COLONIAL BEACH ARCHITECTURAL SURVEY REPORT (FINAL)

Selected Areas: Monroe Bay, Colonial Avenue to 12th Street, Bluff Point

Colonial Beach, Virginia
September 11, 2023

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Cover: Monroe Bay, from Lafayette Street (Robinson & Associates, 2022)

I.   ABSTRACT

The boundaries of the Town of Colonial Beach encompass approximately 1,600 acres of land that, in the nineteenth century, comprised five farms. The largest of the farms was the 650-acre White Point Farm, purchased by entrepreneur Henry K. Kintz in 1878 with the intent of developing a river resort and residential subdivision. Kintz's vision for the former farmland has shaped the area's development ever since. Other developers purchased additional property in the vicinity, hoping to profit from interest in the resort. By the time the Town of Colonial Beach was incorporated by the Virginia General Assembly in 1892, its boundaries approached their current extent. The tidal Potomac River borders the town on the east, and a creek on the west, known as Monroe Bay, creates a peninsula that forms the south half of Colonial Beach. As a result of this location, the town has historically been subject to damage by storm surge and high winds. A 1918 storm destroyed the wood boardwalk along the public beach, as well as wharfs and businesses. Another hurricane in 1933 damaged piers and commercial establishments, and in 1954 Hurricane Hazel destroyed one of the town's offshore gambling casinos. Heavy rains associated with Hurricane Agnes in 1972 damaged Potomac oyster beds in the area. Erosion on the river side of town has taken place as a result of all of these storms.

In the fall of 2018, during Hurricane Michael, Colonial Beach experienced high winds and rain. The Virginia Department of Historic Resources received funding through the Emergency Supplemental Historic Preservation Fund (ESHPF), administered by the National Park Service, to address impacts to historic resources as a result of Hurricane Michael and Hurricane Florence. ESHPF funding is made available to support various recovery projects, including survey and inventory of historic properties to identify vulnerable resources. Westmoreland County was one of fifty-two Virginia counties eligible for ESHPF funding, and the Colonial Beach survey was selected as one of the preservation efforts to be supported. The goals of the project were to survey areas of the town that had not been previously surveyed or were in need of resurvey, emphasizing locations within or adjacent to Federal Emergency Management Agency (FEMA) Flood Hazard Areas. The activity that is the subject of this report has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

The survey concentrated on three areas of town selected by DHR and Colonial Beach officials: the Point (especially along Monroe Bay), the area north of Colonial Avenue to 12th Street, and the Bluff Point/Riverview Drive/Riverview Circle area. Reconnaissance-level survey forms for 121 resources in these areas were recorded, along with an intensive-level survey of the Colonial Beach Baptist Church, which had been called out for a higher level of research. The survey project thus significantly expanded the number of properties within town limits recorded in DHR's Virginia Cultural Resources Information System (VCRIS). While the project did not call for determination of National Register eligibility, it does include recommendations for further documentation and potential National Register historic districts.

