

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

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| For NPS use only |
| received |
| date entered |

1. Name

historic ENGLISH VILLAGE (VHLC File No. 127-374)
 and/or common N/A (Files 127-374-1/17)

2. Location

street & number 3418 - 3450 Grove Avenue N/A not for publication
 city, town Richmond N/A vicinity of ~~Congressional District~~
 state Virginia 23221 code 51 county (in City) _____ code 760

3. Classification

| Category | Ownership | Status | Present Use |
|---|---|---|--|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | <u>N/A</u> | <input type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input checked="" type="checkbox"/> park |
| | | | <input type="checkbox"/> private residence |
| | | | <input type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name English Village Corporation (see attachment I for individual owners)
Walter Bowry, President
 street & number 3436 Grove Avenue (see continuation sheet #6)
 city, town Richmond N/A vicinity of _____ state Virginia 23221

5. Location of Legal Description

courthouse, registry of deeds, etc. Circuit Court Division I
 street & number 800 East Marshall Street
 city, town Richmond state Virginia

6. Representation in Existing Surveys

title NONE has this property been determined eligible? yes no
 date _____ federal state county local
 depository for survey records _____
 city, town _____ state _____

7. Description

| | | | | |
|---|---------------------------------------|---|---|-----------------|
| Condition | | Check one | Check one | |
| <input checked="" type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input checked="" type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site | |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input type="checkbox"/> altered | <input type="checkbox"/> moved | date <u>N/A</u> |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | | |

Describe the present and original (if known) physical appearance

SUMMARY DESCRIPTION

English Village is an early twentieth-century Tudor styled multi-family residence located in the 3400 block of Grove Avenue, a fashionable tree-lined streetcar suburb of Richmond, Virginia. Designed by Bascom J. Rowlett, a Richmond architect, it is one of the first cooperatives in the city and is an outstanding example of a 1920s planned community. Rowlett designed the low Tudor styled U-shaped buildings around a central courtyard set back from the street, an innovative plan at that time for Richmond. The seventeen attached dwellings were designed for economy and for efficiency. The Village was totally landscaped and included a community playground and garages for each individual dwelling. Building materials were selected for permanence and ease of maintenance. A centralized heating and hot water system located in a "modern" boiler room served each individual unit. An early rendering by the architect shows the Village as it originally looked; the effect was picturesque and resembled the brick and half-timbered Tudor cottages of an English rural village. (See attachment 2) Basically unaltered except for some changes in the landscaping, English Village is in excellent condition and has maintained its architectural integrity over the years.

ARCHITECTURAL ANALYSIS

English Village was an imaginative plan for multi-family residences, similar to the type being built in California, yet unique for Richmond. Designed to be viewed from the street, the Village presents to the passer-by a glimpse of a picturesque assemblage of Tudor country cottages surrounding a courtyard with their lively massing of brick and half-timbered gables, buttressing, and tall ornamental chimneys. Yet the Village was built in a contemporary plan for modern living with the latest conveniences and with the latest building technologies. Traditional in style, but unique in type for Richmond, English Village was a refreshing departure from the usual multi-family residences being constructed at that time. While three-or-more story apartment complexes mushroomed on Monument Avenue and traditional rowhouses lined the streets of the new suburbs, Rowlett designed a grouping of low Tudor styled buildings around a central courtyard set back from the street. The functional U-plan provided each family with access to both communal and private recreational space. The lateral plan integrated the buildings with the landscaping. The total effect was that of English country houses in a garden setting.

