location, materials and workmanship all retain a substantial degree of their integrity. As such, Elmhurst at 2010 Fall Hill Avenue in Fredericksburg, Virginia qualifies for the National Register of Historic Places under Criterion C, as it embodies the distinctive characteristics of the Italianate style as it was expressed during the mid-nineteenth century and is an unusual architectural example within its surrounding community.

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- <sup>4</sup> United States Agricultural Census:1860. Virginiana Room, Central Rappahannock Regional Library, Fredericksburg, Virginia. Accessed September 27, 2007.
- <sup>5</sup> Barbara Willis and Paula Felder, Handbook of Historic Fredericksburg, Virginia (Fredericksburg: Historic Fredericksburg Foundation, Inc, 1993), 6.
- <sup>6</sup> Business Advertisement by Ficklin & Slaughter, Semi-Weekly News, 6 December 1847, p. 3.
- <sup>7</sup> John Janney Johnson, "The Falmouth Canal and Its Mills: An Industrial History," Journal of Fredericksburg History 2, 1997, 31.
- <sup>8</sup> Business Advertisement by Ficklin & Slaughter, Semi-Weekly News, 6 December 1847, p. 3.
- <sup>9</sup> Deed Book, Fredericksburg, Virginia. On file at the Circuit Court, Book T, p. 56
- <sup>10</sup> Advertisement placed by Conway & Slaughter, The Daily Whig News, 1 July 1847, p 3.
- <sup>11</sup> Noel G. Harrison, Chancellorsville Battlefield Sites: Second Edition (Lynchburg: H. E. Howard, Inc.:1990), 159.
- <sup>12</sup> Ibid, 160.
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- <sup>15</sup> Ibid.
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- <sup>18</sup> Deed Book, Spotsylvania County, On file at the Circuit Court, Book AU, p 75.
- <sup>19</sup> Virginia McAlester and Lee McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, Inc: 1984)
- <sup>20</sup> National Register of Historic Places, "New York: Saratoga County"; available from <http://www.nationalregisterofhistoricplaces.com/NY/Saratoga/vacant.html>; accessed 26 June 2007.
- <sup>21</sup> James Pates and Susan Pates, "Elmhurst: Application to the State Historic Rehabilitation Tax Credit Program, Part I," Copy on file, James and Susan Pates, 2010 Fall Hill Avenue, Fredericksburg, Virginia: 2006a
- <sup>22</sup> Washington Elms Requests Water Service, The Free Lance Star, 19 May 1885.
- <sup>23</sup> Will Book, Fredericksburg, Virginia. On file at the Circuit Court, Book W-J, p. 186.
- <sup>24</sup> Deed Book, Spotsylvania County, On file at the Circuit Court, Book AW, p 75.
- <sup>25</sup> Obituary of C.W. Jones, Free Lance Star, 2 September 1933. September 2, 1933.
- <sup>26</sup> Ibid.
- <sup>27</sup> Ibid.
- <sup>28</sup> Ibid.
- <sup>29</sup> Article about C.W. Jones, The Daily Star, 17 July 1912.
- <sup>30</sup> Edward Alvey, Jr., History of Mary Washington College: 1908-1972 (Charlottesville, University Press of Virginia: 1974), 17.
- <sup>31</sup> Stark Jones and Polly Van Valzah, Interview by Jim Pates, 2006. Notes on the oral history on file with Mr. Pates at 2010 Fall Hill Avenue, Fredericksburg, Virginia.
- <sup>32</sup> Deed Book, Spotsylvania County, On file at the Circuit Court, Book 101, p 363. (SCDB 101:363).
- <sup>33</sup> James and Susan Pates, "Elmhurst. Preliminary Information Form," Copy on file, James and Susan Pates, 2010 Fall Hill Avenue, Fredericksburg, Virginia: 2006b
- <sup>34</sup> Suzanne Steiner Hintz, The Fredericksburg Connection (Fredericksburg, Historic Fredericksburg Foundation, Inc.: 1980)
- <sup>35</sup> M.B. Gatza, Liberty Town: The Past and Present of a Fredericksburg Suburb (Fredericksburg, Center for Historic Preservation, University of Mary Washington: 1994)
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- <sup>37</sup> Deed Book, Fredericksburg, Virginia. On file at the Circuit Court, Book 78, p. 33.
- <sup>38</sup> Deed Book, Fredericksburg, Virginia. On file at the Circuit Court, Book 190, p. 168.
- <sup>39</sup> Ibid.
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**10. GEOGRAPHICAL DATA**

**Verbal Boundary Description**

Elmhurst at 2010 Fall Hill Avenue is located on the southeast corner of Fall Hill Avenue and Bunker Hill Ave in Fredericksburg, Virginia. The property occupies Lot B of Block No. 5 of the Elmhurst Subdivision. The legal description is as follows:

“the lot or parcel of land with all buildings and improvements thereon and all rights and privileges appurtenant there to, situate, lying and being in the City of Fredericksburg, Virginia, located on the southwestern corner of Bunker Hill and Fall Hill Avenues, from 110 feet on the west side of Fall Hill Ave. and extending back westerly between the north line with abuts 154.1 feet on the southerly side of Bunker Hill Ave and the south line of 167.1 feet.”

**Boundary Justification**

These are the boundaries as deeded to the current owners, James M. Pates, and Susan Bond Pates from Valentina Pirogov on May 15, 2006. Fredericksburg Deed No. 060006611. They encompass the sole surviving historic building on the property formerly owned by Washington Elms.

**PHOTOGRAPHS**

All photographs are common to:

**PROPERTY:** Elmhurst

**LOCATION:** City of Fredericksburg, Virginia

**DHR FILE NO.:** 111-5267

**DATES TAKEN:** June and October 2007

**PHOTOGRAPHERS:** Kerri S. Barile and Heather M. Dollins

**DIGITAL IMAGES STORED AT:** Virginia Department of Historic Resources, Richmond, Virginia.

1. View of: Exterior – East Oblique
2. View of: Exterior – Northeast (Primary) Elevation
3. View of: Exterior – South Oblique
4. View of: Exterior – West Oblique
5. View of: Exterior – Northwest Elevation
6. View of: Interior – First floor, stair and entry hall
7. View of: Interior – First floor, fireplace mantel
8. View of: Interior – Second floor, bedroom with fireplace mantel



Elmhurst  
DHR# 111-5267  
CITY OF  
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