

VLR: 7-21-87
NRHP: DOE 10-27-87

127-607
OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

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

Not on NR/NRHP -- DOE

1. Name

historic James B. Pace House (DHL File No. 127-606-1) Hanover Apartments
and or common Chesterman Place (Preferred)

2. Location

street & number 100 West Franklin Street NA not for publication
city, town Richmond NA vicinity of
state Virginia code 51 county (city) Richmond code 760

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" 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 type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input 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 100 West Franklin Street Partnership
street & number 12 South Third Street
city, town Richmond, NA vicinity of state Virginia 23220

5. Location of Legal Description

courthouse, registry of deeds, etc. John Marshall Courts Building
street & number 800 East Marshall Street
city, town Richmond state Virginia

6. Representation in Existing Surveys

title DHL Survey File No. 127-606-1 has this property been determined eligible? yes no
date 1972, 1980, 1986, 1987 federal state county local
depository for survey records Division of Historic Landmarks
city, town 221 Governor Street, Richmond state Virginia 23219

7. Description

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

Describe the present and original (if known) physical appearance

SUMMARY DESCRIPTION

Sited at 100 West Franklin Street, Richmond, Chesterman Place is a three story bilaterally symmetrical facade with two polygonal bays flanking a small temple front portico entrance. It was built as a fashionable red brick with brownstone trim town house by one of the South's richest and most prominent businessmen James B. Pace in 1875 - 77. In 1908 Wirt A. Chesterman, a local contractor, hired Aubrey Chesterman to design the renovation of the house into a luxury apartment house. Chesterman's design for the addition to the north end of the house was executed in the same red brick with brownstone trim as the 1876 portion of the house. He continued the heavy Italianate cornice and repeated the polygonal bay theme in his addition. While he extensively renovated the interior, Chesterman retained the finely carved woodwork, and a Renaissance revival style staircase built by Richmond staircase builder and hardwood finisher B. B. Van Buren. The nomination consists of one contributing building, Chesterman Place.

ARCHITECTURAL ANALYSIS

Built of red brick with brownstone trim and capped by a heavily bracked cornice, Chesterman Place is a three story Italianate style town house built between 1875 - 1877. The south or main facade has a pair of polygonal bays flanking a temple type portico entrance. On all three stories, the windows on the side of the bay facing directly south have been replaced by brownstone panels with a carved rosette in the center. Molded brownstone panels below the windows horizontally divide the bays into three parts. The bulbous brownstone balustrated and square on plan newel posts with molded side panels that flank the front steps are remnants of the brownstone fence that originally enclosed the entire front yard.

The original portion of the east facade has a single polygonal bay with brownstone trim like the bays on the south front. In 1908 Aubrey Chesterman added two new ranks of windows to the 1876 facade and enlarged the structure for an apartment house by extending the east wall ten more bays. The architect unified his addition with the original building by continuing the Italianate cornice at the roofline, by repeating the paired polygonal bays flanking the central entrance, and by matching the original red brick. Chesterman's main entrance off Adams Street included brownstone trim surrounding the double doors and a cast iron canopy on cast iron posts.

The north facade is the back of the building and is constructed of salmon bricks. The windows are very simply treated.

On the west facade only the northwest corner is constructed of red brick. The remaining wall is yellow. Chesterman's plan shows that he removed the brownstone surrounds from the windows on this facade and used them on the east facade where they would be more

(See Continuation Sheet 1)

8. Significance

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

Specific dates 1876, 1908 **Builder/Architect** unknown, Aubrey Chesterman

Statement of Significance (in one paragraph)

STATEMENT OF SIGNIFICANCE

Chesterman Place is architecturally significant as Richmond's best example of a post Civil War house executed in the Italianate taste. It was built in 1876 by James B. Pace, a tobacconist whose fortune was one of the largest in the South at that time. Designed by an as yet unknown architect, the house displays bilateral symmetry, richly carved and molded brownstone trim, and elaborate interior space planning and wood work, features often associated with sophisticated houses of the period in northern cities. The staircase is a striking example of the wood working skill of Richmond staircase builder and hardwood finisher B. B. Van Buren. In addition to running his tobacco business, Pace served as President of Planter's National Bank and City Treasurer of Richmond. In 1908 Wirt A. Chesterman, a local contractor, purchased the building and began converting it into a luxury apartment house. He hired Aubrey Chesterman, a native Richmond architect then working in Lynchburg, to design the interior renovations and the sympathetic exterior addition to the north end of the building.

