

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

LISTED ON:  
VLR  
NRHP 09/23/2011

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Fan Area Historic District – Inventory Update and Expansion of the Period of Significance to 1962  
other names/site number File No. 127-0248

## 2. Location

street & number Eighty-five block area in West Richmond roughly bounded by N. Harrison St., W. Main St., W. Grace St., and N. Mulberry St. N/A not for publication  
city or town Richmond N/A vicinity  
state Virginia code VA Independent City Richmond code 760 zip code 23220

## 3. State/Federal Agency Certification

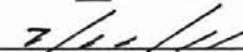
As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  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  meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: \_\_\_ national \_\_\_ statewide  local

  
Signature of certifying official

Director  
Title

  
Date

Virginia Department of Historic Resources  
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I, hereby, certify that this property is:

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

Signature of the Keeper

Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

**Category of Property**

(Check only **one** box)

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

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
28	4	buildings
0	0	sites
0	0	structures
0	0	objects
28	4	<b>Total</b>

**Name of related multiple property listing**

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

**Number of contributing resources previously listed in the National Register** (\*see Section 7 for additions and subtractions due to new construction, demolition, and expanded POS)

2,370 contributing buildings,  
 3 contributing sites, 435 structures, 1 contributing object

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

COMMERCE/TRADE Warehouse

COMMERCE/TRADE Business

COMMERCE/TRADE Restaurant

DOMESTIC Multiple dwelling

**Current Functions**

(Enter categories from instructions)

COMMERCE/TRADE Warehouse

COMMERCE/TRADE Business

COMMERCE/TRADE Restaurant

DOMESTIC Multiple dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

COLONIAL REVIVAL

MODERN

**Materials**

(Enter categories from instructions)

foundation: BRICK

walls: BRICK, WOOD (weatherboard), STUCCO

roof: STONE (slate), METAL, ASPHALT

other:

**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

(Mark "x" in all the boxes that apply)

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING

OTHER (Urban History)

**Period of Significance**

1817-1962

**Significant Dates**

1962 – Richmond Professional Institute becomes  
an independent institution of higher learning

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Various, including Muhleman and Kayhoe

## 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)  
 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: **Virginia Dept. of Historic Resources**

Historic Resources Survey Number (if assigned): 127-0248

## 10. Geographical Data

**Acreage of Property** Unchanged  
(Do not include previously listed resource acreage)

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

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (describe the boundaries of the property)

Unchanged

**Boundary Justification** (explain why the boundaries were selected)

Unchanged

## 11. Form Prepared By

name/title Mary Harding Sadler, Peter McDearmon Witt, Llewellyn Jewell Hensley  
organization Sadler & Whitehead Architects, PLC date 09/02/2010  
street & number 800 W 33<sup>rd</sup> Street telephone (804) 231-5299  
city or town Richmond state VA zip code 23225-3533  
e-mail sadler@sadlerandwhitehead.com

## Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location. (Unchanged)  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map. (Enclosed)
- **Continuation Sheets**

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

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**Photographs:**

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Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

- 1. Name of Property:** Corner of W. Main and N. Morris Streets in the Fan Area Historic District  
**City or Vicinity:** Richmond  
**State:** Virginia  
**Photographer:** Llewellyn Hensley  
**Date Photographed:** December 2009  
**Description of Photograph:** Context view at the corner of W. Main and N. Morris Streets
- 2. Name of Property:** 26 N. Morris Street  
**City or Vicinity:** Richmond  
**State:** Virginia  
**Photographer:** Llewellyn Hensley  
**Date Photographed:** December 2009  
**Description of Photograph:** Building façade (east elevation)
- 3. Name of Property:** 1210 W. Main Street  
**City or Vicinity:** Richmond  
**State:** Virginia  
**Photographer:** Llewellyn Hensley  
**Date Photographed:** December 2009  
**Description of Photograph:** Building façade (south) and west side elevations
- 4. Name of Property:** 1609-1625 W. Main Street  
**City or Vicinity:** Richmond  
**State:** Virginia  
**Photographer:** Llewellyn Hensley  
**Date Photographed:** December 2009  
**Description of Photograph:** Building façades (south elevations)
- 5. Name of Property:** 1610-1612 W. Main Street  
**City or Vicinity:** Richmond  
**State:** Virginia  
**Photographer:** Llewellyn Hensley  
**Date Photographed:** December 2009  
**Description of Photograph:** Building façade (south elevation)
- 6. Name of Property:** 306 N. Lombardy Street  
**City or Vicinity:** Richmond  
**State:** Virginia  
**Photographer:** Llewellyn Hensley  
**Date Photographed:** December 2009  
**Description of Photograph:** Building façade (east elevation)
- 7. Name of Property:** 803-807 N. Robinson Street  
**City or Vicinity:** Richmond  
**State:** Virginia  
**Photographer:** Llewellyn Hensley  
**Date Photographed:** December 2009  
**Description of Photograph:** Building façade (west elevation)
- 8. Name of Property:** 2513 Stuart Avenue

**City or Vicinity:** Richmond  
**State:** Virginia  
**Photographer:** Llewellyn Hensley  
**Date Photographed:** December 2009  
**Description of Photograph:** Building façade (north elevation)

9. **Name of Property:** 2700-2704 Kensington Avenue  
**City or Vicinity:** Richmond  
**State:** Virginia  
**Photographer:** Llewellyn Hensley  
**Date Photographed:** December 2009  
**Description of Photograph:** Building façade (south elevation)

10. **Name of Property:** 2603-2611 Park Avenue  
**City or Vicinity:** Richmond  
**State:** Virginia  
**Photographer:** Llewellyn Hensley  
**Date Photographed:** December 2009  
**Description of Photograph:** Building façade (north elevation)

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC

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National Park Service

## National Register of Historic Places Continuation Sheet

Name of Property

**Fan Area Historic District (DHR #127-0248)**

**Inventory Update and Expansion of the Period of Significance to 1962**

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County and State **Richmond, VA**

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### Section 7: Architectural Description

#### Summary Description

From the original Fan Area Historic District Nomination listed on the VLR and NRHP in 1985:

