VLR 6/1/15
NRHP 9/26/15

(Rev. 10-90)
NPS Form 10-900

OMB No. 1024-0018

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 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 : Jackson Ward Historic District (Boundary Increase)

other names/site number: (VDHR File # 127-0237)

## 2. Location

street & number ½ -17 E. Marshall Street; 0 - 24 W. Marshall Street Not for publication N/A

city or town Richmond vicinity N/A

state Virginia code VA county Richmond (Independent city) code 760 zip code 23220

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 X nationally X statewide ___ locally. ( ___ See continuation sheet for additional comments.)

Signature of certifying official August 18, 2005
Date

**Virginia Department of Historic Resources**
State or Federal agency and bureau

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

Signature of commenting or other official 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 Keeper _____

Date of Action _____

## 5. Classification

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

_X_ private
___ public-local
___ public-State
___ public-Federal

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

___ building(s)
_X_ district
___ site
___ structure
___ object

**Number of Resources within Property**

| Contributing | Noncontributing | |
|---|---|---|
| 18 | 2 | buildings |
| 0 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 18 | 2 | 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**

## 6. Function or Use

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

| | | | |
|---|---|---|---|
| Cat: | COMMERCE | Sub: | Warehouse |
| | COMMERCE | | Business |
| | COMMERCE | | Specialty store |
| | SOCIAL | | Meeting hall |
| | TRANSPORTATION | | Road-related (vehicular) |
| | RELIGION | | Religious facility |
| | DOMESTIC | | Single dwelling |

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

| | | | |
|---|---|---|---|
| Cat: | COMMERCE | Sub: | Warehouse |
| | COMMERCE | | Business |
| | COMMERCE | | Specialty store |
| | SOCIAL | | Meeting hall |
| | TRANSPORTATION | | Road-related (vehicular) |
| | RELIGION | | Religious facility |
| | DOMESTIC | | Single dwelling |
| | VACANT | | Not in use |

## 7. Description

**Architectural Classification** (Enter categories from instructions)
LATE VICTORIAN: Victorian Eclectic; Italianate; LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial style; MODERN MOVEMENT: Moderne; Art Deco.

**Materials** (Enter categories from instructions)

| | |
|---|---|
| Foundation | BRICK; CONCRETE |
| Roof | METAL (Tin); STONE (Slate); SYNTHETICS (Rubber) |
| Walls | BRICK; STUCCO; CONCRETE BLOCK |
| Other | |

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

## 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 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; SOCIAL HISTORY

**Period of Significance** 1800-1926

**Significant Dates** 1874

**Significant Person** (Complete if Criterion B is marked above) _____

**Cultural Affiliation** _____

**Architect/Builder** _____

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

## 9. Major Bibliographical References

**Bibliography**
(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.
_X_ previously listed in the National Register
___ previously determined eligible by the National Register
_X_ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey # _____
___ recorded by Historic American Engineering Record # _____

**Primary Location of Additional Data**
_X_ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
_X_ Other
Name of repository: Library of Virginia; Valentine Museum (archives)

## 10. Geographical Data

**Acreage of Property** 3.213 acres

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

| | Zone | Easting | Northing | | Zone | Easting | Northing |
|---|---|---|---|---|---|---|---|
| A | 18 | 284336 | 4158221 | C | 18 | 284294 | 4158402 |
| B | 18 | 284438 | 4158300 | D | 18 | 284231 | 4158314 |

___ 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.)

**11. Form Prepared By**

name/title: Nancy W. Kraus

Organization: First & Main, LLC date March 1, 2005

street & number: 6224 New Harvard Lane telephone (804) 304-6053

city or town Glen Allen state VA zip code 23059

**Additional Documentation**

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 Multiple Owners (See Continuation sheets, "Property Owners List")

street & number _____ telephone _____

city or town _____ state _____ zip code _____

**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.).
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

## SUMMARY DESCRIPTION

The Jackson Ward Historic District, listed in the National Register of Historic Places in 1976, and designated a National Historic Landmark in 1978, covers approximately forty-two city blocks just north of the central area of the City of Richmond. The National Register historic district boundaries are generally bounded by Duval Street to the north, Fourth Street to the east, Marshall Street and property lines between Marshall Street and Clay Street to the south, and Belvidere Street and Gilmer Street to the west. The district is composed of more than 600 buildings, the majority constructed between the early nineteenth and the early twentieth centuries. The architecture is diverse, but the majority of buildings are medium-size townhouses in the Greek Revival or Italianate styles, constructed on narrow, rectangular lots with shallow set-backs from the city sidewalks. Most buildings are two or three stories high and are constructed of brick. A significant collection of late nineteenth-century Italianate-style dwellings are renowned for their ornamental cast iron porches and fences. The original National Register nomination report was supplemented in June, 2002, to expand the significance of the district to include the Civil Rights era, 1940-1970. At that time, twenty-one properties were identified and documented for their association with the Civil Rights movement, its community leaders, and business reinvestment within the district.

This Boundary Increase is submitted to incorporate the 00-block of Marshall Street into the previously nominated district. The area of expansion was omitted from the boundaries of the Jackson Ward Historic District in 1976 because of the then-perceived loss of historic fabric in the area which extends the length of two city blocks. Recent research reveals that approximately one-third of the block along the north side of the street was never developed, employed for three-quarters of a century as a lumber yard and between the 1930's through 2005 as a used car lot and gas station. Although the 00-block does have voids caused by demolition, the remaining buildings constitute a considerable collection with architectural and historical continuity with the previously nominated resources. Of particular importance is the Samuel Binswanger House, ½ East Marshall Street. Constructed ca. 1874, the Italianate-style dwelling was the principal residence of the founder of the Binswanger Glass Company. It is the only residence in the boundary increase to retain its cast-iron porch.

The expansion is roughly bounded by the center-line of Ramcat Alley between East Broad and Marshall Streets to the south; the center-line of the alley between Marshall Street and Clay Street to the north; First Street to the east; and Adams Street to the west. The area of expansion incorporates thirteen dwellings, five commercial buildings, one warehouse, and one factory that relate well to the earlier district in scale, materials, architectural style, and period of significance. The building lots are narrow and rectangular, and most span the distance between the city sidewalks and the rear alley. Many of the dwellings are separated from the herringbone-patterned brick sidewalks by shallow grassy set-backs. Eighteen resources in the boundary increase are contributing buildings. Two resources fall just outside the period of significance. None has been previously listed on the National Register. All of the buildings are between one and three stories high. Except for the concrete block gas station, all are constructed of brick. Although only three dwellings retain their original front porches, most of the dwellings preserve enough historic fabric to be restored. Two dwellings display front-projecting, late twentieth-century, one-story commercial pavilions. The boundary increase includes representative examples of the Victorian Eclectic, Italianate, Commercial, and Moderne architectural styles. Along the southern boundary, the expansion is contiguous to the Broad Street Commercial Historic District. To the north and west, the area of boundary increase blends into the existing Jackson Ward Historic District. East of the boundary increase, between First and Fifth Streets, Marshall Street has lost all of its historic fabric except for one vacant dwelling and two substantially altered commercial buildings in the 100-block.