Notes

¹This researcher reviewed all available copies of the Enquirer and the Dispatch for 1875; all available copies of the Enquirer, the State, and the Dispatch for 1876, and the first three months of 1877. The archivist of the Athenaeum of Philadelphia searched the Biographical Dictionary of Philadelphia Architects and provided a complete list of Richmond commissions executed by Philadelphia architects. The Pace House is not on that list. The brownstone trim and several period newspaper references to "Mr. Pace's New York style house" suggest a New York firm.

HISTORICAL BACKGROUND

In the summer of 1875, James B. Pace joined the migration to Richmond's fashionable west end by beginning to build a house on West Franklin Street.¹ Only ten years earlier he had built a large luxurious house on Nineteenth Street in Richmond's Shockoe Bottom. While the house was impressive, the neighborhood was close to the city's manufacturing center and was less desirable than the more open suburban neighborhoods at the western edge of the city. Pace also found socially prominent neighbors on Franklin Street.

(See Continuation Sheet 2)

9. Major Bibliographical References

Alvey, Edward Jr., "James B. Pace: A Richmonder of Many Talents",
Richmond Quarterly, Vol 4, No. 5, Fall 1982.

Building Permit #744, City of Richmond, August 13, 1908.

(See Continuation Sheet 6)

10. Geographical Data

Acreege of nominated property Approx 1/2 acre

Quadrangle name Richmond, Virginia

Quadrangle scale 1:24,000

UTM References

A

18	283990	41151791010
Zone	Easting	Northing

B

Zone	Easting	Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification VDB:

Beginning at the intersection of the north line of Franklin Street with the west line of Adams Street; then extending westwardly from said point, along the north line of Franklin Street and fronting thereon, (See Continuation Sheet 5)

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

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Karen D. Steele

organization NA

date June 5, 1987

street & number 1517 Sunset Lane

telephone (804) 359-0697

city or town Richmond,

state Virginia 23221

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, Director
title Division of Historic Landmarks

date August 27, 1987

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

date

Keeper of the National Register

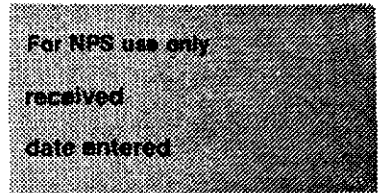
Attest:

date

Chief of Registration

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7. Description: Architectural Analysis

visible. In both the original portion as well as the Chesterman addition to the wall, the windows are simply treated.

While renovating the original structure into a luxury apartment house, Chesterman retained the rich wood work and the ornate Renaissance revival staircase. The entrance hall running along a north-south axis has walnut wainscot. The hall passes through two classically treated walnut arches before arriving at the staircase. The staircase has rectangular molded panels and square on plan newel posts like the brownstone ones flanking the front steps to the house. The staircase produced by Richmond staircase builder and hardwood finisher B. B. Van Buren was extended during the renovation. The newer portion has very similar carving, but is crafted out of pine rather than walnut. Ornatly carved walnut arches provided entry from the central hall into the apartments on either side in the original portion of the house. The apartments in the newer addition were entered off a second hall that began at the Adams Street entrance and ran along a east-west axis.

Chesterman's plan for the renovation included a ground floor restaurant on the southwest corner of the house. The remainder of the ground floor was devoted to offices along the eastern side of the building and eleven bedrooms with four baths in the northern end of the building. Entry was from the Adams Street side of the building.

On the first floor Chesterman planned five apartments with either two or three bedrooms as well as a parlor, kitchen, dining room, bath, and servant's quarters. On each of the upper floors Chesterman planned five apartments with two, three, or four bedrooms. They too contained a parlor, dining room, kitchen, and servant's quarters. Some facing Adams Street had small balconies.

Later owners modified Chesterman's floor plans as they reduced the size of the individual apartments and increased the number of rental units.

The property is currently being renovated into an office complex. Completion is anticipated in September 1987.

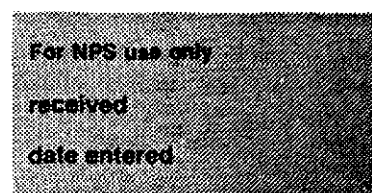
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8. Significance: Historical Background

General Joseph Anderson, President of Tredegar Iron Works lived across the street. Peter Mayo, another very successful tobacconist, lived at the opposite end of the same block. Major and Mrs. James H. Dooley, prominent in both financial and social circles, resided one block west of Pace's new house.