“The Fan Area Historic District encompasses a large, late 19th-to-early-20th-century residential neighborhood west of the downtown commercial center of the city of Richmond. Roughly bounded on the east by North Harrison Street, on the west by North Mulberry Street, on the north by West Grace Street, and on the south by West Main Street, the 85-block district adjoins significant portions of the Monument Avenue and West Franklin Street historic districts which date to the same period and were placed in the National Register in 1970 and 1972 respectively. The area is generally known as Richmond's Fan District; however, owing to the evolving character of the neighborhood and to the residents' varied conceptions of the area's extent, the name Fan Area was chosen to satisfy divergent boundary viewpoints. Although most of the area is divided into a strict grid pattern of linear streets and square blocks, the name of the district alludes to the way in which certain streets radiate or fan westward from Monroe Park creating triangular parks at various intersections of both street systems. The parks and tree-lined streets tend to soften the visual impact of the district's repetitive urban streetscapes. Despite its varied assortment of residences, apartment buildings, commercial structures, churches, and schools, the district is remarkably cohesive in nature due to the sympathetic and often repetitive scale, mass, height, building material, and ornamentation of hundreds of buildings within the district. Seemingly guided by a deliberate plan of development the district features block after block of brick town houses and row houses, mostly erected during the first two decades of the 20th century, and designed by a relatively few local architect/contractors. Within the limits of the district's strong sense of unity and cohesion, there is a sensitive variation of individual designs expressed through the various architectural styles and building treatments represented. Whereas the Italianate, Richardsonian Romanesque, Queen Anne, and Colonial Revival styles predominate, the Bungalow, American Foursquare, Tudor Revival, Spanish Colonial, and Art Deco styles are also represented.”

The district is still one of the largest, least altered and architecturally cohesive districts in Virginia. The Fan Area Historic District Inventory listed on the VLR and NRHP in 1985 contained 2,370 contributing buildings and 42 noncontributing buildings. The current document, which corrects the original inventory for omissions and building changes, and expands the Period of Significance for the Fan Area Historic District to 1962, notes that the district currently contains 2,394 (+24) contributing buildings and 26 (-16) noncontributing buildings. Based on a current survey of the Fan Area Historic District, there are 20 buildings constructed in the historic district between 1930 and 1962 whose status has changed from non-contributing to contributing. Other entries in the current inventory represent address changes, demolitions, updates and corrections to building descriptions, as well as new construction within the district boundaries. Six contributing buildings (4 row houses, 1 apartment building and 1 commercial building) included in this inventory were not listed in the original nomination.

The character and function of the contributing buildings constructed between 1930 and 1962 can be divided into two categories: multi-family apartments and commercial buildings. The architectural style of the apartment buildings is a mix of Colonial Revival and Moderne. Most newly contributing commercial buildings are commercial vernacular in style. With few exceptions, these newer buildings conform to the materials, massing, scale and setback of the older buildings in the historic district. Further, the newer buildings continue functions that are typical of other resources in their immediate context. The apartment buildings constructed in the mid-1940s were built adjacent to earlier apartment buildings. Commercial buildings constructed between 1930 and 1962, along with existing buildings that were substantially altered between 1930 and 1962, are concentrated on West Main Street, one of the district's major east-west streets, with a few additional resources scattered nearby on Floyd Avenue, Grove Avenue and North Morris Street. Most newly contributing buildings have simpler and more utilitarian facade treatments than their older neighbors. A group of recently renovated buildings concentrated in the 1200-1500 blocks of West Main Street feature Post-Modern treatments. These buildings' essential character-defining features have been retained.

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**Fan Area Historic District (DHR #127-0248)**

**Inventory Update and Expansion of the Period of Significance to 1962**

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County and State **Richmond, VA**

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### Detailed Description

#### Single- and Multi-Family Residential

Residential building in the Fan between 1930 and 1962 was generally confined to renovations, and often included the addition of Colonial Revival-style features, such as multi-light wood sash and six-panel doors, to late Victorian or Italianate town houses. The other substantial construction projects in the Fan Area during this period were apartment houses and small scale commercial infill. Colonial Revival and "Banker's Georgian" were the preferred styles on nearby Monument Avenue and in the ever expanding suburbs west and south of the city. Three very similar large apartment blocks of this era, built at the northwest corner of the historic district on Kensington and Park Avenues, exemplify this trend. All three were designed by local architect W. Harrison Pringle and constructed between 1945 and 1947 by Muhleman and Kayhoe, Inc., a dominant development and general construction company in the West of the Boulevard Historic District, and in the area now known as Richmond's near West End.

2603-2611 Park Avenue is the largest and most elaborate of the similarly tripartite complexes (each with a central block and projecting wings on either side forming an entry court). Built in 1945<sup>1</sup> and executed in brick (American bond with Flemish variant) the three-story building exhibits continued understanding of classic proportion and scale with a raised first floor above the basement, and a projecting central pavilion book-ended with parapeted gable ends, anchored by a two-story three-bay columned loggia entry. To the sides, three-story symmetrical wings step back in line before dying into other wings at right angles, creating the forecourt. Each of the subordinate wings has a central entry; two entries are sheltered by pedimented porches and two by porches with shallow hipped roofs. In concession to modern building methods all openings have steel lintels, although the fenestrations over the entries and at the center pavilion display concrete jacks or arches. There is a rudimentary cornice (broken over the entries) across the entire street-parallel façade, but the end wings have only a bare concrete coping concealing the flat roofs beyond.

Also built in 1945, the apartment building at 2602-2608 Kensington Avenue is of similar design and smaller in scale. Built around a forecourt, the three-story building has no central entrance. A centered, cross-gabled pediment at the cornice is surmounted by a cupola. The center block itself is divided into two halves, each with its own pedimented one-story porch entry. The side wings have centered copper-capped molded brick door surrounds. Again steel lintels top all the window openings, except over the four entryways, where jack arches over the porches (or at the wings' door surrounds) call out the distinct street addresses. Like its Park Avenue contemporary, the flat-roofed wings have minimally coped parapets.

2700-2704 Kensington, the smallest and latest of the mid-1940s apartment complexes, was apparently built in stages, the central block constructed first (c.1946), and a few years later (c.1949), wings built to enclose a courtyard.<sup>2</sup> It has only three entrances. The two side entries are called out by a recess in the brick over the three-story height. The entry doors have pedimented millwork trim. A pedimented porch shelters the ground-level central entry, with millwork surrounding the door and the first-landing window above. A gable end breaks the cornice. Steel lintels suffice for the windows and six-course American bond has replaced the Flemish touches in the neighboring apartment buildings.