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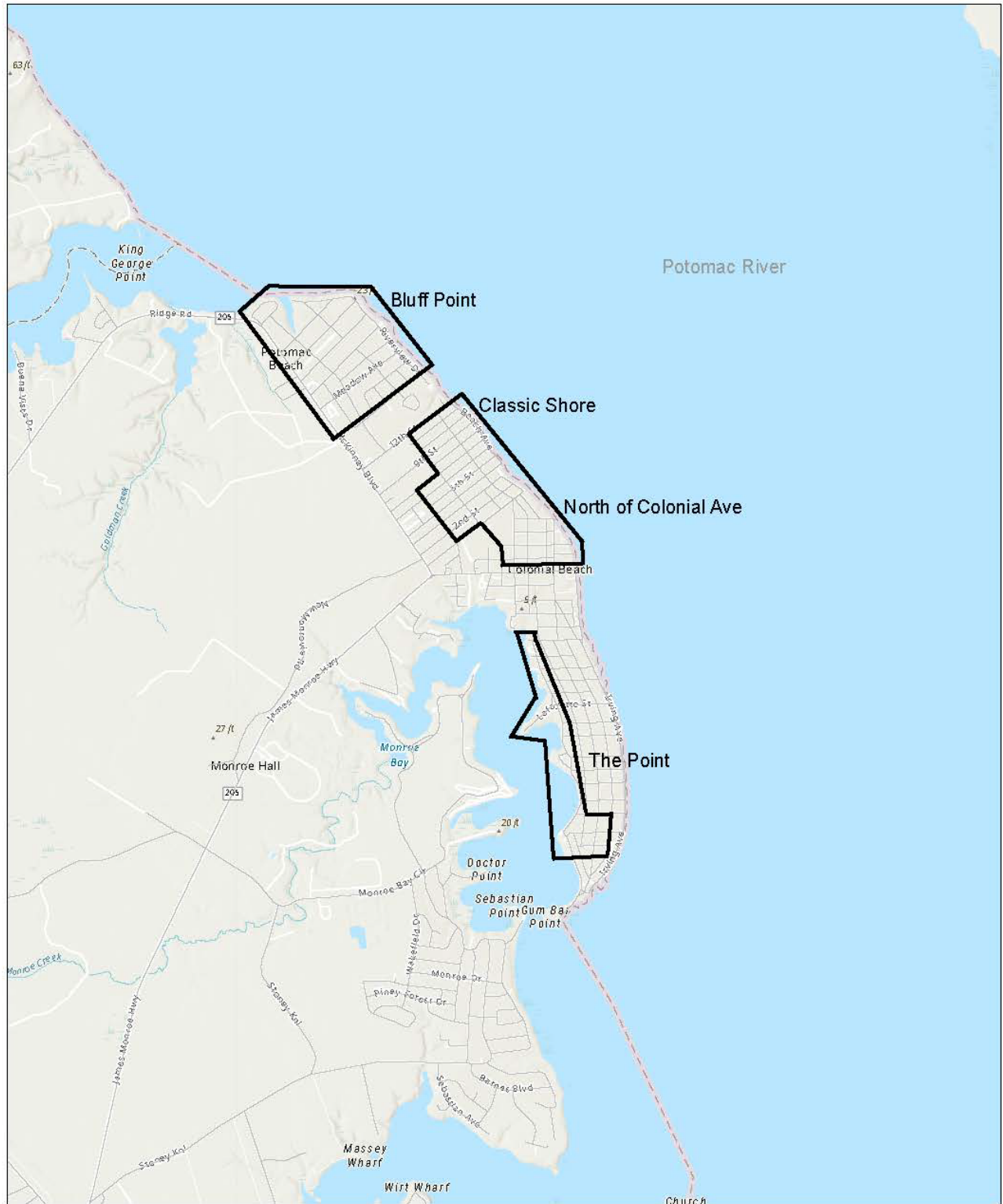
VI. INTRODUCTION and METHODOLOGY

The survey of 122 properties in the town of Colonial Beach and this survey report were undertaken as part of a grant program administered by the National Park Service that provides funding to state historic preservation offices for various disaster recovery projects. The program is known as the Emergency Supplemental Historic Preservation Fund (ESHPF). Such projects can include survey and inventory of historic properties in impacted areas. Colonial Beach, which is located in a FEMA special flood hazard area, received funding as a result of high winds and rain experienced during Hurricane Michael in the fall of 2018. The purpose of the project was to conduct reconnaissance-level surveys of approximately 120 properties and an intensive-level survey of one property using this funding, concentrating on properties in within or near areas susceptible to flooding. The goal of the survey was to identify historic resources at risk in future storms and to assist in the town's long-range preservation planning. Survey forms were created for the properties surveyed, and the information was entered into the Department of Historic Resources' Virginia Cultural Resources Information System (VCRIS). Site plans and photographs were included in the documentation of individual properties. This survey report provides historical context for the development of the areas surveyed in order to help judge their potential historic significance. Included in the survey report are recommendations for additional documentation of these properties.

The survey concentrated on three areas of town selected by DHR and Colonial Beach officials (Map 1):

1. the Point – Boundary Street to Dandridge Lane between Marshall Avenue and Monroe Bay, plus the Colonial Beach Baptist Church
2. north of Colonial Avenue – Colonial Avenue to 1st Street between the Potomac River and Kintz Street and 1st Street to 12th Street (Classic Shore) between the Potomac River and Euclid Avenue
3. Bluff Point – Forest Avenue to Riverview Circle between the Potomac River and McKinney Boulevard (Route 205)

These areas encompass residential neighborhoods that represent various periods of the town's history. Limited documentation of these parts of Colonial Beach had been previously undertaken. The west side of the Point along Monroe Bay was part of the first developed area of Colonial Beach, the former White Point Farm, purchased in 1878 by Henry Kintz. In addition to summer and permanent residences and small hotels, this area included oyster packing plants, marine railways, and restaurants. The land between Colonial Avenue and 1st Street was also part of White Point Farm and was located near the steamboat wharf that brought visitors to the resort area, making it attractive for summer residences and other seasonal accommodations. Bodies of water border both these neighborhoods, making them susceptible to high tides and storm surge. Included in the area north of Colonial Avenue is a subdivision known as M.K. Jackson's Addition to Colonial Beach. Located west of present-day Jackson Street between Colonial Avenue and Lincoln Avenue, it became home to an African American community that grew up around the First Baptist Church at 609 Jackson Street, which was founded in 1892. The area of Colonial Beach between 1st and 12th streets was purchased for development under the name of Classic Shore by James Albert Clark, who acquired the former farmland in 1882. This