A Danville native, Pace had made cloth for the Confederate government in his native city during the Civil War.² After the war, he came to Richmond and went into the tobacco business with W. H. Greener.³ The bright-tobacco Pace sold was developed and introduced by farmers in North Carolina and Virginia just before the Civil War.⁴ A milder and more fragrant tobacco, this variety leaf had a bright golden color and lower nicotine content.⁵ After 1865, the bright-tobacco industry grew rapidly, and by 1881 - 1882, there were forty-four manufacturers in Richmond and two hundred and twenty in Virginia.⁶ When Pace sold out his interest in J. B. Pace Tobacco in 1882, he was the largest bright-tobacco dealer in Virginia.⁷ His estimated worth of \$2,000,000⁸ made him one of the wealthiest men in the south.⁹

By 1884, Pace had established himself in a banking career, and was serving as President of Planter's National Bank.¹⁰ During the next several years he presided over a number of financial institutions including the Virginia Safe Deposit and Fidelity Company,¹¹ the Columbian Building and Loan Association,¹² and the Virginia Trust Company which he also founded.¹³ In 1905 Pace was elected City Treasurer,¹⁴ a position he held until his death in 1920.¹⁵ Running against the political machine, Pace apparently relied upon his reputation as a generous and kind man to get elected.¹⁶ He also built the first apartment house in Richmond at the northwest corner of Main and Adams Streets.¹⁷

Pace was active in the civic life of the city as well. In 1881 he helped to plan the Centennial Exposition in Richmond celebrating Cornwallis's surrender at Yorktown.¹⁸ Noted for his generosity, Pace donated the land and building to the Sydney Chapel Methodist Church when its congregation moved to Franklin Street and renamed itself Park Place Methodist Church.¹⁹ After Pace's death, the church was renamed Pace Memorial Methodist Church in his memory.²⁰ In 1883 Pace secured the charter for the Richmond Home for Ladies.²¹ He also helped to resolve the bitter trolley strike of 1903.²¹

Pace's new house at 100 West Franklin Street was completed during the fall of 1876 or the early winter of 1877.²² The house was grand. The central temple type entrance flanked by polygonal bays was more sophisticated than the typical Richmond house with a simple porch across the front. The red brick house was ornamented with carved brownstone panels and elaborate Italiante moldings while many of its neighbors had simpler moldings and little or no brownstone trim.

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8. Significance: Historical Background

The central entry hall that passed through two richly carved arches before arriving at the ornately carved Renaissance revival style walnut staircase gave a stronger sense of procession than the more typical side hall found in many Richmond houses of the period.

The staircase was the work of Benjamin B. Van Buren, a Richmond staircase builder and hard wood finisher. His other Richmond efforts included staircases in Major Lewis Ginter's houses on Franklin Street and Brook Road, the Peter Mayo house on Franklin Street, and the Commonwealth Club building on Franklin Street.²³ An article in Richmond: The City on the James, asserted that B. B. Van Buren of 113 West Broad Street "has the reputation as one of the most expert masterworkmen of that line in the city. He has been here for forty-five years, and has been doing business on the same square since 1856. Especially fine are the staircases of his construction in the residence of J. B. Pace, banker and capitalist which residence was the first finished here in hardwood."²⁴

Pace lived here with his family until financial reverses caused by bad land investments forced him to sell the house in 1908²⁵ and to move to more modest quarters on Grove Avenue.²⁶

Purchased by Wirt A. Chesterman, a local general contractor,²⁷ the house was converted into the Hanover Apartments. Aubrey Chesterman, a Richmond born architect who received his early architectural training while working as a draftsman in his native city,²⁸ designed the interior renovations and the addition to the north end of the building.²⁹ Chesterman's renovations which incorporated some design elements from the original 1876 structure were quite sympathetic to the earlier Italianate style. He may have been impressed with the central entrance flanked by two polygonal bays on the south facade of the Pace House, because in 1910 he used the same theme on the facade of the Courtland Apartments in Lynchburg.³⁰

In 1908 when the conversion from private residence to apartments began, Franklin Street was changing. The luxurious Jefferson Hotel had replaced General Anderson's Greek revival style house across from the Pace House. The Chesterfield, a luxury apartment house had opened at 900 West Franklin Street. Richmond was expanding, and Monument Avenue was developing as the fashionable neighborhood for social conscious Richmonders. The building remained an apartment house until 1984 when it was bought by the 100 West Franklin Street Partnership which began converting it into an office building.