#### Commercial Buildings

Bracketing the residential areas of the Fan Area Historic District are the commercial corridors of West Broad Street, outside of the district boundaries to the north, and West Main Street, within the boundaries to the south. A number of buildings constructed between 1930 and 1962 along West Main Street, and a few located on neighboring streets contribute to the significance of the Fan Area Historic District.

At the eastern end of the district is 1200 West Main Street, a former garage at the corner of Main and Morris Streets, now a Papa John's Pizza. The one-story stuccoed Art Deco building with a parapet roof takes the typical form of service stations of its era. As cars became ubiquitous and achieved a standard aspect, so too service stations began to follow

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type; like this: a one-story rectangular block with a flat roof, sited at the corner of the site, to maximize vehicular access. Papa John's retains its original massing and historic character.

Another small-scale commercial structure is located nearby at 26 North Morris Street between Main and Floyd. Occupying a parcel near the intersection of North Morris and South Brunswick Streets, this single-story, five-bay brick and concrete block building retains its historic envelope and standing seam metal hipped roof. Although modern storefronts have been installed at former loading door openings for its current use as Crossroads Coffee Shop, the building still reads as a small historic warehouse.

Much of the 1200-1400 blocks of West Main were redeveloped in the 1970s and 1980s in a Colonial Revival style, although in many cases the renovation is limited to the facades, whose windows and storefronts have been replaced with multi-light fixed sash and new six-panel wood doors. The revitalization of a formerly underutilized building stock has had a positive effect on the neighborhood, although the architectural character of the buildings has changed from Italianate to a Post-Modern version of Colonial Revival. The adaptation of currently popular architectural trends has been typical of the neighborhood throughout its history.

The 1600 block of West Main Street exhibits some of the most promising examples of commercial/industrial property in the district. The former Pepsi-Cola bottling plant at 1610-1612 is a two-story seven-bay brick building in six-course American bond. Jack arches top asymmetrically composed window openings on either side of a reworked overhead door bay. Recessed brick panels adorn the second story and the roof parapet. Across the street on the south side at 1609-1625 is the companion garage for the bottling company, which was built in two phases.

At the east end of the garage similarly constructed with six-course American bond, the façade displays three dissimilar overhead door bays paired with personnel doors (the center one with a stone door surround). Multi-layer soldier courses extend the length of the façade under a parapet terminating in a minimal coping. The center bays of the garage take on the attributes of the Art Deco style. Six bays are framed by articulated pylon-like pilasters, the end bays being punctuated by door and window openings, the two central bays only fenestrated, while the remaining two bays are taken up with overhead doors. At the garage's west end, 1625 West Main has a single-bay, formerly overhead door opening, now a recessed entry for the Page Bond Gallery. Its construction appears contemporary with 1609-1617.

At the corner of Main and Vine Streets (1630 West Main) an original streetcar garage has recently been converted to a restaurant and residential condominiums, divesting itself of the accretions of half a century of use as a warehouse. Gable-end to Main, its early character is displayed primarily on the ten-bay Vine Street elevation, where pilasters and industrial sash along its length recall trolley car repair stations.

1210 West Main Street, another small-scale commercial building, is located at the corner of Main and South Brunswick Streets. Built in 1940, the single-story building is three bays wide, laid up in stretcher bond brick, and retains its slate mansard roof. A recessed corner entry at its original wood storefront provides access to the interior.

Commercial development in the Fan Area Historic District from 1930-1962 tended to be confined to the West Main Street corridor and adjacent streets, including North Morris Street, Floyd and Grove Avenues. Architectural design and construction represent a typical progression of advancing construction techniques and the occasional embrace of modern designs. Given the vicissitudes of commerce during and following the Great Depression, it is not surprising that commercial construction during the period was limited to small scale offices, shops and service stations.

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**Fan Area Historic District (DHR #127-0248)****Inventory Update and Expansion of the Period of Significance to 1962**County and State **Richmond, VA**Section number **7**Page **9**

### Revised Inventory of Resources

Buildings have been determined either contributing or non-contributing based on their date of construction and the revised Period of Significance (1817-1962) and their integrity to the Period. This inventory also includes additions and corrections to the original inventory for resources that were accidentally omitted, have since been demolished or had their address changed.

#### **NORTH DAVIS AVENUE**

18 (DHR #127-0248-0060): Row house. Queen Anne. Ca. 1900. Brick (stretcher bond); 2 stories; mansard with tower roof (slate); 3 bays; 1-story, 2 bay porch with Ionic columns, turned balustrade. Contributing.  
(+1 contributing building; not listed in original inventory)

#### **FLOYD AVENUE**

2619 (DHR #127-0248-0453): Commercial office building. Modern. Ca. 1950. Brick (5-course American bond); 1 story, flat roof (not visible); 4 bays. Contributing.  
(+1 contributing building, -1 noncontributing building; due to expanded period of significance)

#### **WEST FRANKLIN STREET**

1100: (DHR #127-0248-0469): Detached town house and modern parking garage.  
Town house: Colonial Revival. Ca. 1920. Brick (Flemish bond); 3 stories; hipped roof (slate); 3 bays; 1-story, 3-bay porch with Tuscan columns, simple balustrade, balustraded deck, dentil cornice. Contributing.  
Parking garage: Modern. Ca. 1996. Noncontributing.  
(changes to address and description from original inventory; no change to buildings' status)

1104: (DHR#127-0248-0471): Remove from inventory. Demolished. Commercial (office building). Modern. Ca. 1960. Brick (stretcher bond); 1 story; flat roof; 4 bays; 1-story, 2-bay porch with metal supports, flat roof.  
(this is no longer a separate parcel - corrects inventory)

#### **WEST GRACE STREET**

1844 -previously 1844-46- (DHR #127-0248-0542): Detached town house. Colonial Revival. Ca. 1910. Brick (stretcher bond); 2 stories; mansard roof (slate); 4 bays; 2-story, 3-bay porch with Ionic columns on paneled piers, dentil cornice, turned balustrade. Contributing.  
(address change; no change to building status)

2304 (DHR #127-0248-0587): Row house. Colonial Revival. Ca. 1910. Brick (stretcher bond); 2 stories; flat roof (not visible); 2 bays; 1-story, 1-bay cast iron porch with metal awning. Contributing.  
(+1 contributing building; not listed in original inventory)

2305: (DHR #127-0174-0218) Remove from inventory. Building contributes to the Monument Avenue Historic District.  
(-1 contributing building; not within Historic District boundaries)

#### **GROVE AVENUE**

2201 (DHR #127-0248-0885): Commercial office building. Modern. Ca. 1960. Brick (stretcher bond); 1 story; gable roof (composition); 8 bays. Contributing.