Designed for economy, efficiency, and permanency of building materials without sacrificing aesthetics, the Village is composed of seventeen attached units two-and-a-half stories high built of brick walls, a distinctive water table, buttressing, prominent gables, and half-timbering in some of the second-story gables. The overall appearance is that of asymmetry yet the plan is symmetrical with each half being the mirror image of the other. The plan consists of a symmetrical main block and two wings extended forward at each end of the rectangular main block. The wings are asymmetrical but mirror images of each other. The off-centered doorways are capped with Tudor-arched lintels made of cast concrete embellished with designs of lions heads, coats of arms, grape vines, and the diaper motif. Some of the door surrounds are quoinwork of cast cement made to look

(See Continuation Sheet #1)

8. Significance

| Period | Areas of Significance—Check and justify below | | |
|---|--|--|---|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input checked="" type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government |
| | | <input type="checkbox"/> invention | <input type="checkbox"/> religion |
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| | | | <input type="checkbox"/> sculpture |
| | | | <input type="checkbox"/> social/ |
| | | | <input type="checkbox"/> humanitarian |
| | | | <input type="checkbox"/> theater |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other (specify) |

Specific dates 1927

Builder/Architect Davis Brothers/Bascom J. Rowlett

Statement of Significance (in one paragraph)

STATEMENT OF SIGNIFICANCE

Built during the decade following World War I when Americans were experimenting with a variety of housing types and construction techniques, Richmond's English Village is significant as one of the earliest ventures in cooperative planned communities in the city and the nation and could well be called a precursor of the condominiums of recent times. Notable for its fine Tudor style architecture and innovative planning and design, the U-shaped multi-family residence was designed by Bascom J. Rowlett, a Richmond architect, and built by Davis Brothers, a large local contracting firm. Begun in 1926, it was completed in 1927 with occupancy occurring that same year.¹ Cooperative housing, a radical experiment at that time, was an outgrowth of the world-wide cooperative movement as a whole. While most of the cooperative housing in America was built for the working class with collective ownership of the property, the Village was built for the upper middle class with each owner holding a clear title to his own property. The tragedy of the depression was felt in English Village with all but one of the homeowners losing their units through mortgage foreclosures. However, during the recovery period in 1934, home ownership of the seventeen dwellings in English Village was gradually resumed. Since that time, English Village has continued to be a successful cooperative and remains the only one of its kind in Richmond. The success of the Village as a cooperative for the past fifty years is due, in large part, to the excellent planning and design of the architect and the builders.

HISTORICAL BACKGROUND

The sales prospectus of English Village citing "...the new lifestyle... while enjoying all the amenities, including privacy of single house living... with an atmosphere of social respectability..."² reads like a contemporary advertisement for carefree condominium ownership, yet the ad is over fifty years old.

Incorporated April 14, 1927,³ English Village was designed as a cooperative community both for economy and for efficiency while at the same time maintaining a gracious lifestyle. The Village by-laws, still in force, state that "it is the purpose and object of this corporation to maintain and operate the property in English Village on a mutual and cooperative basis... without any profits or other gains or remuneration to the corporation, excepting assessments made as hereinafter provided necessary for the upkeep and expense of maintaining the property and providing heat and hot water to the seventeen dwellings located in English Village."⁴

This cooperative planned community was a radical experiment in housing for Richmond as well as for the rest of the country since most of the multi-family housing constructed at the time were apartment complexes in the city or rowhouses in the suburbs. An article on cooperative housing ownership in the U.S. Monthly Labor Review dated September, 1926, stated that according to figures of the U.S. Bureau of Labor Statistics,

(See Continuation Sheet #3)

9. Major Bibliographical References

Richmond, (city) Virginia Deed Books, Land Plats, Building Permits.
English Village Corporation By-Laws
"Davis Will Build English Village." Richmond Times Dispatch, January 23, 1927, p.1.
Murkison, Kenneth M. "Cooperatives: the New Way of Buying a Home," Arts and Decoration,
May, 1928, pp. 62-3.