## DETAILED DESCRIPTION

The 00-block of Marshall Street is similar in character to the adjacent streets in the Jackson Ward Historic District. The double-block exhibits a blend of residential and commercial fabric. Situated in close proximity to Broad and Second Streets, both exclusively commercial thoroughfares, the area of expansion is part of a transitional area between the wholly commercial areas to the south and east and the essentially residential neighborhoods to the west and north. The 00-block has two east-bound travel lanes and a parking lane on each side of the street. The random placement of a few mature trees helps to soften the impact of the visually intrusive overhead traffic lights, electrical conduits, billboards, and highway department signs. Nineteen buildings in the area of expansion are constructed of brick. One is built of concrete block. Fifteen of the structures are two-story; four are one-story, and two are three-story. All of the two-story buildings were originally single-family dwellings, constructed in the later half of the nineteenth century during a period of rapid development in Jackson Ward. Two dwellings have been altered for commercial use, with the addition of front-projecting one-story pavilions, but their residential origin is still apparent. The one-story buildings were constructed in the early decades of the twentieth century, one as a grocery and the other two as automotive-related businesses. Both of the three-story buildings are industrial in character, one originally a factory, the other a warehouse.

The buildings of the Jackson Ward Historic District (Boundary Increase) were constructed roughly between 1870 and 1930. Development generally occurred in two defined periods. Between 1870 and 1890, the majority of the single-family, Italianate-style dwellings were constructed. Within the early decades of the twentieth century, the commercial buildings were introduced, either replacing or augmenting existing dwellings.

The largest and perhaps most elegant of the buildings is the dwelling at 22-24 W. Marshall Street (#127-0237-0859). Constructed ca. 1915, the Victorian Eclectic-style brick dwelling is two stories high and six bays wide. The dwelling is distinguished by a projecting two-bay central pavilion. The visual prominence of the bay is emphasized by a pair of low-pitched pediments that adorn the porch and second-story roofs. Both false-mansard-style roofs are slate-clad. The tympanum of the upper roof displays a triangular louvered vent while the porch roof exhibits a sunburst motif in bold relief. On each of the pediments, the raking cornice is embellished with modillions, dentils, and egg-and-dart detail. The modillion and dentil embellishment is repeated in the entablature at both stories. A full-length, Neo-classical porch is supported by seven Ionic columns set on paneled wood piers. The porch retains a single run of the turned balusters with molded cap. All of the original one-over-one wood windows and stone lintels and sills are intact. The house has two separate entrances, each composed of paired double-leaf, paneled wood doors.

The balance of the residential fabric in the boundary increase represents the Italianate style. On the north side of the street, three detached two-story, three-bay dwellings survive: 20 West (#127-0237-0858) , 10 East (#127-0237-0856), and 14 East Marshall Street (#127-0237-0849)are constructed of red brick with stone lintels and sills. All three exhibit the characteristic molded cornice, corbelled brackets, modillions, dentils, and embellished paneled frieze. It is unfortunate that the simple

architecture of 10 East Marshall Street (#127-0237-0856) is marred by the front placement of an attached, one-story, flat-roofed commercial addition. A double-house is situated at 10-12 West Marshall Street (#127-0237-0856; #127-0237-0857). This building was constructed ca. 1890, replacing two smaller, detached frame houses. Without their original porches, the townhouses present an austere face. The north elevation displays twelve-over-twelve second-story windows and a plain boxed cornice with scrolled modillions. The first story windows have been replaced with plate glass. The original transoms are in place, but the entrance doors are modern aluminum-and-glass style.

The building at 14 East Marshall (#127-0237-0849) is the best preserved residence on the north side of the street. Originally constructed ca. 1875, the house was then owned by William Bragg, the manager of the St. Charles Hotel at 1500 East Main Street. The charming house retains its turn-of-the-century full-width porch with hipped roof with flat-seam metal cladding, turned columns and balustrade, and unadorned paneled frieze. The two-over-two wood windows display prominent stone hoods. The house is still a single-family dwelling with an inviting wooden picket fence around the small, well-landscaped front yard.

On the south side of the street are seven two-story, three-bay Victorian Italianate dwellings: 1 (#127-0237-0854) and ½ East Marshall Street (#127-0237-0855) and 7 (#127-0237-0862), 7 ½ (#127-0237-0863), 17 (#127-0237-0864), 19 (#127-0237-0865), and 21 West Marshall Street (#127-0237-0866). As on the north side of the street, all seven dwellings are constructed of red brick and all display the characteristic molded cornice, foliate brackets, modillions, dentils, and decorative paneled frieze. The houses at 1 and ½ East and those at 7 and 7 ½ West are detached, and all four have segmental-arched window and door openings. The block of houses at 17 , 19, and 21 West Marshall Street are attached, and they all display stone lintels and sills. The dwelling at 7 ½ West Marshall Street is partially obstructed by a one-story, flat-roofed commercial pavilion with little architectural merit. Five of seven of the dwellings, ½ East and 7, 7 ½, 17, and 19 West Marshall Street are currently vacant and boarded up.

Of the dwellings on the south side of the street, the best-preserved is ½ East Marshall Street (#127-0237-0855), built ca.1874 for Samuel Binswanger and his family. The Italianate-style dwelling served as the principal residence of the founder of the Binswanger Glass Company between 1875 and 1902. From modest beginnings in 1872, the company grew to become the largest distributor of glass and mirrors in the United States. It remains so today. The house is constructed of pressed brick laid in stretcher bond over a full English basement. The most handsome feature is the well-preserved, full-width porch with decorative cast iron railing and columns. Set on brick piers, the porch is equivalent in grandeur to the porches on Clay Street described in the earlier nomination as "one of the finest collections of ornamental cast iron in the country". Although it has been vacant in recent years, the house retains all of the original wood windows on the façade, including two-over-four, double-hung windows at the first story and two-over-two windows at the basement and second-story levels. The north elevation exhibits segmental-arched masonry openings, elegant bull-nose brick moldings, and smooth stone sills. The deeply recessed front entrance has a molded wood-panel surround and its original arched transom. Only the historic door is missing. On the rear elevation, the skeleton of the original two-story columned portico survives. Inside, the side-hall-and-parlor plan is well-preserved.

First floor formal rooms are spacious and dignified. Period interior fabric includes random-width, heart pine floors; asymmetrical, stepped door and window surrounds; three-part baseboards; four-panel doors; and walnut stair with rounded handrail, turned balusters and newels.