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(+1 contributing building, -1 noncontributing building; due to expanded period of significance)

2601 -previously 2621- (DHR #127-0248-0975): Hospital. Colonial Revival with contemporary additions. Ca. 1920 with contemporary additions. Brick (5-course American); 4 (original) stories, 5 (additions) stories, parapet roof (original section), flat roof (additions), (not visible); 9 bays (original section), 9 bays (additions). Contributing. (address change and updated photograph; no changes to building status)

2602 (DHR #127-0248-0968): Apartment building. Colonial Revival. Ca. 1960. Brick (stretcher bond); 2 stories; flat roof; 4 bays. Contributing.

(+1 contributing building, -1 noncontributing building; due to expanded period of significance)

**HANOVER AVENUE**

1601 (DHR #127-0248-0998): Row house. Italianate. Ca. 1910. Brick (stretcher bond); 3 stories; flat roof; 3 bays; porch removed. Attached and part of same building and property: Carriage house restaurant at 214 N. Lombardy Street. Ca. 1940. Stucco; 1 story, flat roof (not visible); 1 bay. Contributing. (change from original inventory; no change to building status)

**KENSINGTON AVENUE**

2602-2608 (DHR #127-0248-1357): Apartment building. Colonial Revival. Ca. 1945. Brick (3-course American bond with Flemish variant); 3 stories; flat roof (not visible); 1 hipped dormer; 13 bays; 1 story, 1 center bay porch with turned posts, pedimented gable. Contributing.

(+1 contributing building, -1 noncontributing building; due to expanded period of significance)

2623 (DHR #127-0248-1358): Apartment building. Colonial Revival. Ca. 1950. Brick (6-course American bond); 2 stories; gable roofs (asphalt shingle); 8 bays. Contributing.

(+1 contributing building, -1 noncontributing building; due to expanded period of significance)

2700-2704 (DHR #127-0248-1369): Apartment building. Colonial Revival. Ca. 1946. Brick (6-course American bond); 3 stories; hipped roof (slate); 7 bays; 1 story, 1 center bay porch with paired square wood columns, turned balustrade, bracketed cornice, turned balustraded deck. Contributing.

(+1 contributing building, -1 noncontributing building; due to expanded period of significance)

**NORTH LOMBARDY STREET**

214 (DHR#127-0248-1416): Remove from inventory. Commercial (restaurant). Vernacular. Ca. 1940. Stucco: 1 story, flat roof (not visible); 1 bay. (Not a separate resource; it is attached to row house at 1601 Hanover Avenue (DHR #127-0248-0998).

(-1 noncontributing building; corrects original inventory)

306 (DHR #127-0248-1421): Row house. Vernacular. Ca. 1900. Brick (stretcher bond); 3 stories; mansard roof (slate); 2 bays; 1 story, 1 bay porch with paired Tuscan columns. Contributing.

(+1 contributing building; not listed in original inventory)

**WEST MAIN STREET**

1104 (DHR #127-0248-1426): Commercial (restaurant). Vernacular. Ca. 1910 with later modifications. Brick (stretcher bond); 2 stories; flat roof (not visible); 1 hipped dormer; 4 bays. Contributing.

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(+1 contributing building, -1 noncontributing building; change from original inventory)

1200 -previously 1206- (DHR #127-0248-1438): Garage (originally), Commercial (restaurant). Art Deco. Ca. 1930. Stucco; 1 story; flat roof (not visible); 3 bays. Contributing.

(+1 contributing building, -1 noncontributing building; due to expanded period of significance)

1210 (DHR #127-0248-1441): Commercial (store). Vernacular. Ca. 1940. Brick (stretcher bond); 1 story, mansard roof (slate); 3 bays. Contributing.

(+1 contributing building, -1 noncontributing building; due to expanded period of significance)

\*1314 (DHR #127-0248-1455): Commercial (store). Colonial Revival. Ca. 1964. Wood frame (weatherboard); 2 stories; gable roof; 3 bays. Noncontributing.

(+1 noncontributing building; not listed in original inventory)

1329 -previously 1325- (DHR #127-0248-1463): Commercial (store). Vernacular. Ca. 1900. Wood frame (weatherboard); 2 stories; gable roof (standing seam metal); 3 bays. Contributing.

(address change; no change to building status)

1500 (DHR#127-0248-1479): Demolished. Now paved surface parking lot.

(-1 noncontributing building; no longer a resource)

1502 (DHR#127-0248-1481): Demolished. Now paved surface parking lot.

(-1 contributing building; no longer a resource)

1504 (DHR#127-0248-1482): Demolished. Now paved surface parking lot.

(-1 contributing building; no longer a resource)

1509 (DHR#127-0248-1486): Demolished. Replaced with a new building (see next entry).

(-1 contributing building, no longer a resource)

\*1509 (DHR#127-0248-2473): Commercial (store). Colonial Revival. Ca. 1986. Brick running bond; 2 1/2 stories; mansard roof (slate) with three gable-roofed dormers. Noncontributing.

(+1 noncontributing building, new construction)

1527-1531 -previously 1521, 1523 and 1531- (DHR #127-0248-1495): Commercial (store). Italianate. Ca. 1890. Brick (stretcher bond); 2 stories; parapet roof (not visible); 4 bays. 3 Contributing buildings.

(address and parcel changes; no change to buildings' status)

1529 -previously 1523- (DHR #127-0248-1496): Remove from inventory. Commercial (store). Italianate. Ca. 1890. Brick (stretcher bond); 2 stories; flat roof (not visible); 4 bays.

(remove from inventory - no longer a separate parcel)

1531 (DHR #127-0248-1497): Remove from inventory. Commercial (store). Italianate. Ca. 1890. Brick (stretcher bond); 2 stories; flat roof (not visible); 4 bays.