10. Geographical Data

Acreeage of nominated property 30,430 S.F. (less than one acre)

Quadrangle name Richmond, VA

Quadrangle scale 1:21,000

UMT References

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|------|---|---|---|---------|---|---|---|----------|---|---|---|---|---|---|
| 1 | 8 | 2 | 3 | 0 | 5 | 3 | 0 | 4 | 1 | 5 | 9 | 5 | 4 | 0 |
| Zone | | | | Easting | | | | Northing | | | | | | |

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Verbal boundary description and justification

Beginning at a point on the north line of the public alley twenty (20') feet wide extending from Roseneath Road to Nansemond Street (See continuation Sheet #5)

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
| N/A | | N/A | |
| N/A | | N/A | |
| N/A | | N/A | |

11. Form Prepared By

name/title (1) Mary Ellen Bushey, 321 N. 23rd Street, Richmond, VA (804) 643-1536
(2) Virginia Historic Landmarks Commission Staff

organization Virginia Historic Landmarks Commission date July 7, 1983

street & number 221 Governor Street telephone (804) 786-3144

city or town Richmond state Virginia 23219

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

H. Bryan Mitchell

H. Bryan Mitchell, Executive Director
title Virginia Historic Landmarks Commission

date AUG 16 1983

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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ENGLISH VILLAGE, RICHMOND (city) VA

Continuation sheet #1

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7. DescriptionArchitectural Analysis

like stone. The Arts and Crafts philosophy is apparent in the treatment of the doorways. The doors are board-and-batten with stained-glass windows and wrought-iron strap hinges and thumb latch door handles and knockers. Fenestration on the first and second floors consists of a variety of window shapes and sizes; round-headed windows with leaded stained glass, small narrow rectangular leaded stained-glass windows with label moldings of cast concrete, and metal casement windows set in groups of two's and three's. The cornice in the second story is small and molded. The lines of the gray slate-covered hipped roof are broken by shed dormers, stepped gables, gable ends, some of which have jerkin heads, and large decorative chimneystacks.

The focal point of the building is the main block which faces the central courtyard. The horizontal lines of the main block are interrupted by the vertical lines of the prominent central gable with second-story half-timbering and the vertical thrusting of the chimneystacks flanking either side of the gable end. The one-bay entrance porch again reflects the Arts and Crafts era with its heavily turned wooden posts with brackets and carved acorns and slate roof. Except for this rather ornate porch, Rowlett was somewhat restrained in the use of ornamentation, but rather used quality materials for color and texture. The brickwork is laid in Flemish bond with a tapestry-like pattern in the gable peaks. Cast-cement recessed panels with molded coat of arms designs are also located in the top of the gables. The gutters and downspouts are made of copper. Other uses of ornamentation include a distinctive brick beveled water table which serves, visually, to tie the units together, and brick corbelling under the eaves on the gable ends.

The south, east, and west elevations fronting Grove Avenue present the formal side of the Village, while the north, east, and west elevations facing the rear alley are more utilitarian and resemble the typical rear elevations of rowhouses in Richmond. The plain rectangular common brick walls of the first and second stories are laid in common bond. Simple hoods with brackets shelter the rear doorways. Fenestration consists of 6/6 lights with double-hung sash. Each dwelling has its own private tiny rear patio or garden area enclosed by a picket fence. "Modern refrigeration" boxes are still conveniently located near the back kitchen doors. The furnace room and four-room apartment for the custodian is located on the northwest corner on the rear of the building facing the alley. Seventeen attached brick garages with metal shed roofs are located on the north side of the concrete paved alley.

The interior plan which varies slightly for each unit was designed for comfort, convenience, and efficiency and for a servantless lifestyle. One enters through an interior vestibule dimly lit by stained-glass windows. Tudor arched doorways lead from the living room to the dining room to a compact galley-type kitchen at the rear. An open stairway on one side of the living room leads to three bedrooms and a porcelain tiled bathroom upstairs. Some living rooms are equipped with corner fireplaces with cast-cement Tudor styled mantels and terra cotta tiled hearths. The original mantels were left unpainted to resemble carved stone, however, most of the mantels have been painted over. The ceilings are low with coved ceilings in the hallways, living rooms and

(See Continuation Sheet #2)

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7. Description

Architectural Analysis

dining rooms. Party walls are constructed of cinderblock with a stucco finish. The walls were originally painted a cream. The woodwork, including the two-panelled doors with glass door handles, door and window trim, stairway newel post, handrail and turned balusters, was originally stained a dark oak. The creamy walls and the lighter red oak floors were meant to contrast with the darker tones of the doors, windows, and trim. Number 3418 Grove Avenue still retains its original finishes, while most of the woodwork in the other dwellings has been painted over.