There are seven commercial buildings in the area of expansion. On the north side of the street at 12 East Marshall Street (#127-0237-0850) is a one-story, three-bay brick structure. The flat roof is hidden behind a low parapet with decorative inset panels outlined in soldier-coursed brick. The fenestration is altered. The facade has one single-leaf commercial door, one sliding patio door with a narrow transom, and one storefront-sized masonry opening filled with paired windows and aluminum siding. The building was constructed ca. 1925 for the Leonard F. Herold auto repair shop. The eastern bay appears to have been originally a single garage bay that was filled in when the building was converted to a grocery store.

The newest building in the area of expansion, 2 E. Marshall Street (#127-0237-0852), is a one-story, two-bay gas station. Constructed of concrete block, the structure has a flat roof and sculpted metal cornice. Masonry openings on the façade are filled with a fifteen-panel wood-and-glass garage door and a one-light plate glass storefront window. Constructed ca. 1931 to house the Emrick Chevrolet used car service center, the building was related to the corporate headquarters located one block west at 310 North Adams Street between 1921 and 1953. The former used car service center is situated in the center of an expansive tract that was never residentially developed. In the mid-nineteenth century, the parcel was the site of the D.E. Lacy Lumber Yard. By 1886, the lumber yard was operated as Foster's Lumber Yard. The Baist map of that same year shows a small office building centrally located at the street curb and a modest-sized rectangular-shaped lumber shed along the alley. By the turn of the twentieth century, the lumber yard was operated by P.H. Bruner. The 1905 Sanborn map delineates, once again, a small curb-side office, but the lumber shed is substantially larger, ell-shaped and covering approximately one-third of the land parcel. The Bruner lumber yard operated in this location into the 1920's. Between 1927 and 1950, the land was owned by Emrick Chevrolet. Since1951, the site has been used continuously for a car repair business, gas station, and parking.

The building at 16 East Marshall Street (#127-0237-0848), located at the northeast corner of the expansion area, is one of two examples of Moderne architecture with minimalist Art Deco ornamentation. The commercial structure was built ca.1931 to accommodate the Horace A. Carter Soda Fountain Manufacturing Company. The company operated from this building until the mid-twentieth century. The two-story, four-bay building displays a prominent pedimented parapet. The brickwork is laid in seven-course bond with evenly-spaced geometric ornamentation above the second story windows. The parapet and masonry openings are outlined in soldier-coursed brick. Window and door openings have light-colored tile corner blocks. At ground level there are paired entrance doors to the west and a former garage bay in-filled with decorative block. The original second-story windows have been removed and replaced with fixed plate glass. This detail, combined with the placement of a quarter-round awning above the entrance doors, imparts a starkly modern appearance. The former factory is now occupied by the private Die Teufel Club.

The other Art Deco-style building, 23 West Marshall Street (#127-0237-0867), is situated at the southwest corner of the boundary increase. Built ca. 1920 for Jones and Brown, Tailors, the well-preserved two-story commercial building features dark red brickwork, decorative soldier belt coursing, diamond-shaped limestone ornamentation, and a pedimented parapet with fan-shaped stucco panel. The attractive commercial storefront extends across the north façade on Marshall Street, wrapping around the corner along Adams Street. Set beneath a broad metal cornice, the storefront retains its original wooden bulkhead, display windows, transoms with vertically-placed panes, and angled recessed entrance. A secondary entrance in the southeast corner of the facade provides passage to the second floor. This secondary entrance displays its original five-panel wood door and transom system. Fenestration at the second story of the facade is composed of multi-light windows with transoms in 1-3-1 configuration. Two additional smaller-scale storefronts are situated on Adams Street. Between1936 and 1945, the building operated as an inn under the names Pat's Chevrolet Inn (1934-1942), Joe's Chevrolet Inn (1942-1947), and Dence's Inn (1947).

The building at 1 West Marshall Street (#127-0237-0861) was constructed in 1924 as the Jacob Lipsitz Grocery. The small one-story, three-bay commercial building is constructed of brick laid in seven-course bond. The flat roof is hidden behind an asymmetrical stepped parapet. The façade has a central, recessed entrance flanked by single-light plate glass windows. The ca. 1924 front block is attached at the rear to the remains of the former ca. 1875 residence of F. Dusch. Dusch, a neighbor and contemporary of Samuel Binswanger, owned a complex of commercial buildings between 0 and 6 Broad Street in 1876. Especially prominent is the surviving two-story chimney on the remains of the residence. The Lipsitz Grocery was a mainstay of the neighborhood between 1924 and the mid-1930's. Between 1939 and 1947, the plain building was occupied by the Jerusalem Holy Church. The current owner is Timothy Church, identified by in city records as an educational facility.

The massive industrial building, 0 (historically 3-5, rear) West Marshall Street (#127-0237-0860), fronts on Ramcat Alley behind 1 West Marshall Street (#127-0237-0861). The manufacturing facility was constructed ca. 1915 for Clayman & Company. Owners Herman and Joseph Clayman are identified as ladies' tailors in city directories. The three-story factory, built of dark red brick laid in stretcher bond, displays a low-pitched gable roof. Two bays wide and six bays long, the structure retains most of its original six-over-six double-hung wood windows. Masonry openings have segmental arches and wood sills. The much-altered entrance on the north elevation has a single-leaf door, square window and door hood. Between 1920 and 1926, the factory was occupied by the Stebbing & Pauli Corporation. Owners Harry T. Stebbing and Frederick Pauli were engaged in automobile repairing, cylinder grinding, and machine work. After Stebbing & Pauli Corporation moved to 2104-2106 West Broad Street, the factory was shared, between 1934 and 1947, by Van Sheet Metal Works and the Movit Manufacturing Company which produced cleaning compounds. Currently, the structure is used as a warehouse.

The largest structure in the area of expansion is 5-7 ½ East Marshall Street (#127-0237-0853). The rear segment of the elongated building was constructed ca. 1902 for Guvernator Brothers who operated the Home Brewing and Consumer Ice Company on Broad Street. In its original form, the

warehouse was approximately twenty-five feet wide and forty feet long with its face on Ramcat Alley. Constructed of brick laid in stretcher bond, the building was two stories high with a single garage bay fronting the alley and regular rhythm of small windows at the second story. The building was acquired and enlarged ca. 1947 by Dabney & Bugg Furniture Company who operated a retail store, 10 E. Broad Street, specializing in furniture and radios. A third story was added to the original factory, and an addition quadrupled the length of the footprint, stretching the warehouse from the city sidewalk on the north to the alley on the south. The existing structure has an oddly disproportional appearance, exaggerated by its solitary placement between open parking lots. On the Marshall Street elevation, the former commercial storefront is in-filled with brick. The second and third stories display six-light metal casement windows. From Marshall Street the only identifying information is displayed at the third story, northeast and northwest corners, which reads "Home Furniture Company-10 and 12 East Broad Street-Shop here and Save."