(remove from inventory - no longer a separate parcel)

1537 -previously 1535- (DHR #127-0248-1498): Commercial (store). Italianate. 1890. Brick (stretcher bond); 2 stories; flat roof (not visible); 4 bays. Contributing.

(address change; no change to building status)

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1609 (DHR #127-0248-2468): Commercial (warehouse). Vernacular. ca. 1960. Brick (American bond): 1 story; parapet roof (not visible); 2 bays. Contributing.  
(+1 contributing building; due to expanded period of significance)

1610-1612 (DHR #127-0248-1504): Commercial (store). Vernacular. Ca. 1923. Brick (6-course American bond); 2 stories; parapet roof (not visible); 7 bays. Contributing.  
(+1 contributing building, -1 noncontributing building; change from original inventory)

1613 (DHR #127-0248-2469): Commercial (warehouse). Vernacular. ca. 1960. Brick (American bond): 1 story; parapet roof (not visible); 2 bays. Contributing.  
(+1 contributing building; due to expanded period of significance)

\*1614-1622 (DHR #127-0248-2467) Commercial (store). Modern vernacular. Ca. 2006. Brick and cementitious panels; 1 story; parapet roof (not visible); 13 bays. Noncontributing.  
(+1 noncontributing building; new construction)

1617 (DHR #127-0248-2470): Commercial (warehouse). Vernacular. ca. 1960. Brick (American bond): 1 story; parapet roof (not visible); 2 bays. Contributing.  
(+1 contributing building; due to expanded period of significance)

1623 (DHR #127-0248-2471): Commercial (warehouse). Art Deco. ca. 1940. Brick (American bond): 1 story; parapet roof (not visible); 6 bays. Contributing.  
(+1 contributing building; due to expanded period of significance)

1625 (DHR #127-0248-2472): Commercial (warehouse). Vernacular. ca. 1960. Brick (American bond): 1 story; parapet roof (not visible); 1 bay. Contributing.  
(description changes; no change to building status)

1627 -previously 1637- (DHR #127-0248-1505): Restaurant. Vernacular. Ca. 1900. Brick (5-course American); 2 stories; flat roof (not visible); 4 bays. Contributing.  
(address change; no change to building status)

1630 (DHR #127-0248-1506): Commercial (historic: warehouse, current: restaurant and residential condominiums). Vernacular. Ca. 1920s with 1960s or 1970s addition. 1 story; flat and parapet roofs (not visible); 4 bays. Contributing.  
(+1 contributing building, -1 noncontributing building; corrects original inventory)

1825 (DHR #127-0248-1529): Detached town house/commercial. Vernacular. Ca. 1910. Brick (stretcher bond); 2 stories; mansard roof (slate); 4 bays. Porch removed. Contributing.  
(changes to description; no change to building status)

1827 (DHR #127-0248-1530): Detached town house. Colonial Revival. Ca. 1910. Brick (stretcher bond); 2 stories; mansard roof (slate); 2 bays. Porch removed. Contributing.  
(changes to description; no change to building status)

1916 -previously 1914- (DHR #127-0248-1539): Commercial (store) Fan Tastic Thrift. Contemporary. Ca. 1960. Stucco: 1 story, flat roof ; 3 bays. Noncontributing.  
(address change; no change to building status)

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1914 (DHR #127-0248-1540): Remove from inventory. Paved surface parking lot.  
(remove from inventory - no longer a separate parcel)

2130 -previously 2132- (DHR #127-0248-1587): Row house/commercial, garage, commercial. Queen Anne. Ca. 1900. Brick (stretcher bond); 2 stories; mansard roof with turret roof (slate); 4 bays. Contributing.  
(address change; no change to building status)

2201 (DHR #127-0248-1588): Commercial (store). Contemporary. Ca. 1950. Brick (stretcher bond); 1 story; flat roof (not visible); 3 bays. Contributing.  
(+1 contributing building, -1 noncontributing building; due to expanded period of significance)

\*2206 (DHR #127-0248-2474): Gas Station. Contemporary. Ca. 1999. Brick (stretcher bond). 1 story, mansard roof. 4 bays. Noncontributing.  
(no change to building status; this new NC building replaces NC building listed in original inventory which was demolished - 127-0248-1590)

\*2610 (DHR #127-0248-1687): Residential condominiums. Contemporary. Ca. 2006. Brick (stretcher bond). 2½ stories, mansard roof. 3 bays. Noncontributing.  
(+1 noncontributing building; new construction)

2611 (DHR #127-0248-1688): Detached town house. Vernacular. Ca. 1910. Wood frame; 2 stories; mansard roof (slate); 3 bays, 1-story, 3-bay porch with square columns, modern wood rail. Contributing.  
(changes to description; no change to building status)

### NORTH MEADOW STREET

202 (DHR #127-0248-1729): Apartment building. Colonial Revival. Ca. 1950. Concrete block; 2 stories, hipped roof (asphalt shingle); 5 bays. Contributing.  
(+1 contributing building, -1 noncontributing building; due to expanded period of significance)

### NORTH MORRIS STREET

1 -no address given in original inventory- (DHR #127-0248-1754): Commercial (store). Vernacular. Ca. 1920. Brick (7-course American); 1 story, parapet roof (not visible); 2 bays. Contributing.  
(address change; no change to building status)

26 (DHR #127-0248-1753): Commercial (store). Modern. Ca. 1950. Concrete block; 1 story; hipped roof (standing seam metal). Contributing.  
(+1 contributing building, -1 noncontributing building; due to expanded period of significance)

### NORTH MULBERRY STREET

400 -previously 2700 Stuart Avenue- (DHR #127-0248-2380): Commercial (office). Vernacular. Ca. 1910. Brick (6-course American); 2 stories; flat roof (not visible); 4 bays. Contributing.  
(address change; no change to building status)

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1413 (DHR #127-0248-1845): Apartment building. Moderne. Ca. 1938. Brick (5-course American bond); 2 stories; flat roof (not visible); 2 bays. Contributing.  
(+1 contributing building, -1 noncontributing building; due to expanded period of significance)

2101 (DHR #127-0248-2464): Apartment building. Colonial Revival. Ca. 1911. Brick (American bond) 3 stories; flat roof (not visible); 2 bays; 2-story, 1-bay wood porch. Contributing.  
(+1 contributing building; not listed in original inventory)