English Village contained all the latest and most modern conveniences according to Davis Brothers' advertisements, including a concealed stairway leading to an attic for storage purposes, Copeland dependable refrigeration, and parked entranceways. The newspaper cited the Village as "Richmond's most modern building achievement." The construction cost was estimated to be \$200,000.¹ The centralized heating and hot water system was a fairly new concept. The original boiler system was coal-fired with three separate mains leading from the boiler to the three wings. The hot water had a 120-gallon capacity, hardly enough by today's standards. The system was installed by Gregory and Graham, Inc. In 1946, the domestic hot water system was replaced. Since then, the centralized heating system has also been modernized.

The original landscaping plan consisted of fir, spruce, elm, and hemlock trees combined with ornamental shrubs and lined with terra cotta patios and walkways. A water fountain graced the central courtyard. The circular drive was paved with brick. A playground was located in the northeast corner of the lot behind the buildings. Brick walls enclosed the grounds with a gateway leading to the driveway. In 1947, the original landscaping plan was altered by Charles Gillette, a Richmond landscape architect. The fountain was removed and replaced by the present flagpole. The driveway was paved with asphalt and the playground no longer exists.

Because of the quality of the building materials used and careful maintenance, English Village is in excellent condition. English Village has also retained its architectural integrity as a result of a restrictive covenant in the corporation by-laws which restricts homeowners from altering the exterior of their individual homes. Designed for efficiency, economy and aesthetics, English Village, over fifty years old, continues to meet the needs of today's lifestyles and to lend its unique charm to the Grove Avenue neighborhood.

MEB

¹"Davis Will Build English Village," Richmond Times Dispatch, 23 January 1927, Sec. 4, p. 1.

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8. Significance

Historical Background

the Bureau had knowledge of only forty cooperatives in the U.S., of which all but two were in Brooklyn or New York City.⁵

The cooperative movement generally was a world-wide phenomenon in the 1920s with more than 44½ million claiming membership from 29 countries. Northern countries such as the United Kingdom, Denmark, Sweden, Finland, France, and Russia accounted for the majority of the movement's members with some 30 to 40 percent of their populations supplied through consumers' cooperative societies. Only a small part of the population in the United States was involved in cooperatives— 2.5 percent. In America the majority of the cooperatives were found in the rural areas formed by the farmers to combat low farm prices. The value of the cooperative was seen as a stabilizer of the economy and as a check on prices.⁶

While many different types of cooperatives in this country enlisted members at the beginning of the 20th century -- credit unions, agricultural co-ops, retail consumers, workers' productive, insurance, and others -- cooperative home ownership was a fairly new concept in 1926. At that time, articles began appearing in popular periodicals extolling the merits of cooperative apartment ownership, and in 1928, an article appeared in Arts and Decoration entitled, "Cooperatives: the New Way of Buying a Home." The reasons behind cooperative homeownership, the author said, were that they were "...cheaper, more desirable, more flexible in plan... owners realized a savings in rent ... they had a voice in management."⁷ This philosophy had already been espoused by Davis Brothers a year before in their advertisements for English Village.

Unlike most of this country's housing co-ops of the 1920s which were built for the working class by industry, philanthropists, or non-profit governmental agencies, English Village was built in the fashionable Grove Avenue neighborhood for the upwardly mobile middle class by private entrepreneurs. According to an article in the real estate section of the Richmond Times Dispatch dated January 23, 1927, English Village would have all the latest modern conveniences including: separate garages; electric refrigeration; community heating; a parked entrance-way as well as "a janitor and cook service on the cooperative plan."⁸ Advertised by Davis Brothers as "English Architecture at its best," the Village was designed by Rowlett, a lesser known Richmond architect, who was noted for a number of fine residences and apartment buildings in Richmond in the 1920s. Reminiscent of the Shelby Apartments of Kingsport, Tennessee, built in 1926, Rowlett's Tudor Revival mannerisms lent variety to the multi-unit complex.