Notes

¹Richmond Dispatch, August 6, 1875. A front page news story reported brick for the James B. Pace House on Franklin Street had been stolen and later recovered.

(See Continuation Sheet 4)

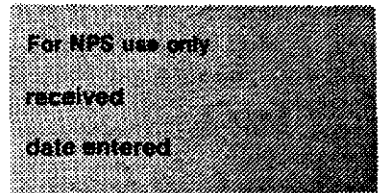
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8. Significance: Notes

²Times Dispatch, August 6, 1920. Obituary for James B. Pace.

³Ibid.

⁴The Bright-Tobacco Business: 1860 - 1929, Nannie May Tilley,
The University of North Carolina Press, Chapel Hill, 1948, P. 535.

⁵Ibid, p. vii

⁶Ibid., Appendix G, Tobacco Manufacturers in North Carolina and
Virginia 1881 - 82, pp. 685 - 689.

⁷Times Dispatch, Obituary for James B. Pace.

⁸Ibid.

⁹Richmond: The City on the James, published by George Englehardt,
Richmond, Virginia, 1893, p. 82.

¹⁰Chataigne's Richmond Directory, 1884.

¹¹Ibid, 1893 - 94.

¹²Ibid, 1895 - 96, 1897.

¹³Times Dispatch, Obituary James B. Pace.

¹⁴News Leader, Obituary James B. Pace, August 5, 1920.

¹⁵Ibid.

¹⁶Both obituaries make this observation.

¹⁷"James B. Pace: A Richmonder of Many Talents," Edward Alvey, Jr.,
The Richmond Quarterly, Vol. 4, No. 2, Fall 1982, p. 31.

¹⁸Ibid.

¹⁹News Leader, Obituary James B. Pace

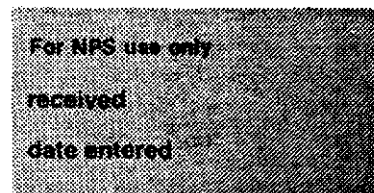
²⁰Ibid.

²¹Times Dispatch, Obituary James B. Pace.

(See Continuation Sheet 5)

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8. Significance: Notes

²² State, August 1, 1876, "Mr. Pace's Mansion." "Workmen are busily engaged in finishing the interior of Mr. Pace's mansion." According to the City Directory of 1876 - 77 Pace was living at 205 N. Nineteenth Street. According to the State of February 17, 1877, Pace sold his house on Nineteenth Street to John R. Hockaday. The house was vacant at the time of the sale. The 1877 Beer's Map of Richmond shows the house at 100 West Franklin Street with a long ell off the back which was apparently removed in 1908.

²³ Richmond: City on the James, p. 168.

²⁴ Ibid.

²⁵ News Leader, Obituary James B. Pace.

²⁶ Ibid. The Richmond City Directory shows Pace living on Grove Avenue in 1908.

²⁷ Richmond City Directory, 1906.

²⁸ Lynchburg: An Architectural History, S. Allen Chambers, The University Press of Virginia, 1981, p. 357.

²⁹ Building Permit #744, City of Richmond, August 31, 1908.

³⁰ Chambers, p. 420. Among some of the projects from the firm of Frye and Chesterman were the Piedmont Club (1902), Lynchburg; the Academy of Music, (1905) Lynchburg; the YMCA (1905), Lynchburg; Lynchburg College (1908), Lynchburg; and Lynchburg High School (1909 - 10). The firm was one of three selected to participate in the renovations of the state Capitol in 1904 - 06.

³¹ Chesterman, Aubrey. Plans filed with Richmond City Building Permit # 744. The permit value as of December 31, 1908 was \$40,000.

Geographic Data Verbal Description and Justification
~~60.50 feet, thence extending northwardly~~ 183.64 feet to a point on the south line of a private alley 10.20 feet wide, which point is 60.08 feet westwardly from the intersection of said line of said private alley with the west line of Adams Street; thence extending eastwardly along the south line of said private alley and along the north face of brick wall, 60.08 feet to the west line of Adams Street; thence extending southwardly along the west line of Adams Street 184.06 feet to the point and place of beginning, all as is shown by plat of survey made by W. W. LaPrade & Brothers, dated July 27, 1945, a blue print copy of said plat being recorded with deed in Deed Book 452, Page 319, Clerk's Office, Chancery Court of the City of Richmond, Virginia. The boundaries have been drawn to include the house and lot upon which it stands.