2603-2611 (DHR #127-0248-1963): Apartment building. Colonial Revival. 1940s. Brick (3-course American bond with Flemish variant); 3 stories; gable roof (slate); 25 bays; 2-story, 3-bay porch with square columns, balustraded deck. Contributing.  
(+1 contributing building, -1 noncontributing building; due to expanded period of significance)

### NORTH ROBINSON STREET

321 (DHR#127-0248-2025): Remove from inventory. Commercial (store). Vernacular. Ca. 1920-30. Wood frame (vertical siding); 1 story, parapet roof; 1 bay.  
(no longer a separate resource - attached to row house (restaurant) at 2527 Stuart Avenue DHR #127-0248-2375.  
(-1 noncontributing building; address and parcel changes)

803-807 (DHR #127-0248-2465): Apartment building. Modern. Ca. 1949. Brick (stretcher bond); 2 stories; parapet roof; 16 bays. Contributing.  
(+1 contributing building; due to expanded period of significance)

812 (DHR #127-0248-2466): Commercial (restaurant)/residential. Modern. Ca. 1922. Brick (stretcher bond); 2 stories; parapet roof; 10 bays. Contributing.  
(+1 contributing building; due to expanded period of significance)

### NORTH STRAWBERRY STREET

13 (DHR #127-0248-2174): Row House. Colonial Revival. Ca. 1910. Brick (stretcher bond). 2½ stories; mansard roof (slate); 1 gable dormer; 3 bays; 1-story, 3-bay porch with Tuscan columns on brick piers. Contributing.  
(+1 contributing building; not listed in original inventory)

429 -previously a vacant lot- (DHR #127-0248-2215): Remove from inventory. No longer a parcel.

### STUART AVENUE

2513 (DHR#127-0248-2362): Apartment building. Moderne. Ca. 1959. Brick (stretcher bond). 2 stories; flat roof (not visible); 2 bays. Contributing.  
(+1 contributing building, -1 noncontributing building; due to expanded period of significance)

2527 (DHR #127-0248-2375): Row House/Restaurant. Colonial Revival. Ca. 1910. Brick (stretcher bond). 2 stories; false mansard and flat roofs; 3 bays. Attached, noncontributing ca. 1920-1930 commercial building shares a parcel and is no longer a separate resource. Contributing.  
(changes to description; no change to building status)

2700: Remove from inventory. Now 400 North Mulberry Street (DHR #127-0248-2380): see above.

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### Section 8: Narrative Statement of Significance

#### Summary Statement

From the original Fan Area Historic District Nomination:

“The Fan Area Historic District is significant both for its architectural cohesiveness and for its association with Richmond's transformation from village to city in the half-century following the defeat of the Confederacy in the American Civil War. Tracing its distinctive street plan to the abortive attempt in 1817 to develop the Town of Sydney as a western suburb of Richmond, the district is more closely linked to the city's westward residential expansion in the late 19th and early 20th century through the annexation of increasingly larger areas of Henrico County in 1867, 1892 and 1906. The growing demand for better housing and improved city services by a new urban white middle class spurred architects, builders, and real estate speculators to promote the construction and sale of entire blocks of residences in the Fan Area. Characteristic of development in the eastern or Lower Fan during the period 1885 to 1895, the pattern of speculative building came to be repeated on a larger scale in the western or Upper Fan during the period from 1906 to 1915. Notwithstanding this decade-long hiatus between the area's two major building campaigns, the district conveys an agreeable feeling of harmony that depends not so much on uniformity of architectural style as on intrinsic qualities of good urban design such as uniformity of roof and setback lines; compatibility of texture and type of materials; scale of openings; careful planting of trees; and details of a succession of architectural styles represented in the district. The basic component of the district is not the individual dwelling but the typical Fan Area block of row houses or semi-detached townhouses, most constructed of brick, usually two or two-and-a-half stories in height, with frame porches on the front facades and false mansard slate roofs. While a number of the district's 85 blocks lack individual distinction, each contributes to the creation of a rhythmic streetscape that is seldom broken by visual intrusions. This remarkable architectural cohesiveness reflects the deliberately conservative cultural taste of turn-of-the century Richmonders and the fortuitous circumstance of contemporary building practices, which allowed for a relatively small number of local architects and contractors to fashion out of whole cloth much of the fabric of the neighborhood.”

This document expands the Fan Area Historic District's period of significance to include the years 1930 to 1962 in order to document the continued importance of the built environment that evolved during this time. The period of significance for the district now ends in 1962, the year that Richmond Professional Institute, which had been a satellite campus of the College of William and Mary, became an independent state institution of higher learning. This change launched the growth of one of the Commonwealth's largest universities, and set into motion the revitalization of the Fan Area, Richmond's largest mixed-use urban neighborhood. Buildings constructed between 1930 and 1962 continue to represent the themes outlined in the Historic District's 1985 and 1986 Nomination Forms. The twenty-three buildings added to the inventory of contributing resources are part of the cohesiveness that defines the Historic District. Like the properties developed prior to 1930, these buildings are associated with the city's growth and transformation, in fulfillment of National Register Criterion A. Development of three large apartment buildings at the northwest corner of the Fan in 1945-1946 responded to the City's population growth immediately following World War II. Consistent with Richmonders' traditional-leaning architectural preferences, these apartment buildings were built in the Colonial Revival style. Construction of small commercial buildings on West Main and North Morris Streets occurred as development in this section of the neighborhood shifted from residential to increased commercial use, particularly at the Fan's east end, adjacent to Richmond Professional Institute (now Virginia Commonwealth University). The stripped-down Colonial Revival style architecture of the newly contributing buildings fulfills National Register Criterion C.

#### Period of Significance (justification)

The period of significance for the historic district has been expanded to include the years 1930 to 1962 due to the consistent and continued development of the district during this period. Contributing buildings constructed during this period have the same scale, materials, setback and use as the older buildings in the historic district, although most are distinguished by reduced articulation. In 1962, Richmond Professional Institute, which had been a satellite campus of the

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College of William and Mary, became an independent state institution of higher learning, marking a distinct turning point in the neighborhood's history. This change launched the growth of one of the Commonwealth's largest universities, and set into motion the revitalization of the Fan Area, Richmond's largest mixed-use urban neighborhood.