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Westmoreland County Online GIS

King George Point

Potomac River

Ridge Rd — 205

Potomac Beach

Bluff Point

Classic Shore

North of Colonial Ave

Colonial Beach

5 ft

Monroe Bay

The Point

27 ft

Monroe Hall

205

20 ft

Doctor Point

Sebastian Point   Gum Bar Point

Monroe Bay Cir

Monroe Dr

Piney Forest Dr

Monroe Creek

Stoney Kol

Stoney Kol

Batner Blvd

Sebastian Ave

Massey Wharf

Wirt Wharf

Church

5/19/2023, 12:21:29 PM

ROADS2

Map 1. Survey Area Locations

1:36,112
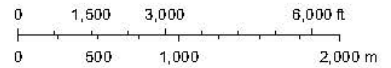
| 0 | 1,500 | 3,000 | 6,000 ft |

| 0 | 500 | 1,000 | 2,000 m |

VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA, USGS, FEMA

Westmoreland County

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

area, along the Potomac River with a shoreline consisting of low-lying areas along with higher bluffs, developed later than White Point Farm, with a wharf and hotel not established until around 1910. As elsewhere in Colonial Beach, small summer residences were among the first buildings constructed. North of Classic Shore is the area known as Bluff Point, named for an eighteenth-century house and farm there. While this area included some turn-of-the-century development, it is primarily a mid- to late-twentieth-century neighborhood, including an example of 1950s tract housing unique in Colonial Beach, as well as several examples of the popular ranch house style. Bluff Point, too, has a Potomac River shoreline. As its name implies, the bluffs in this area mean that houses along the river are generally raised above the beach itself.

The areas included in the survey encompassed nearly a thousand buildings. The survey team consulted Westmoreland County property records, previous surveys, and documentation compiled for previous survey work, along with flood zone maps of the town and observations gathered during a tour of the survey areas with DHR staff, to reduce this number to the target set by the scope of work for the project. The survey was conducted in two phases, on December 9, 2022, and February 24, 2023. Draft forms, site plan sketches, and photographic documentation were completed in the field. For the intensive-level survey of First Baptist Church, an interior plan was also completed, and a more extensive history prepared, with interviews conducted with long-time members of the congregation, as arranged by First Baptist's pastor, Rev. David Cunningham.

Building on research conducted by Robinson & Associates for the National Register of Historic Places nomination for the Colonial Beach Commercial Historic District (2021), the Robinson & Associates survey team also consulted town and county records, newspapers from the nineteenth and twentieth centuries, a compilation of local historical accounts of Colonial Beach published in the *Westmoreland News*, the knowledge of homeowners, and other information to prepare survey forms that documented the date, materials, and method of construction, architectural features and style, and changes since original construction. For the survey report, additional research was undertaken in Westmoreland County plats and deeds, United States Census records, and scholarly studies of such topics as resorts in the late nineteenth and early twentieth centuries, building styles and construction methods from that period, Virginia farms and fisheries, and African Americans in the Northern Neck of Virginia. This research was intended to inform the survey report with regard to the place of the neighborhoods surveyed in the history of Colonial Beach, Westmoreland County, and the Commonwealth of Virginia.

Colonial Beach is located in a FEMA Special Flood Hazard Area, defined as an area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent chance flood is also referred to as the base flood or 100-year flood. This information was determined based on Westmoreland County GIS mapping. The table below defines the flood designations applicable to Colonial Beach, which vary according to level of flood risk. Maps of the areas showing the flood zones follow the table. (Maps 2-6) Survey forms also include a notation as to whether the resource being surveyed lay within FEMA flood zones.

FEMA Flood Zone	Zone Description
X	Areas of moderate or minimal flood hazard from severe storm activity or local drainage problems, usually the area between the limits of the 100-year and 500-year floods.
VE	Coastal areas with 1% or greater chance of flooding and additional hazard associated due to storm induced velocity wave action.
A	Areas with 1% annual chance of flooding and 26% chance of flooding over the life of a 30-year mortgage.
AE	Areas with 1% annual chance of shallow flooding, usually in the form of a pond, stream, or river. The base floodplain where base flood elevation are provided.
0.2 Percent Annual Flood Hazard	Areas with 0.2% annual chance flood hazard.