The architectural fabric located in the 00-block of Marshall Street is geographically and historically related to the larger Jackson Ward Historic District. The majority of buildings are medium-sized, two-story, Italianate-style townhouses. The buildings in the boundary increase are consistent with the fabric in the adjacent district in scale, style, material. All the buildings originated between the late-nineteenth century and the early-twentieth century.

## INVENTORY

**EAST MARSHALL STREET**
**00 Block (Even)**

16 East Marshall Street 127-0237-0848
Ca. 1931, commercial building, seven-course bond, 2-story, 3 bays, asymmetrical, flat roof, parapet with low pediment, masonry openings are outlined in soldier course, two entrance doors and one enclosed bay at the first story, four one-light fixed windows at the second story, The building was originally constructed for the Horace A. Carter Soda Foundation Manufacturing Company. The building is currently occupied by the private Die Teufel Club.
Individual Resource Status: **Commercial Building** **NC**

14 East Marshall Street 127-0237-0849
Ca. 1870, Italianate, brick dwelling, stretcher bond, 2-story, 3 bays, flat roof, full-width porch with hipped roof, flat-seam metal cladding, turned columns and balustrade, and decorative scroll-sawn frieze, 2/2 windows with stone hoods and sills, metal cornice with brackets, modillions, dentils, and plain paneled frieze, wooden picket fence surrounds front yard with mature landscaping. The earliest resident was William Bragg, the manager of the St. Charles Hotel at 1500 East Main Street.
Individual Resource Status: **Single Dwelling**

12 East Marshall Street 127-0237-0850
Ca. 1925, commercial, brick store, stretcher bond, 1-story, asymmetrical, 3 bays, flat roof, parapet with decorative inset panels outlined in soldier course, altered front facade with one single-leaf commercial door, one sliding patio door with narrow transom and one storefront window with paired windows and aluminum siding in-fill. Originally occupied by the Leonard F. Herold Auto Repair Shop
Individual Resource Status: **Commercial Building**

10 East Marshall Street 127-0237-0851
Ca. 1870, Italianate, brick dwelling with attached one-story commercial pavilion, dwelling is stretcher bond with stuccoed secondary elevations, 2-story, 3 bays, flat roof, pronounced shadow of original hip-roofed porch above and behind commercial addition, 1/1 windows, rusticated lintels and sills, bracketed cornice with dentils and decorative paneled frieze, commercial pavilion is one-story, seven-course bond, 2 bays, flat roof, one-light storefront window, single-leaf aluminum and glass door.
Individual Resource Status: **Single Dwelling**

2 East Marshall Street 127-0237-0852
Ca. 1931, Commercial, gas station/garage, concrete block, 1-story, 2 bays, flat roof, sculpted metal cornice, fifteen-panel wood and glass garage door, one-light commercial storefront window, constructed for Emrick Chevrolet used car service center. The building related to the corporate headquarters located one block west at 310 North Adams Street between 1921 and 1953.
Individual Resource Status: **Commercial Building** **NC**

**EAST MARSHALL STREET**
**00 Block (Odd)**

5-7 ½ East Marshall Street 127-0237-0853
Ca. 1902, commercial, brick laid stretcher bond, 3-story, 2 bays, flat roof, plain parapet, narrow, elongated building stretches from the city sidewalk on the north to the alley on the south, bricked-in garage bay at ground level, ten-light metal casement windows at the second and third stories. The rear segment, approximately twenty-five feet wide and forty feet long with its face on Ramcat Alley, was constructed ca. 1902 as a factory for Guvernator Brothers who operated the Home Brewing and Consumer Ice Company. In 1915, the tenants were Clayman & Company, identified as ladies tailors in the Richmond directory. The building was acquired and enlarged ca. 1947 by Dabney & Bugg Furniture Company who operated a retail store on Broad Street specializing in furniture and radios. The painted signage at the third story, northeast and northwest corners, advertises a mid-twentieth century business. The sign reads "Home Furniture Company-10 and 12 East Broad Street-Shop here and Save."
Individual Resource Status: **Commercial Building**

1 East Marshall Street 127-0237-0854
Ca. 1880, Italianate, dwelling, brick laid in stretcher bond, 2-story, 3 bays, flat roof, porch is missing, 2/2 double-hung windows at second story and 2/4 double-hung windows at second story, segmental-arched masonry openings, wood sills, double-leaf paneled wood entrance door with transom, broad bracketed cornice with modillions, dentils and decorative paneled frieze.
Individual Resource Status: **Single Dwelling**

½ (historically 1 ½) East Marshall Street 127-0237-0855
Ca. 1874, Italianate, brick dwelling, pressed brick laid in stretcher bond, raised basement, 2-story, 3 bays, flat roof, full-width porch set on brick piers, well-preserved ornamental cast iron railing and columns, 2/4 double-hung windows at first story, 2/2 double-hung windows at second story, segmental-arched masonry openings, bull-nose brick moldings, smooth stone sills, recessed entrance with paneled wood surround, deep bracketed cornice with modillions, dentils and embellished paneled frieze. Residence constructed for Samuel Binswangwer, founder of Binswanger Glass Company, largest glass and mirror manufacturer in the United States for nearly a century. The Binswanger family, including wife Bertha, sons Ralph A., Milton S., Harry S., and Moses I., and daughters Helen, Blanche and Cora, lived in the house between 1875 and 1902.
Individual Resource Status: **Single Dwelling**

**WEST MARSHALL STREET**
**00 Block (Even)**

10 West Marshall Street 127-0237-0856
Ca. 1890, Italianate, brick dwelling, stretcher bond, 2-story, 3 bays, flat roof, porch missing, 12/12 windows with stone lintels and sills, plain boxed cornice with modillions. This brick townhouse replaced an earlier detached frame dwelling occupied by Samuel Binswanger between 1867 and 1874 when he moved diagonally across the street into 1 ½ E. Marshall Street.
Individual Resource Status: **Single Dwelling**

12 West Marshall Street 127-0237-0857
Ca. 1890, Italianate, brick dwelling, stretcher bond, 2-story, 3 bays, flat roof, porch missing, 12/12 windows with stone lintels and sills, plain boxed cornice with modillions.
Individual Resource Status: **Single Dwelling**

20 West Marshall Street 127-0237-0858
Ca. 1870, Italianate, brick dwelling, stretcher bond, raised basement, 2-story, 3 bays, flat roof, porch is missing, but pronounced hipped-roof shadow visible, 2/2 double-hung windows at second story and 2/4 double-hung windows at second story, rusticated lintels, wood sills, double-leaf paneled wood entrance door with transoms, bracketed cornice with dentils and decorative paneled frieze. The earliest occupant was W.T. Sizer, identified as a laborer in the city directory.
Individual Resource Status: **Single Dwelling**