### Areas of Significance

The Fan Area Historic District meets National Register Criterion A (illustrates broad patterns of American history) because, as a large urban mixed-use neighborhood, it continues to reflect Richmond's growth as a city. At mid-20<sup>th</sup> century this Historic District was the first of the city's older neighborhoods to be a focus of wide-spread revitalization. This trend was memorialized in a 1959 brochure that celebrated the history and architecture of the neighborhood, in the hope of inspiring ongoing investment in the Fan. The neighborhood's popularity was virtually guaranteed by its proximity to the downtown corporate and government center, its mix of dense, well-built housing and neighborhood businesses, and the cultural and educational institutions at its east and west ends.

The historic district meets National Register Criterion C (architecture) because of the consistent quality and character of its architectural resources. Typical buildings throughout the neighborhood, including most of the twenty-three buildings added as contributing resources to the inventory, have consistent rectangular massing, dense siting with shallow front yards and narrow side yards, heights not exceeding thirty feet (typically one-to-two-and-a-half stories tall), and are built in traditional styles. As noted in the 1985 Nomination Form, "the district conveys an agreeable feeling of harmony that depends not so much on uniformity of architectural style as on intrinsic qualities of good urban design." The buildings built between 1930 and 1962 represent a simplification of architectural expression, but continue the rhythmic streetscape of the historic district.

### Historical Background

The years between 1930 and 1962 cover a period of great change in the history of Richmond and the nation, for they include the Great Depression, World War II, and the post-war economic revival. Richmond, like the country as a whole, had enjoyed a boom in the years following the First World War. Automobile culture propelled westward development, replacing residential property with commercial uses, and displacing populations, particularly along West Main Street. The second and third quarters of the twentieth century saw the rise of the Richmond Professional Institute (now Virginia Commonwealth University) at the east end of the district, which simultaneously transformed the immediate vicinity of Monroe Park while stabilizing the fraying urban fabric during the downturn of the Depression. When the Great Depression put a quietus to boundless optimism in growth and technology, retrenchment came to the Fan Area. Incomes were reduced, and rather than moving to new suburban country-houses, Fan residents refurbished older townhouses. Commercial development along Main and Grace Streets also slowed, and penurious young families or singles took accommodation in Fan Area houses now converted to flats. Following World War II, renewed building campaigns infilled commercial sites and provided new multi-family housing for returning soldiers and their families.

### Impact of the Automobile

The growing predominance of the automobile as the primary means of travel changed the character of the city, not only in the sprawl of roads and new suburbs, but also in the character of the neighborhoods left behind in old city neighborhoods like the Fan Area. Service stations and gas pumps filled in corner lots where homes and small commercial structures once stood. 1206 West Main Street, today a pizza parlor was one such early "filling" station. Nearby 26 North Morris Street is another early (c. 1930) filling station converted (after the period of significance) to a coffee-house restaurant.<sup>3</sup>

As modern structures like garages and service stations began to replace the more complementary utilitarian structures of the former regime (e.g. livery stables and trolley barns) the rapidly expanding suburbs west of the city had other negative effects on the historic district. By the early 1950s, and in response to midcentury urban transportation theories, West Main

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and West Cary Streets were designated one-way thoroughfares; arteries for traffic speeding “commuters” to and from the west. West Main Street had lost large swaths of residences by 1962. On the south edge of the historic district, once solidly white middle-class populations were replaced by working class white and black families. The happy effect on the architecture of the district was frequently to preserve existing inventory, either through neglect or remodeling. On the southern flank of the Fan Area, many existing buildings were modified with one-story additions housing street-level business uses. North of Main, Floyd Avenue more than any other retained its original character. Being next to an increasingly commercial Main Street, Floyd attracted a less affluent resident population and was less subject to the upscale-trends in the heart of the district.

Not only were the vestiges of pre-industrial transportation obsolescent and thus being “repurposed” (*viz.* carriage houses became garages or residential rentals) but also the evidences of dated technologies were disguised under new uses. Richmond claims the nation’s earliest streetcar system, dating from 1887.<sup>4</sup> Main Street was early a thoroughfare of the mode and the trolley barn at No. 1630 was one of a number throughout the city built to service the cars. During World War II, the Virginia Electric & Power Company which had operated the electric streetcar network along with its electric business, divested itself of its transportation arm (including the city’s buses) and the successor Virginia Transit Company began phasing out street cars in May 1947. The streetcar barn at 1630 West Main Street was reorganized with new construction into warehouse space in the immediate post-World War II years and its original character has only in recent years been revealed when it was converted to condominiums and a restaurant.

### **Richmond Professional Institute (Virginia Commonwealth University)**

Just beyond the east boundary of the Fan Area, beginning in 1917, the Richmond School of Social Work and Public Health began staking a claim on Franklin Street (originally at No. 827) and Park Avenue at Shafer Street, west of Monroe Park. Houses were converted to classroom use and later as dormitories after 1925 with the success and expansion of offerings as the Richmond Division of the College of William & Mary. By 1939, the division became the Richmond Professional Institute of William & Mary College, building on its reputation in social work and now leading in applied arts and design. As the school grew, more and more of the fabric of the lower Fan was converted to academic use or demolished for new construction. Residents of the area during the depression and post-war period credit RPI with stabilizing the neighborhood and preventing the “blight” associated with *declassé* neighborhoods.<sup>5</sup> In 1962 Richmond Professional Institute, which had been a satellite campus, separated from the College of William and Mary to become an independent state institution of higher learning. This accelerated the school’s rise to prominence and its 1968 merger with the Medical College of Virginia. Both in its infancy as RPI and in its mature form as VCU, the institution has been an anchor and a powerful force at the east end of the historic district. The Fan Area Historic District has increasingly provided housing for students, faculty, and staff and shops, restaurants and service facilities that support the residents and the expanding academic campus.

### **Changes to Fan Area Architecture from 1930-1962**

The era 1930-1962 was a revolutionary period in architecture in Virginia and nationwide. Although Richmond was slower to adopt modernism’s stylistic trends, industrialization restructured standard methods of construction, resulting in larger scale and increasingly seamless components. Architectural detail began to be lost as buildings were composed of fewer and fewer pieces. The former principal construction building block (the brick) was no longer a structural necessity; when used it was as a veneer, a surface decoration rather than the dominant material in a bearing-wall construction.