The corporate structure and by-laws of English Village Corporation were much the same as that of Garden Homes Cooperative in Milwaukee, one of the first cooperatives in the country, built in the early 1920s. The homeowners in both cases bought shares in the corporation. Besides paying for stock, the homeowners also paid a rental sufficient to cover interest, taxes, insurance, depreciation, repairs and maintenance. But while the home ownership was collective in Milwaukee with no clear title to the property, English Village stockholders retained clear title to their individual properties similar

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8. Significance

Historical Background

to today's condominium ownership.⁹

Since its beginning in 1927, the business of English Village Corporation has been transacted at an annual meeting, or special meetings, if needed, with duly-elected officers and a board of directors managing the property. Each stockholder is assessed one-seventeenth of the total expenses for the maintenance and upkeep of the buildings and grounds.

During the depression many of the early owners lost their homes through mortgage foreclosures. However, by 1934, the deeds indicate that all the dwellings were once again owned by families who resided there. The Robert L. Atwell family, original owners of one of the dwellings, managed to hold on to their property and still retain it to this day.

English Village Corporation no longer contains all of its restrictive covenants, but it does retain an important one in the original by-laws which has helped maintain the architectural integrity of the building. Homeowners are restricted from making any changes to the exterior of their individual homes which would constitute a departure from and in contrast to the original architectural plan and design of the village structure as a whole. English Village, a product of the era of community consciousness, functionalism, and the Garden Cities ideal, remains an excellent example of an early 20th-century planned cooperative community. As a plan, English Village is still viable today as evidenced by the recent popularity of the condominiums. The experiment in cooperative housing appears to have been successful. According to one long-time resident, "English Village has become more than a fifty-year tradition; it's a way of life."

MRB

¹Building permit number 17445 dated 12/2/26 on file in City Building Inspector's Office and map of English Village, Book 6, p.40, on file at City Planning Office, dated March 15, 1927.

²Letter of advanced notice of proposed stockholders' meeting from R.L. Atwell, dated 1944, telling of original sales prospectus of 1927.

³Certificate of corporation granted by State Corporation Commission, dated April 14, 1927.

⁴English Village Corporation By-Laws, Article 5, p.6.

(See Continuation Sheet #5)

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8. Significance

Historical Background

⁵"Cooperative Home Ownership in the United States," Monthly Labor Review, September, 1926, pp.457-62.

⁶"The Cooperative as a World Movement," Monthly Labor Review, June, 1927, pp. 1180-92.

⁷ Kenneth M. Murchison, "Cooperatives: the New Way of Buying a Home," Arts and Decoration, May, 1928, pp.62-13.

⁸"Davis Will Build English Village," Richmond Times Dispatch, 23 January, 1927, Sec.4, p.1, col.1.

⁹"Cooperative Housing in Milwaukee," Monthly Labor Review, December, 1922, pp.156-7.

10. Geographical Data

Boundary Description

which point of beginning is two hundred and twenty-one (221') feet westwardly from the western line of Roseneath Road and one hundred and seventy-nine (179)' feet nine (9") inches south of the south line of Hanover Avenue thence extending westwardly along the north line of said twenty foot alley and fronting thereon one hundred and seventy (170') feet to the east line of a fifteen (15') foot alley thence northwardly at right angles along the east line of said fifteen foot alley twenty-two (22') feet, thence at right angles in an easterly direction and along the south line of the said fifteen foot alley as it continues at right angles in an easterly direction one hundred and seventy (170') feet thence in right angles in a southerly direction along the west line of said fifteen foot alley as it continues in right angles in a southerly direction twenty-two (22') feet to the point of beginning being the same real estate conveyed to the said Belleview Park Corporation and recorded in Deed Book 339B, p.66 in the Clerk's office of the Richmond Chancery Court." (Belleview Park to English Village Corporation, Deed Book 344B, p.242, June 17, 1927) (See Continuation Sheet #7)

Boundary Justification

The bounds have been drawn to coincide with the above-described lot, which is precisely the same as when the buildings were erected in 1927 and includes no additional acreage.