Federal Emergency Management Agency, 2020

VII. HISTORIC CONTEXT

Westmoreland County Before 1870

For more than 15,000 years before the English Captain John Smith and his crew sailed up the Potomac in 1608, native peoples occupied Virginia's Northern Neck, the traditional name of the land between the Potomac and Rappahannock rivers, which includes present-day Westmoreland County.[1] A shared Algonquian language linked the Indians in Virginia's Tidewater at the time of Smith's contact, which inaugurated sustained interaction between native and European peoples. The Indians lived in communities dispersed throughout the Coastal Plain between the York and Potomac rivers, where they raised crops including tobacco, sunflowers, squash, beans, and maize. In addition, they hunted, fished, and gathered both edible plants and shellfish. Interaction between the European colonists and native peoples in the seventeenth century was not uncommon, and the Indians traded foodstuffs and furs for English-made goods.[2]

The land encompassed within the boundaries of what is now Colonial Beach was patented in the mid-seventeenth century by four men. (Figure 1) John Lancelott acquired the land making up the peninsula between the Potomac River and Monroe Bay. William Botham, Samuel Bonum, and John Rozier (or Rosier) all received patents along the river north of the peninsula. Botham's 500-acre parcel was known as White Point Plantation, named for a slight bulge of the landform into the river as it turns south along the peninsula. The point is located at the east end of present-day Lincoln Avenue, within the area specified for the present survey. Later known as White Point Farm, it eventually included Lancelott's 300 acres of land. Samuel Bonum called his 300-acre patent, located immediately north of Botham's land, Kinsale Plantation. That name would be applied to the area for more than two hundred years, until it was acquired in 1882 by James A. Clark, who renamed it Classic Shore and set about subdividing it for
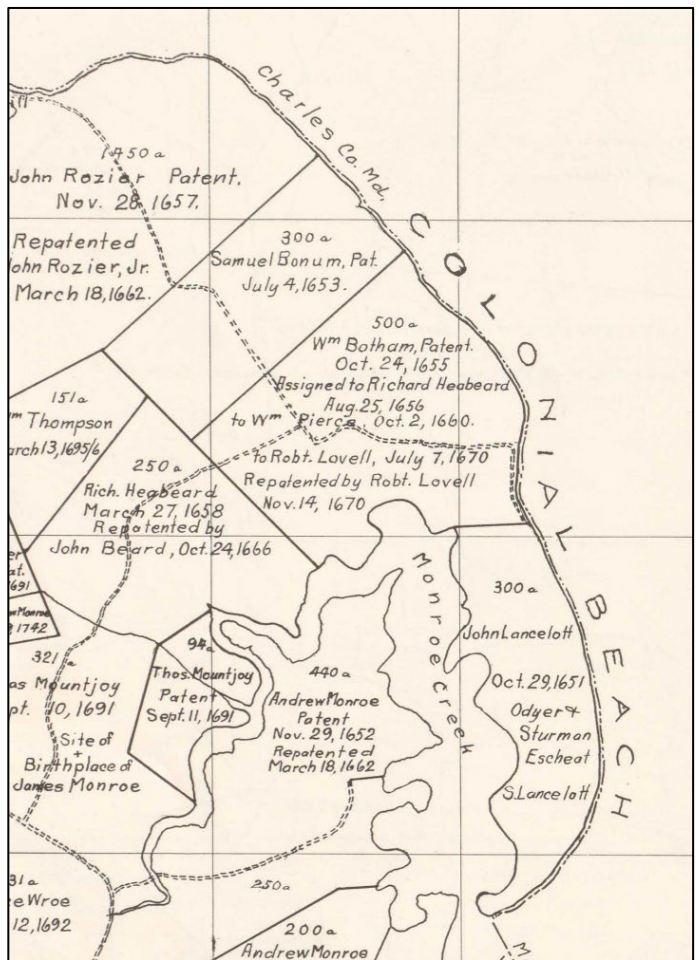
Figure 1. Sketch map showing the seventeenth-century owners of the land that became Colonial Beach. (Eaton, *Historical Atlas of Westmoreland County*)

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[1] "Paleoindians 15,000-8,000 B.C."; "Late Woodland A.D. 900-1600," Virginia Department of Historic Resources, First People: The Early Indians of Virginia website, https://www.dhr.virginia.gov/first-people-the-early-indians-of-virginia.