22-24 West Marshall Street 127-0237-0859
Ca. 1850, Victorian eclectic, brick dwelling, stretcher bond, 2-story, 6 bays, projecting 2-bay central pavilion, false-mansard slate-clad roof, full-width Neo-classical porch with pedimented false-mansard roof, Ionic columns on paneled wood piers, and turned balusters, 1/1 windows with stone lintels and sills, paired double-leaf paneled wood doors, bracketed cornice with modillions and dentils.
Individual Resource Status: **Single Dwelling**

**EAST MARSHALL STREET**
**00 Block (Even)**

0 West Marshall Street 127-0237-0860
Ca. 1915, commercial factory, brick laid in stretcher bond, 3-story, 2 bays wide and 6 bays long, gable roof, 6/6 windows, segmental-arched masonry openings, wood sills, altered entrance on north elevation has single-leaf door and window and door hood. The manufacturing facility was constructed ca. 1915 for Clayman & Company. Owners Herman and Joseph Clayman are identified as ladies tailors in city directories.
Individual Resource Status: **Manufacturing facility**

1 West Marshall Street 127-0237-0861
Ca. 1924, commercial, brick laid in seven-course bond, 1-story, 3 bays, flat roof, asymmetrical stepped parapet, central, recessed entrance, single-light windows, evolved building, front block appears to have been attached to an older building, a two-story chimney at the rear indicates the rear block was originally part of a two-story residence. 1 West Marshall Street was constructed as the Jacob Lipsitz Grocery. Currently, the building is occupied by Timothy Baptist Church educational facility.
Individual Resource Status: **Commercial Building**

7 West Marshall Street 127-0237-0862
Ca. 1870, Italianate, brick dwelling, stretcher bond, 2-story, 3 bays, flat roof, porch is missing, 2/2 double-hung windows, segmental-arched masonry openings, wood sills, recessed entrance with paneled wood surround, bracketed cornice with dentils and decorative paneled frieze.
Individual Resource Status: **Single Dwelling**

7 ½ West Marshall Street 127-0237-0863
Ca. 1870, Italianate, brick dwelling with projecting commercial addition, stretcher bond, dwelling is 2-story, 3 bays, flat roof, 1/1 double-hung vinyl windows, segmental-arched masonry openings, wood sills, bracketed cornice with dentils and decorative paneled frieze, commercial pavilion is 1-story, 2 bays, flat roof, 6-light storefront window, single-leaf entrance door with molded awning.
Individual Resource Status: **Single Dwelling**

17 West Marshall Street 127-0237-0864
Ca. 1890, Italianate, brick dwelling, stretcher bond, 2-story, 3 bays, flat roof, porch is missing, 1/1 double-hung wood windows, smooth-faced stone lintels and sills, wood porch deck, bracketed cornice with modillions, dentils and plain paneled frieze.
Individual Resource Status: **Single Dwelling**

19 West Marshall Street 127-0237-0865
Ca. 1890, Italianate, brick townhouse (paired with 21 West Marshall), stretcher bond, 2-story, 3 bays, flat roof, porch is missing, 1/1 double-hung wood windows, smooth-faced stone lintels and sills, wood porch deck, bracketed cornice with modillions, dentils and plain paneled frieze.
Individual Resource Status: **Single Dwelling**

21 West Marshall Street 127-0237-0866
Ca. 1890, Italianate, brick townhouse (paired with 19 West Marshall Street), stretcher bond, 2-story, 3 bays, flat roof, porch is missing, 1/1 double-hung wood windows, smooth-faced stone lintels and sills, wood porch deck, bracketed cornice with modillions, dentils and plain paneled frieze.
Individual Resource Status: **Single Dwelling**

23 West Marshall Street 127-0237-0867

Ca. 1920, Colonial Revival, brick commercial building, seven-course American bond, decorative soldier belt coursing, inset pre-cast concrete ornamentation, flat roof, pedimented parapet with fan-shaped stucco panel, 2-story, commercial storefront extends across the north facade and wraps around the corner along Adams Street, large display windows are topped with serial transoms with vertical panes, plain metal cornice defines commercial front, angled commercial entrance, secondary entrance on front facade provides passage to second floor, secondary entrance has original five-panel wood door and transom system, second story of the façade has multi-light windows with transoms in 1-3-1 configuration, center window bay has 8/8 with 8-light transom and flanking 4/4 window units with 4-light transoms, east and west bays have 6/6 windows with 6-light transoms, two additional smaller-scale storefronts are situated along Adams Street.

Individual Resource Status: **Commercial Building**

## 8. Statement of Significance

The Jackson Ward Historic District (Boundary Increase) is eligible for listing on the National Register of Historic Places under criteria A and C.

The dwellings and commercial buildings in the area of expansion are significant under Criterion A for their association with the residential, social and economic history of Richmond's diverse ethnic population. As stated in the 1976 nomination, the area is "unique for having been the center of Negro community life in Richmond during a watershed era for the race and the nation."[1] By the late-nineteenth century, the 00-block was a microcosm of diversity, including Jewish merchants, skilled tradesmen of color, and immigrants of the rising middle class of Dutch, German and English origin. By the second decade of the twentieth century, the character of the 00-block was transformed to blend seamlessly into the larger vibrant Jackson Ward neighborhood, home to the largest concentration of blacks in the Commonwealth. By 1926, all residents except two were identified as colored in the city directory. Although the 00-block remained essentially residential during most of the twentieth century, its history includes representative social and political activities that may be generally related to the larger Civil Rights Movement. The Protective Industrial Institute of America, the Richmond Urban League, and the United Brotherhood of Carpenters and Joiners of America Local Union no. 917, all African-American organizations, were established in the 00-block for extended terms between the 1920's and the 1950's. The original nomination in 1976 and the additional documentation in 2002 provided a thorough examination for significance under Criterion A for the African American community and the Civil Rights movement. This boundary increase adds a larger ethnic theme for Jackson Ward's concentration of immigrants prior to becoming the center of the African American community. The period of significance is maintained between 1800 and 1926 (1940-1970 period to include Civil Rights buildings only) with the boundary increase supporting the earlier immigration population as well as the later African American community.

The 00-block is also significant under Criterion C because it incorporates into the larger Jackson Ward Historic District a varied collection of late-nineteenth century Italianate and Victorian eclectic-style dwellings and early-twentieth century commercial buildings. The resources are comparable in scale, materials, style, and period of significance, 1800-1926, with those in the previously nominated district. The 00-block was omitted from the boundaries in the 1976 nomination because of the perception that too much historic fabric had been lost. Research has revealed that approximately one-third of the block on the north side of the street was never developed, employed between ca. 1870 and 1925 as a lumber yard, between 1927 and 1949 as the Emrick Chevrolet Used Car Sales Division, and since1951 as a gas station and automotive repair shop.