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9. MAJOR BIBLIOGRAPHIC REFERENCES

Chataigne's Richmond Directory, 1876.

----- 1877.

----- 1884.

----- 1895.

Chambers, Allen S., Lynchburg: An Architectural History, (The University Press of Virginia) 1981.

Dispatch, August 6, 1875.

Englehardt, George, Publisher, Richmond: The City on the James (Richmond, Virginia) 1893.

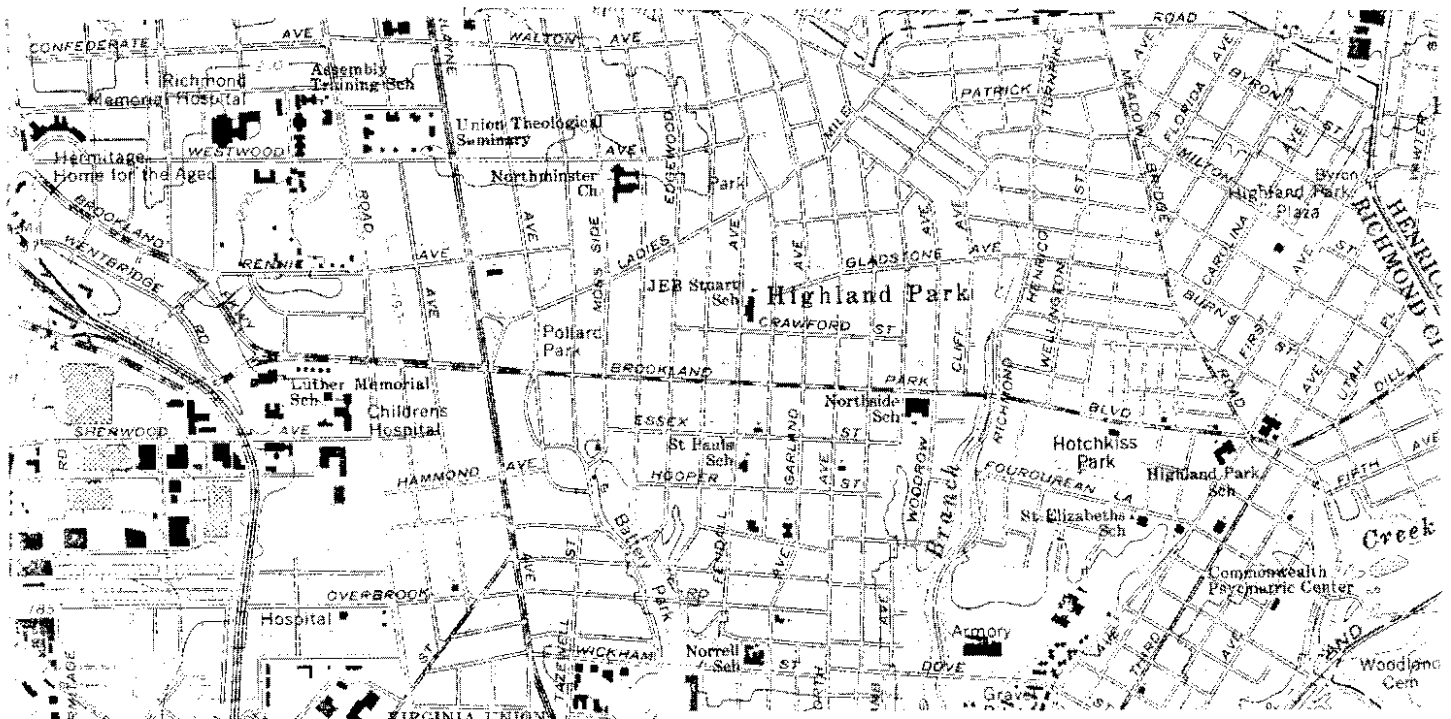
News Leader, August 5, 1920, Obituary James B. Pace.

"Mr. Pace's Mansion" State August 1, 1876.

Richmond City Directory, 1906.

Tilley, Nannie May, The Bright-Tobacco Business:1860 - 1929 (The University of North Carolina Press) Chapel Hill, 1948.

Times-Dispatch, August 6, 1920, Obituary for James B. Pace.



USGS 7.5' quadrangle (scale:1:24000)
Richmond, VA 1964 (PR 1981)

CHESTERMAN PLACE
100 W. Franklin St., Richmond, VA

UTM References: 18/283990/4157900