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LIST OF PROPERTY OWNERS

(Attachment #1)

ENGLISH VILLAGE, RICHMOND, VIRGINIA

| | | | |
|--|--------------------|---|--------------------|
| Ruth E. Maxson, M. D. 3418 Grove Avenue Richmond, VA 23221 (804) 355-1248 | D.B. 783 p.1160 | Mary K. McDaniel and Philip A. Huss 3434 Grove Avenue Richmond, Va. 23221 (804) 353-7182 | D.B.795 p.551 |
| Winifred and Wm. McClung 3420 Grove Avenue Richmond, VA 23221 (804) 350-5371 | D.B. 749 p.694 | Walter A. Bowry, Jr. 3436 Grove Richmond, VA 23221 (804) 353-2583 | D.B. 734 p.1250 |
| Dr. Howard Sparks 3422 Grove Avenue Richmond, VA 23221 (804) 353-0879 | D.B. 738 p.925 | Julia K. Perkins 3438 Grove Avenue Richmond, VA 23221 (804) 353-2116 | D.B. 579B p.505 |
| F. Bernard and Odell Martin 3424 Grove Avenue Richmond, VA 23221 (804) 355-1948 | D.B. 608D p.122 | Mary and Madeline Melvin 3440 Grove Avenue Richmond, VA 23221 (804) 358-1793 | |
| Marjorie A. Rogers 3426 Grove Avenue Richmond, VA 23221 (804) 353-3579 | D.B. 720 p.1352 | Frasia T. and Mable R. River 3442 Grove Avenue Richmond, VA 23221 (804) 358-2416 | D.B. 799 p.1110 |
| Kathryn A. Silversiepe 3428 Grove Avenue Richmond, VA 23221 (804) 359-6606 | D.B. 781 p.1139 | Robert T. Atwell, Jr. owner of 3444 Grove Avenue 306 St. David's Lane Richmond, VA 23221 (804) 353-5145 | W.B. 100 p.466 |
| Jane K. Swineford 3430 Grove Avenue Richmond, VA 23221 (804) 355-4526 | D.B.694A p.498 | Dorothy A. Talley 3446 Grove Avenue Richmond, VA 23221 (804) 353-3709 | D.B.710 p.34 |
| Hadie T. Hazell 3432 Grove Avenue Richmond, VA 23221 (804) 358-9708 | W.B.127 P.1825 | Courtenay M. and Kathleen Turner owners of 3448 Grove Avenue Rt. 2, Box 1 Amelia, VA 23002 | D.B. 640 p.227 |