The presence within the boundaries of the Samuel Binswanger House further enhances the significance of the area of expansion because the Binswanger Glass Company is associated both locally and nationally with the history of our nation's glass manufacturing and distribution industry. The creation of the largest nation-wide glass and mirror distribution network accomplished by the Binswanger Company represents an exceptional and previously unheralded achievement associated with Jackson Ward. The corporate founder lived nearly all of his working life at 1½ East Marshall Street.

## Historical Background

An excellent history of the development of the Jackson Ward may be found in the nomination reports prepared by Calder Loth and Margaret T. Peters for the Virginia Historic Landmarks Commission in 1976 and by Sadler and Whitehead Architects, PLC, for the Department of Historic Resources in 2002. The following analysis supplements these reports with additional historical information that may be related to the 00-block in particular and the larger Jackson Ward Historic District in general.

William Mayo's plan of 1737 for the city of Richmond laid out thirty-four squares of four lots each in an area north of the James River between what are today18th and 25th Streets. By 1769, the western boundary was extended, at least in plan, to 1st Street. In 1793, a large ell-shaped parcel totaling 1.49 square miles with a sizable population of 4,354 was annexed to the city.[2] The 00-block of Marshall Street as well as a substantial portion of the area that today constitutes the Jackson Ward Historic District was included in the 1793 annexation.

The *Plan of the City of Richmond, 1810*, one of the earliest detailed maps depicting the 00-block of Marshall Street, shows that the eastern portion of the block was laid out in similarly neat squares and numbered land parcels while the western portion was still part of the substantial estate of William Foushee.[3] At that time, I Street, to be renamed Marshall Street in the mid-nineteenth century, extended ten and one-half blocks, between 12th Street to the east and one-half block beyond 1st Street to the west. The map of 1810 also shows that municipal development terminated along a north-south line that was to become Foushee Street. Beyond the line, the vast then-rural estates of Jesse Smith, William Foushee, J. Graham, and Thomas Rutherfoord constituted the frontier beyond the city. In Houses of Old Richmond, Mary Wingfield Scott notes that Adolph Dill was living in the vicinity of the 00-block of Clay as early as 1819, having acquired land that had been part of "Foushee's Garden."[4]

It is interesting to note that although the majority of named streets on the *1810 Plan* have labels showing their width to be either 54 or 65 feet, G, H, and I Streets, to become Grace, Broad, and

Marshall Streets, respectively, were 100, 118, and 100 feet wide, respectively. Apparently Marshall Street was expected to serve as a main artery in the developing city.

By the time the *Map of the City of Richmond 1861-1865* was drawn, the rural estates had been sold and subdivided, extending the grid of streets and squares as far as Belvidere Street.[5] Although Foushee Street had been cut in between Byrd Street to the South and Broad Street to the north, the street was not cut through to Marshall Street or Clay Street, apparently because the estate of Adolph Dill occupied the full square block bounded by Marshall, Clay, First and Adams.[6] Because Foushee Street would later become the dividing line between Richmond's major east-west thoroughfares, the 00-block of Marshall Street is a double-block, with both East and West Marshall Street addresses.

The *Map of Richmond*, drawn by Union officer Lt. Peter S. Michie in 1867, shows that the 00-block of Marshall Street was considerably developed before the time of the Civil War. [7] Although Clay and Leigh Streets display mansions with dependencies situated on sizable land parcels, the 00-block of Marshall Street was surprisingly built-out. Although there were several parcels that remained undeveloped, dwellings appear in sequence on both sides of the street, situated on broad rectangular-shaped lots. The Beers and Baist maps of 1876 and 1889, respectively, show progressive build-out, except for a lumber yard occupying the middle third of the north side of the street. The map also confirms that the development of the 00-block followed a pattern typical of other Richmond neighborhoods. Earlier dwellings constructed of wood gave way in the years following the Civil War to more enduring brick structures.[8] Richmond city directories catalogue a diverse population. In 1876, the residents of the 00-block included six grocers, six merchants, five laborers, two bankers, one restaurateur, one real estate agent, four widows, and one hotel manager.

The appeal of living in the 00-block and environs was surely related to its close, easy access to the rapidly developing Broad Street commercial corridor. In fact, numerous residents owned businesses and/or worked on Broad Street. Francis Dusch, bottler of mineral water, owned a complex of commercial buildings at 0, 2, 4, and 6 East Broad Street. George Guvernator was a principal in the Home Brewing and Consumer Ice Company at 8 East Broad Street. Samuel Binswanger had stores at 210 East Broad and 1427 East Main Street. M.L. Straus was a principal in the Stern Boots and Shoes Company in the 00-block of Broad Street. John J. King owned a grocery store at 24 East Broad Street. Other residents who lived on the 00-block of Marshall Street worked on Main and Cary Streets, already well-established commercial thoroughfares. C.L. Todd maintained a wholesale grocery and feed store at 1215 East Cary Street. L. Levy had a print shop, Levy & Ullman, at 1319 East Cary Street. R.B. Lyne, who owned several lots on Marshall Street in 1876, had a real estate office at 1212 East Main Street. Other residents owned businesses or worked nearby on 2nd Street and also on Brook Road.

Residents of the double-block also had easy access to transportation. The Richmond Traction Company map of 1898 shows a principal double-track running along Broad between Chimborazo Park to the east and Robinson Street to the west. Another double-track ran along a north-south axis between Cary and Broad Streets. North of Broad Street accessibility was provided throughout the Jackson Ward district by the secondary Richmond Railway and Electric Company lines. A very early line was established by the rail company that ran from Broad Street right through the heart of Jackson Ward all the way to the outer city limit at Bacon's Creek. Another secondary line, just one block north along Clay Street, transversed nearly the entire width of the city, running from east to west between 7th and Hancock Streets.[9]

Residents would have also been well-served by the general urban vitality of the Marshall Street environs. Significant landmarks in 1889 included the "Market Space" that spanned Marshall Street at 6th and the Richmond Railway Company complex which filled two square blocks bounded by Leigh, Adams, Clay, and Prentiss Streets. The Leigh Street Public School (to become the Negro Normal School) was situated on the southwest corner of First and Leigh Streets, adjacent the German Mission Methodist Episcopal Church. The Friends Meeting House (Quaker) was on Clay near First Street. The Clay Street Methodist Episcopal Church was at the northeast corner of Adams and Clay, with the St. Paul's Home for Aged and Infirm Women across the street. St. Marks Episcopal Church was at the northeast corner of First and Clay Streets. The engine house and police station were located just a block away at Adams and Marshall. Beth Ahaba Synagogue was at 11th and Marshall Street.