[2] Brent Tarter, *Virginians and Their Histories* (Charlottesville: University of Virginia Press, 2020), 12; D. Brad Hatch, Barbara J. Heath, and Lauren K. McMillan, "Reassessing the Hallowes Site: Conflict and Settlement in the Seventeenth-Century Potomac Valley," *Historical Archaeology* 48:4 (2014),48.

residential and commercial development. John Rozier patented 1,450 acres of land north and west of Bonum in 1657. About a tenth of that land was later incorporated into Colonial Beach as Bluff Point. The name was derived from a 1670 conveyance of the property to Robert Lovell. Bluff Point juts slightly into the Potomac within this patent. When Colonial Beach was incorporated as an independent town by the Virginia General Assembly in 1892, its boundaries encompassed most of this area.[3]

The increase in the European population of the Northern Neck led to the establishment of four British colonial counties between 1645 and 1656, including Westmoreland County in 1653. As the number of English immigrants increased, so did conflicts with the native population. The Indians were usually outnumbered in armed confrontations, and their numbers dwindled over the course of the next fifty years due to disease, relocation, and war. By the beginning of eighteenth century, Virginia historian Brent Tarter has estimated, no more than about 600 native peoples lived in areas of the Virginia colony that Europeans had settled.[4]

Like much of Tidewater Virginia, Westmoreland County planters relied on tobacco as a cash crop from the seventeenth century until just before the American Revolution. The emphasis on tobacco and the large labor force it required led Westmoreland County planters to adopt a system of forced labor relying on enslaved people initially brought from Africa and the West Indies, as did other Tidewater planters.[5] Tobacco continued as the main cash crop until around 1760. Just before the American Revolution and continuing until the Civil War, however, the profitability of tobacco waxed and waned, usually due to the availability of markets in which to sell the product and cost-efficient means to transport it. When tobacco prices were low, Westmoreland County farmers turned to wheat and corn as money crops.[6]

In addition to agricultural products, the natural resources of the Potomac River and its tributaries provided foodstuffs, commodities for sale, and livelihoods for local residents. The John L. Cox Fishery operated along the Potomac shore from Bluff Point to Gum Bar Point in the early nineteenth century, and an 1853 report noted that a master fisherman named J.T. Wareham employed a force of fifty men and three horses in the area, utilizing a seine net more than 5,000 feet long and capable of reaching depths of 250 feet to catch shad and herring during the spring season. Fishing from the shore had been the primary economic activity along the beach since the early 1800s.[7] According to Frederick Tilp, the beach itself provided an economic opportunity, at least for a time. The white sand of the Potomac River beach along the Colonial Beach peninsula "became known in 1858 to Frederick Law Olmsted, architect for New York's famous Central

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[3] Clifford C. Presnall, "Place Names," in *Westmoreland County Virginia, 1653-1983*, Walter Biscoe Norris, ed., (Montross, Virginia: Westmoreland County Board of Supervisors, 1983), 59, 71, 81, 86; George Mason III and Vivien Markwith, "Towns: Colonial Beach," in *Westmoreland County Virginia, 1653-1983*, 609.
[4] Tarter, 56-57.
[5] James Blaine Gouger, III, "Agricultural Change in the Northern Neck of Virginia, 1700-1860: An Historical Geography," Ph.D. Dissertation, University of Florida, 1976, 86-92; Inez Selden Johnson, "Black History," in *Westmoreland County, Virginia, 1653-1983*, 523-526.
[6] Gouger, 105-128.
[7] Frederick Tilp, *This Was Potomac River*, ([Bladensburg, Maryland]: Tilp, 1978), 208.

Park and immediately following the end of the Civil War thousands of tons of this unique sand were dug and shipped by 2- and 3-masted schooners to public parks in New York City, Boston, Philadelphia, and Washington."[8]

<u>The Founding of Colonial Beach</u>

This white sand had given White Point its name. The fact that the owner of White Point Farm in the early years after the Civil War was willing to sell the sand along its beaches may, or may not, be a comment on the farm's profitability in the post-war years. That the farm changed hands three times in just over twenty years may also be some indication of its economic status. Virginia agriculture suffered tremendously after the war as landowners struggled to respond to the lack of a captive labor force and as many potential workers left to seek better opportunities elsewhere. The depressed agricultural economy in the Chesapeake region led some farmers along the Chesapeake Bay and its tributaries to turn to fishing or oystering to earn a living.[9] Whatever the profitability of White Point Farm after the Civil War, a New Yorker named Jesse Heacock purchased it from John M. Stainback in 1872, and Henry J. Kintz, also from New York, acquired it from Heacock in 1878.[10] It is an irony that the white sand that gave the farm its name and would have been an asset to the subsequent development of a beach resort had been depleted before Kintz was likely even aware of the property.