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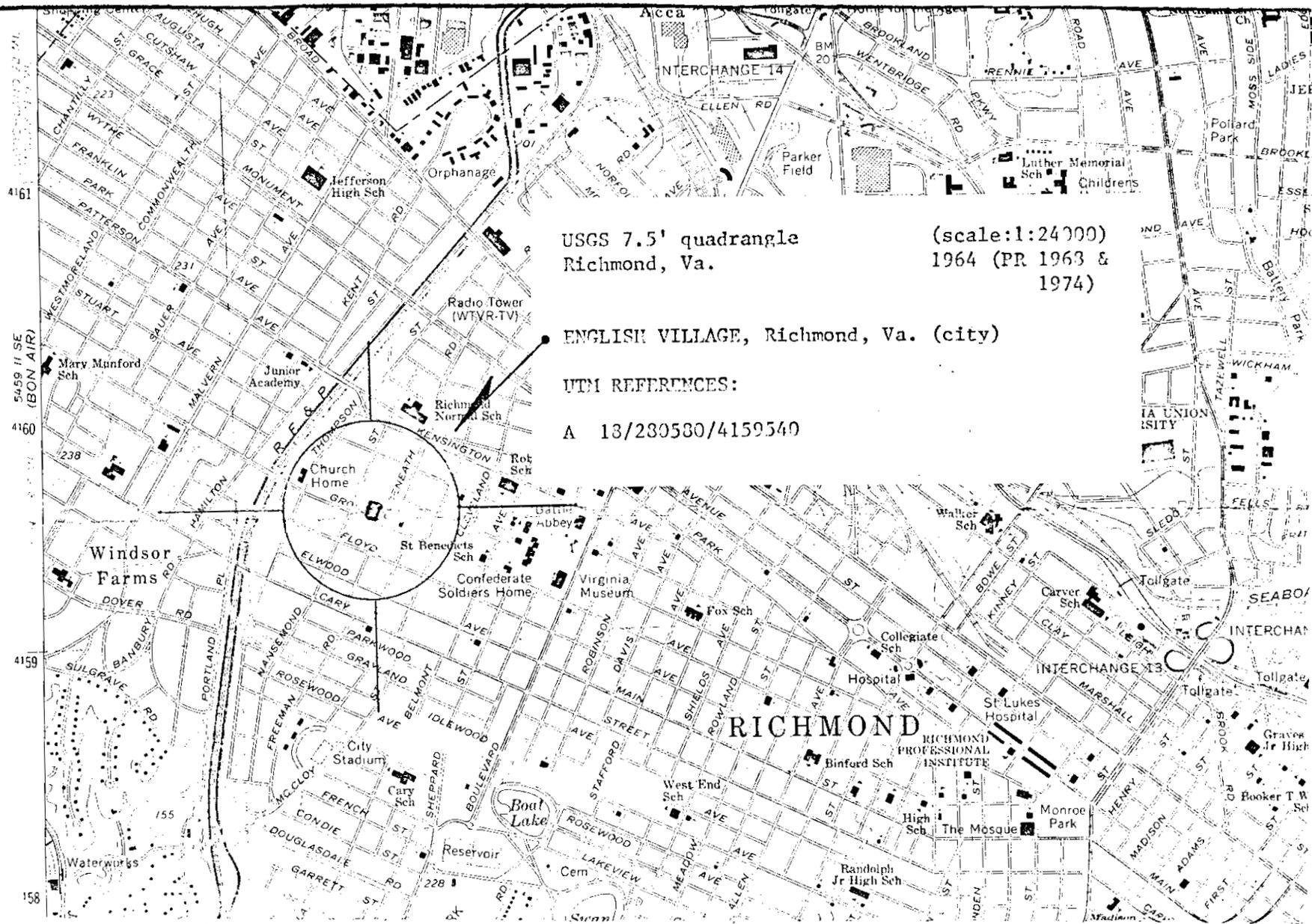
LIST OF PROPERTY OWNERS

ENGLISH VILLAGE, RICHMOND, VIRGINIA

James Lafkas
owner of 3450 Grove Avenue
c/o James M. Thomson
201 N. Washington Street D.B. 724
P.O. Box 1138 p.1244
Alexandria, VA 22313

10. Geographical Data
Boundary Description

Beginning at a point on the north side of Grove Avenue approximately 226 feet from the intersection of said avenue and Roseneath Road; thence extending approximately 174 feet west along the north side of Grove Avenue; thence approximately 179 feet north; thence approximately 172 feet east; thence approximately 179 feet south to the point of origin



USGS 7.5' quadrangle
Richmond, Va.

(scale:1:24000)
1964 (PR 1963 &
1974)

ENGLISH VILLAGE, Richmond, Va. (city)

UTM REFERENCES:

A 13/230580/4159540

4161

5459 11 SE
(BON AIR)

4160

4159

4158