Although the 00-block of Marshall Street was home to an ethnically diverse population between 1876 and 1925, directory listings show a remarkable concentration of residents with Jewish surnames: Binswanger, Dusch, Guvernator, Heeke, Krouse, Levy, Lipsitz, Mays, Rosenbloom, Siegel, and Straus. Jacob I. Cohen and Isaiah Isaacs had established the first Jewish mercantile presence in Richmond ca. 1780 with their "Jew's Store."[10] A considerable number of German and Dutch Jews immigrated to Richmond in the eighteenth century, first settling in the vicinity of Franklin Street and Twentieth Street.[11] According to Harry M. Ward, "Of the Jewish population entering Richmond during the 1835-1860 period, 85 percent were from Germany and the majority hailed from Bavaria. Jewish "Bayers" (Bavarians) to a large extent earned a living through merchandizing, particularly dry goods."[12] By the time of the Civil War, many members of the Jewish community had established prosperous businesses. As Richmond grew and expanded to the west, Jewish citizens were particularly well-integrated into both the Carver and Jackson Ward districts. Although resentment against Jewish merchants is known to have intensified during and after the Civil War, their flight from Jackson Ward was apparently not as pronounced as in other locales. Well into the early decades of the twentieth century, the 00-block continued to display a varied population of tradesmen, merchants, businessmen, and widows.

Of the various Jewish businessmen who lived in the 00-block of Marshall Street and found prosperity in Richmond, the story of Samuel Binswanger and his family is the most remarkable. Samuel and his wife Bertha came to Richmond from Bavaria around 1866. In that year, Samuel was employed in a clothing store at 270 Broad Street, and the Binswangers lived above the store. The following year, Binswanger was established as a "junk dealer" at 1827 E. Main Street, with his residence then a modest frame house at 10 W. Marshall Street. There were ten junk dealers in Richmond in that year, and Binswanger and his partner Abram Gunst, specialized in the sale of sash, doors, blinds, and paints. Samuel eventually bought out his partner and formed the Binswanger Glass Company in 1872. In the reconstruction era following the Civil War, demand for building supplies was great, and the company grew rapidly. In the 1870's, the Binswanger Company operated from 807 Cary, 17 West Broad, 1427 E. Main and 110 S. Basin Streets. In 1874, Binswanger constructed a gracious home at 1 ½ East Marshall Street where he would live with his wife and four sons Moses I., Milton S., Ralph A., and Harry S. until his death in 1896. Three other Binswangers, Misses Blanche, Cora and Helen would also live in the Binswanger House, although their identity as daughters or other members of the extended family could not be established. After the death of Samuel Binswanger, the company expanded under the leadership of his four sons, eventually becoming the largest distributor of residential, commercial, and automotive glass, mirrors, and glass-related products in the nation. Early in the twentieth century, Bertha Binswanger and her sons Moses and Harry constructed architecturally important houses at 1840, 2220, 2222, 2230 Monument Avenue. All of the dwellings still survive today. They are of particular note because they showcase glass products from the Binswanger Glass Company.[13]

The progressive evolution of the character of the 00-block of Marshall Street began when Jackson Ward was established as a separate political subdivision in 1871. Although the progression came slowly, the area of expansion was transformed within the first two decades of the twentieth century into a predominantly black residential neighborhood. The close proximity of the block to commerce on Broad and 2nd streets may have helped to sustain the diversity. The pattern of working on Broad Street and residing on Marshall Street persisted. For example, F.W. Dabney, a principal in Dabney & Bugg Furniture Company at 10 East Broad Street, resided at 10 E. Marshall Street from 1902 until 1915. Nonetheless, between 1916 and 1921, city directories show a steady changeover in occupancy from an ethnically diverse population to a neighborhood of color. By 1926 all Richmond City Directory listings for the 00-block are labeled © (colored), except 22 and 24 West Marshall Street. Solomon Siegel, who lived at 22 W. Marshall Street, operated a shoe repair business a few blocks away at 323 Brook Road. Louis Lipsitz who resided at 24 W. Marshall Street worked as a clerk at the Jacob Lipsitz Grocery at 1 W. Marshall Street.

Also after the turn of the twentieth century, the area of expansion showed a modest increase in the establishment of commercial and industrial buildings. As outlined above, a grocery store, two automotive-related businesses, a tailor shop, a warehouse, and a factory were all constructed between 1902 and 1931. The United Paper Company, now demolished, was located at 11-13 West Marshall Street between 1916-1926. Another commercial link occurred when Emrick Chevrolet Corporation constructed its corporate headquarters at 310 N. Adams Street in 1921, filling the entire triangular-shaped block formerly occupied by the Conrad Carriage Factory. The site of the commercial headquarters, bounded by Marshall and Adams streets and Brook Road, lies just one block west of the 00-block of West Marshall Street. As the industry prospered with the increasing popularity of the automobile, the Emrick Corporation expanded its operations to include a used car division. The company purchased lots at 2-6 East Marshall Street in 1927, initially using the former lumber yard for storage. By 1931, a small office was constructed to accommodate the used car department. Emrick Chevrolet operated the used car dealership at the site until 1950. Since1951, the site has been used continuously for car repair business, gas station, and parking.

As the double-block evolved, it was the site for organizations that apparently provided political and social support for the surrounding black population. Between 1921-1925, 2 W. Marshall Street, now demolished, was Community House for Negro Welfare and Work and then between 1939-1942, the Community House for Colored People. Between 1925 and 1932, the Richmond Urban League was also located at 2 West Marshall Street. Directories also confirm that between 1945 and 1947, 2 W. Marshall Street housed the United Brotherhood of Carpenters and Joiners of America, Local Union no. 917. At least one social organization was located in the block. Between 1939 and1947, the Royal Cotton Club occupied 11 ½ W. Marshall Street (demolished).

In the final decade of the twentieth century, the area of expansion experienced a progressive decline in vitality. Urban blight and demolition have adversely affected the 00 Block of Marshall Street and some other larger areas of Jackson Ward. Fortunately, tax credit incentives, and a renewed interest, especially by younger professionals, in the convenience of city dwelling have stimulated renewal and re-development throughout the district. The survey of resources and the preparation of this Boundary Increase were initiated by developers who plan to restore the former Binswanger House. Vacant and neglected in recent years, the dwelling may be restored to its former elegance with the benefit of historic preservation tax credits.