Brick-veneer commercial buildings front the exterior of an Italianate house at 1104 West Main Street. The former residence (currently the Roxy Café) is a two-story three-bay late nineteenth-century house to which a street-level storefront was early added,<sup>6</sup> pointing the direction commercial architectural modification would take throughout the Fan’s development. Various small businesses occupied the premises through midcentury: grocery, shoe repair and a barbershop. The current stretcher brick addition, itself a renovation of the earlier construction, is four bays wide. In the

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usual fashion, the upper story (non-commercial) has been left intact with its hooded fenestration and bracketed Italianate cornice.

Other brick veneer buildings constructed in the expanded period of significance in the historic district include 2619 Floyd Avenue, an undistinguished one-story three-bay 5-course American bond office building infilling an otherwise residential block (save No. 2601, the handsome c.1910 former bank building at the corner of Robinson Street). The doctors' offices at 2201 Grove Avenue likewise infill a residential neighborhood with a one-story brick-veneered structure in suburban neo-colonial style. Where the fabric of the Fan was incomplete, through changing demographics, uses or neglect, repairs were made utilizing the technological advances of the construction trades.

Beginning in the Great Depression and continuing throughout the Period of Significance, individuals (and developers at the end of the period) began a process of "organic" transformations of the existing inventory. Recall that enthusiastic campaigns had built on *Country Life* aspirations in the first quarter of the century, but 1929 brought upper-middle-class suburban development like Windsor Farms shuddering to a crawl. In the Fan residents applied their smaller disposable income towards maintenance in the 1930s. As the effects of the Depression subsided through the ramp-up of World War II, the late 1940s and early 1950s saw owners begin to transform their early twentieth-century town houses. More classic Colonial Revival or Georgian Revival façades were increasingly favored: in some cases porches were removed, and multi-light windows and six-panel entry doors installed. The 1500 block of Hanover Avenue at Lombardy Park saw some of the earliest renovations of turn-of-the-century housing. Nos. 1505-1511 were built in 1895 and remodeled at various dates before the midcentury mark. Original Queen Anne features were replaced or modified: Mansard roofs were added at 1505 and 1511. No. 1513 with its raised front terrace, recessed entry and multipane window sashes was a model for subsequent projects. Its neighbors at 1515-1519 retain their porches. Young families moved to more affordable housing on West Avenue or side streets in the late 1940s, also dressing down Queen Anne ornament into more restrained detailing. The double house at 1007-1009 West Avenue (occupied by the Penn Montague and Sam Rose families in the fifties) is stripped of its porches, giving it a more sober and impressive mien. "Backyards" became "pocket gardens." Charles Gillette, the prominent landscape architect, transformed his simple 1858 farmhouse at 2221 Grove Avenue into an elegant townhouse in the years following his purchase in 1923.<sup>7</sup>

This trend became a defining character of the district and was codified in 1959 when realtor Neville Johnson designated the neighborhood the "Fan" because avenues fanned out from Monroe Park to the Boulevard on the west.<sup>8</sup> Johnson published a brochure that clearly mapped and defined the neighborhood, celebrated its history and architecture, and successfully encouraged its revitalization:

*"Decadent blocks would fast give way to attractive blocks, livable blocks, if the residents and future residents wish it so. Building permits are put on the front of a dying façade every day and with them the hope for the future of "The Fan." Help ease the growing pains of the Fan District and her future will be assured."*

Alterations to the facades of Fan residences took place as a part of the movement advocated by Neville Johnson to create "attractive blocks, livable blocks". As a part of this pioneering historic preservation effort, the updating of older facades was encouraged by neighborhood advocates and undertaken by property owners. Johnson's brochure included an ideal elevation of a renovated Fan house, showing the replacement of the original porch with a stoop, the construction of a decorative door hood, and alteration of the original windows.

In the years immediately following 1958, a number of alterations to residential façades took place in the district. In addition to the influence of the Johnson brochure, the stylistic influences on these alterations are either post-World War II Colonial Revival or Modernism. These renovations commonly resulted in the replacement of original windows with either multi-paned double-hung windows or single sheets of glass. They also resulted in the removal of many of the substantial full-

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width porches and their replacement with decks, stoops, terraces, or patios. The original National Register nomination for the Fan Area Historic District identified nearly all of the buildings with these types of modifications as contributing.

The architecture of The Fan District shares a remarkably consistent aesthetic. The appeal of the district as a viable and attractive neighborhood is due to the investment and care of its residents in preserving and renovating its building stock. It is not however, the project of a replacement population reviving a blighted district, rather it represents an ongoing organic development from its very inception. Through the play of a number of factors, cited above, the Fan has maintained a social and architectural cohesion rarely seen in post-war America.

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**Endnotes**

<sup>1</sup> *Hill's Richmond Virginia City Directory* for 1946 has no building (no address) on the site. The 1947 edition lists six apartments for each address, 2603, 2605, 2607, 2609, 2611. Similarly 2602-2608 Kensington Avenue did not appear until the 1947 edition.

<sup>2</sup> *Hill's Richmond Virginia City Directory* in 1947 begins listing 2702-04 Kensington with four apartments; (in 1948/9) with six. Only in 1950 are the three addresses (2700, 2702, 2704) with six units each listed.

<sup>3</sup> Per *Hill's Richmond Virginia City Directory* the site was unoccupied in 1926, but housed West's Service Station in 1931. Throughout the 'forties and 'fifties, the automotive garage is listed at 1301 Floyd Avenue.

<sup>4</sup> James K. Sanford ed., *Richmond. Her Triumphs, Tragedies and Growth* (Richmond: 1975) "A Century of Progress" p.51ff.

<sup>5</sup> 16 November 2009 interview with Mrs Samuel B. Witt, Jr who lived at 808 Park Avenue (Cathedral Place) from 1944 to 1972. The residence had been the home of her husband's parents.

<sup>6</sup> During the mid-teens 1104 West Main was first converted from single family use to mixed use. In 1915 W.A. Tyndall alone was resident; by 1921, The "New Colonial Market" occupied the street level with W.F. Harris above: *Hill's Richmond Virginia City Directory* 1915, 1921.

<sup>7</sup> Drew St J. Carneal, *Richmond's Fan District* (Richmond: 1996) p. 58.

<sup>8</sup> Neville C. Johnson, *The Fan – Its Past, Present and Future* (Richmond: c.1959)