In 1870, Heacock lived in Johnsontown, New York, along with his wife Charlotte, three children, and two domestic workers. He worked in manufacturing, possibly in Johnsontown's glove-making industry, and owned real estate valued at somewhere between $10,000 and $20,000. Kintz was a farmer in 1870 in Greece, New York, near Rochester – 150 miles from Heacock in Johnsontown – where he lived with his wife Elizabeth, five children, his father Anthony, two farm laborers, and a domestic worker. Kintz owned real estate valued at $25,000. His father, also a farmer, owned real estate valued at $16,600.[11]

It is not known why Heacock purchased White Point Farm in 1872, but when he sold it to Kintz, he and his family returned to New York. In return for the farm, then totaling 650 acres, Kintz paid Heacock $500 and exchanged a property back in Greece with him. By the time of the 1880 census, Jesse, Charlotte, and their children were living in Kintz's former hometown, where he worked as a coal dealer. Kintz's reason for purchasing the property, on the other hand, is clear. Anthony's will made Henry trustee of his father's estate, with the power to buy and sell real estate and invest the proceeds for the benefit of the family. In the 1880 census, Henry and Elizabeth Kintz, along with their children, lived in the Washington District of Westmoreland County, in which the land that became Colonial Beach was located, along with two African American domestic workers, Polly Bundy and Fanny Taylor, and Taylor's one-year-old daughter, Daisy. Henry's occupation is listed as farmer. It appears that Kintz and his family moved to Westmoreland County in the same

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[8] Ibid.

[9] Tarter, 288-289; Bradford Botwick and Debra A. McClane, "Landscapes of Resistance: A View of the Nineteenth-Century Chesapeake Bay Oyster Fishery," *Historical Archaeology* 39:3 (2005), 94.

[10] Westmoreland County Land Records, Deed Book 38, page 309; Deed Book 39, pages 196, 208, 330; Deed Book 40, page 195; Deed Book 41, page 269. Stainback acquired the property in 1856.

[11] Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *1870 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2010. Heacock's occupation and the value of his real estate is not clear on the census form.

year that he purchased property there: the 1880 census indicates that his two-year-old daughter Nellie was born in Virginia. [12]

The area that became Colonial Beach and its surroundings remained a rural and agricultural part of Westmoreland County at the time of Kintz's purchase, judging from the entries in the 1880 census records. The occupations listed most frequently on the census pages near those of the Kintz family are "farmer," "farm laborer," "works on farm," "laborer," and "servant." With the exception of 22-year-old merchant J.T. McCalley, all those whose occupations are identified on the census page that lists the Kintz family labored at one of these five occupations. A slight majority of the residents of the area in 1880 were African American. While it is not possible to precisely locate the other families in relation to the Kintzes from the census records, they probably lived not too far away. It should be considered, then, that at the time Henry Kintz purchased his property, both black and white Westmoreland County residents lived on and farmed the land that became Colonial Beach, possibly renting White Point Farm parcels on which to raise crops or keep animals. The agricultural nature of the area is also seen in 1886 advertisements for the sale of land that had been part of the seventeenth-century Kinsale Plantation, by the nineteenth century renamed Classic Shore Farm and owned by James Albert Clark. The property was identified as a farm, on which were located, according to the ad, "a new barn, dwelling and out buildings and wharf."[13]

Although the 1880 census lists Henry Kintz's occupation as farmer, he quickly turned to the task of transforming White Point Farm land into a resort community in order to reap the rewards of his family's investment. According to Westmoreland County deed records, Kintz sold at least one property by January 1880.[14] Kintz, or perhaps Kintz in collaboration with Clark, was responsible for the name of the proposed development, for that is the name on the town plat filed with the Westmoreland County clerk's office in 1882.[15] The development constituted about half of White Point Farm (331.8 acres). Clark appears to have been an important influence on the layout of the town, if not its primary designer. The text at the head of an 1888 copy of the 1882 plat relates that the surveyor, Ben. Hyde Benton, undertook the project at Clark's request and laid out the streets, avenues, parks, and reservations "under the instructions" of Clark.[16]

Clark's involvement in the development of Colonial Beach began around 1882, when he purchased the 464-acre Kinsale farm, which he renamed Classic Shore. Both Clark and his wife appear as grantees in Colonial Beach land transactions with Kintz in 1882, and Clark was one of the trustees of the town's public streets, parks, and waterfront named by Kintz. Clark also penned a promotional article for Colonial Beach, naming Kintz as its founder, in the summer 1882 issue of

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[12] Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *1880 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2010; Mason and Markwith, 609.