[1] Loth, Calder and Margaret T. Peters. *National Register of Historic Places Nomination Form for the Jackson Ward Historic District*. Virginia Landmarks Commission, 1976,3.
[2] Scott, Mary Wingfield. Houses of Old Richmond. New York: Bonanza Books, 1941, 28.
[3] Young, Richard. *Plan of the City of Richmond*, 1810.
[4] Scott, Old Richmond Neighborhoods, 172.
[5] *Map of the City of Richmond, 1861-1865*. Map Collection, Vertical File, Richmond Public Library.
[6] Scott, Houses of Old Richmond, 172.
[7] Michie, Lt. Peter S. *Map of Richmond, 1867*. Reproduced in Carneal, Drew St. J. Richmond's Fan District, 66-67.
[8] Scott, Old Richmond Neighborhoods, 91.
[9] Richmond Traction Company Map, 1900, published in McKenney, Carlton Norris. Rails in Richmond. Glendale, CA: Interurban Press, 1986.
[10] Ward, Harry M. Richmond, An Illustrated History. Northride, CA: Windsor Publications, Inc. 1985, 45-46.
[11] Scott, Mary Wingfield. Old Richmond Neighborhoods. Richmond, Va: William Byrd Press, Inc., 1950, reprinted in 1975 and 1984, 67.
[12] Ward, Harry M. Richmond, An Illustrated History. Northride, CA: Windsor Publications, Inc. 1985, 104.
[13] Driggs, Sarah S., Richard Guy Wilson, Robert P. Wintrhop. Richmond's Monument Avenue. Chapel Hill, NC: University of North Carolina Press, 2001, 109.

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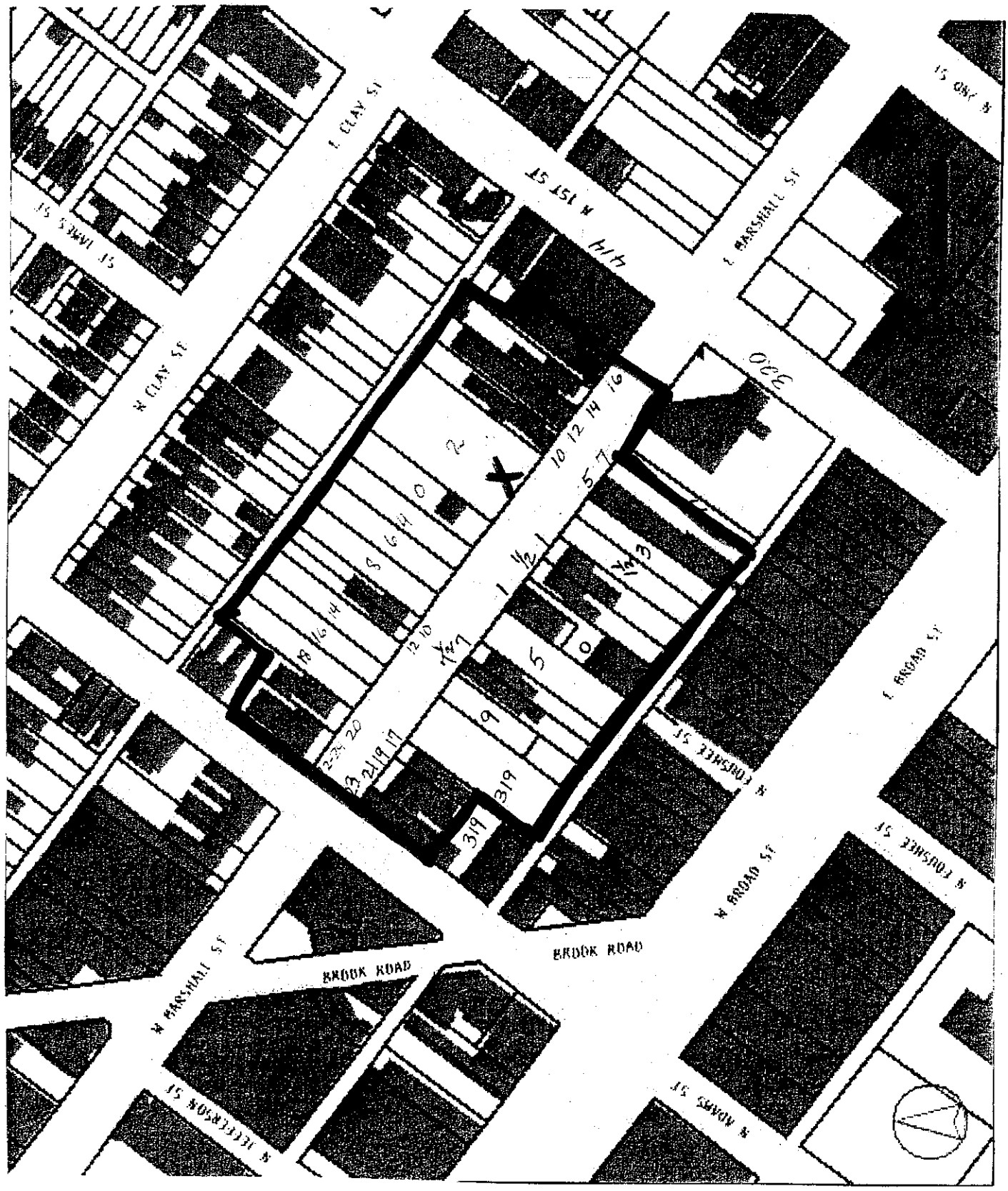
## 10. GEOGRAPHICAL DATA

### Verbal Boundary Description

The boundaries of the Jackson Ward Historic District (Boundary Increase) include all of the parcels on the north side of East Marshall Street including and between 2 and 16; all of the parcels on the north side of West Marshall Street including and between 4 and 24; all of the parcels on the south side of East Marshall Street including and between 1/2 and 7 ½; and all of the parcels on the south side of West Marshall Street including and between 0 and 23.
The district incorporates the following City of Richmond, Virginia, tax parcels: N0000077038; N0000077039; N0000077040; N0000077041; N0000077042; N0000077050; N0000077051; N0000077055; N0000077056; N0000076019; N0000076016; N0000076015; N0000076014; N0000076013; N0000076010; N0000076009; N0000076069; N0000076003; N0000076001

### Boundary Justification

The boundaries for the Jackson Ward Historic District (Boundary Increase) were drawn to incorporate the surviving historic resources in the 00-block of Marshall Street that are associated with the development of the Jackson Ward Historic District. A surveillance-level survey of the 00-block confirmed that the number of surviving resources was substantial and that those resources were similar in age, scale, materials, architectural style with the previously nominated resources of the district. Although there is some loss of fabric in the 00-block, the properties within the boundary increase retain sufficient architectural character and integrity to be rehabilitated and to contribute to the historic character of the original district. Current research reveals that the loss of fabric is actually significantly less than what was previously believed because approximately one-third of the block along the north side of the street was never developed, employed through much of the nineteenth century as a lumber yard and through most of the twentieth century as a used car lot and service station. The boundaries of the earlier district have been extended by one double-block such that the expansion is bounded on the north by the center-line of the alley between Marshall and Clay Streets; on the south by the center-line of the alley between Marshall and Broad Streets; on the east by First Street; and on the west by Adams Street.




**JACKSON WARD HISTORIC DISTRICT**
**(BOUNDARY INCREASE) #127-0237**