[13] "Commissioners' Sale of Valuable Real Estate – Classic Shore Farm," Washington *Evening Star,* December 18, 1886: 8.

[14] Westmoreland County Land Records, Book 43, page 155, January 10, 1880.

[15] In an article he wrote for a journal called *American Genius* in the summer of 1882, Clark expostulated on the reasons for the name: the area in which the beach was situated was associated with several men prominent in the early history of the United States, including George Washington, his father and grandfather, Richard Henry, Francis Lightfoot, and Light Horse Harry Lee, and James Monroe, among others. See Tilp, 209.

[16] Westmoreland County Land Records, Book 1, page 307, October 16, 1888.

American Genius. Born in Pennsylvania in 1841, he had enlisted as a private in the 17th Pennsylvania cavalry during the Civil War, seeing action in fifty-four battles, including Chancellorsville. After the war, he returned to Pennsylvania and founded the Scranton *Daily Times* newspaper, which he edited. He later moved to Laurel, Maryland, to found another newspaper, *The Quill*, but he also worked in Washington as a clerk in the Treasury Department and later as supervising inspector in the Immigration Service in the Department of Commerce and Labor.[17] Census records in 1880 and 1900 show that he and his wife Adelaide lived in Washington, D.C., in rented accommodations, but he seems to have owned property in Laurel until the end of his life.[18] After his death in 1908, he was buried at Arlington National Cemetery.[19]

The 1888 copy of the 1882 plat depicts a town very similar to the one that was developed, although some street names differ from today's names ("Westover Avenue" is shown on the plat as the name of the street now known as Monroe Bay Avenue). The courses and locations of a few streets also vary somewhat from those that were laid out. The plat designates streets and lots for the entire peninsula south of Boundary Street, as well as the area to the north bounded by the Potomac River to the east, Boundary Street to the south, present-day Jackson Street on the west, and what is now 1st Street on the north. Neither Jackson Street nor 1st Street are named on the plat, but the presence of streets in these locations is shown in the plat. Lots are numbered, although no dimensions are given, and small parks are also designated and named. A large parcel of land was laid out in the center of town along the river, where the Colonial Beach Hotel was built. Clark's *American Genius* article designated the lot size as 50 by 150 feet. Clark also stated Kintz's intention to donate a 100-foot-wide strip of land along both the Potomac River and Monroe Bay for use as a public promenade, and that promenade appears on the 1888 copy of the original plat. (Figure 2)
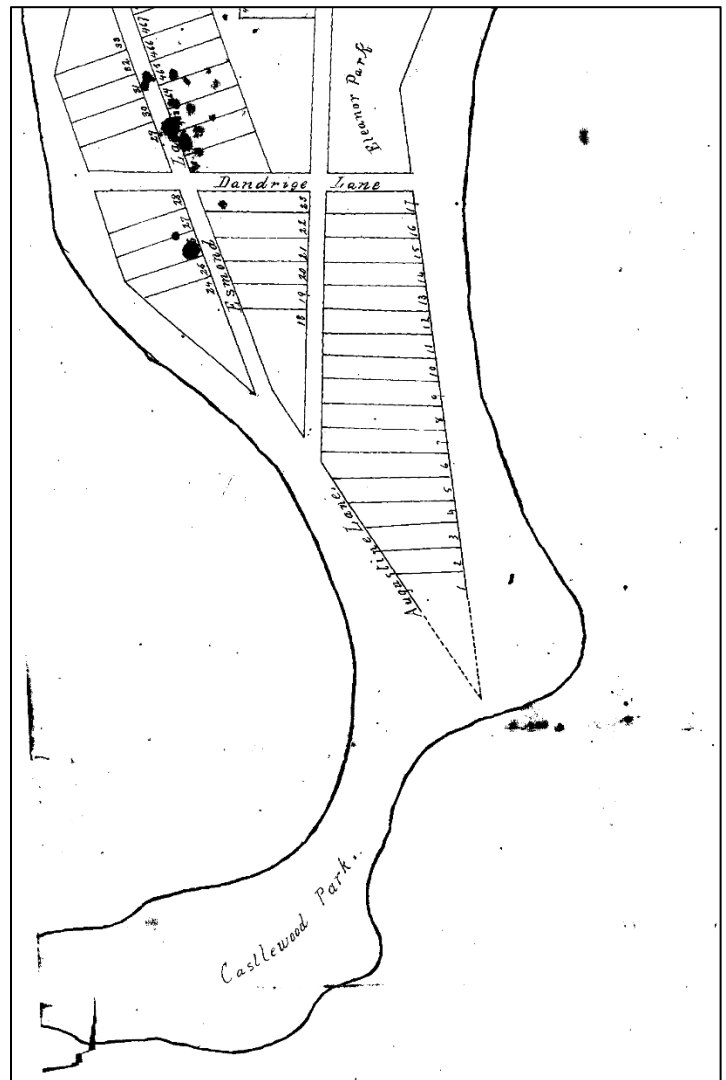
Figure 2. Detail of the 1888 plat of Colonial Beach showing the location of the "promenade" planned along the river and the bay at the end of the Point. (Westmoreland County Land Records)

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[17] "Death of Major J.A. Clark," Washington *Evening Star,* October 19, 1908: 18.

[18] Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *1880 United States Federal Census* and *1900 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2010.

[19] Westmoreland County Land Records, Book 43, page 28, October 16, 1882, and Book 43, page 20, October 31, 1882.

Street names came from a variety of sources. The names of American presidents are used on five occasions – Washington, Jefferson, Madison, Lincoln, and Garfield (who had been assassinated in 1881), and important figures from the American Revolution and the Early Republic are also invoked (Hamilton, Lafayette, Franklin). Names associated with Westmoreland County-native George Washington also find their way onto the plat, especially in the peninsula between the river and the bay. Sulgrave Street, for instance, was likely named after the Washington family's ancestral home in Northhamptonshire, England, Sulgrave Manor. Augustine Lane and Lawrence Lane are both located near the south end of the peninsula. Augustine Washington was George Washington's father, Lawrence Washington his grandfather. Weems Street may have been named after Mason Locke Weems, known as Parson Weems, the author of a popular biography of the first president. Clark was a newspaper editor and author who also lectured on literary matters. The last names of a trio of prominent nineteenth-century authors also appear as street names on the early plat and may reflect Clark's influence: Thackeray, Hawthorne, and Longfellow. Two streets on the 1888 plat were likely named after men involved in the town's development, John T. Given and Hugh T. Taggart. Given and Taggart had also been early purchasers of property from Kintz in 1882 and were made trustees of the town's public streets, parks, and waterfront, along with Clark.[20]
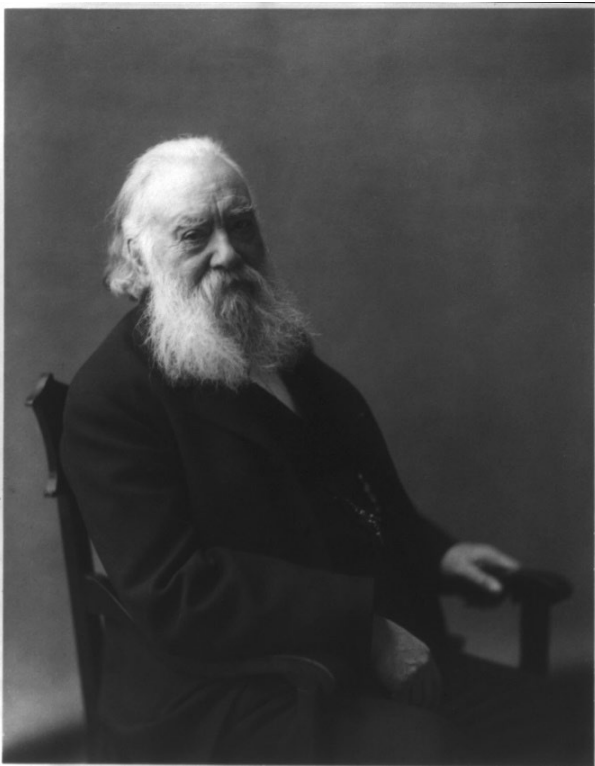
Figure 2. Alexander Melville Bell, first president of the Colonial Beach Improvement Company. (Frances Benjamin Johnston, Library of Congress, ca. 1900)

Westmoreland County land records document scores of transactions involving Kintz in 1882 and 1883, with a gradual decline thereafter. The decline is associated chronologically with Kintz's decision in 1885 to reserve a hundred acres of White Point Farm to himself and sell the remaining land to "a party of Washington gentlemen, forming the Colonial Beach Improvement Company," according to the Washington *Evening Star.*[21] The Washington gentlemen in question were Charles J. Bell, R.H. Evans, Ed W. Byrn, S.S. Burdett, and W.W. Evans, who formed the company in 1883. Chartered by the Virginia General Assembly during the 1883-84 legislative session, the company's first board of directors included Bell and Evans, as well as other powerful Washingtonians, among them Alexander Melville Bell, a Scottish immigrant and an expert on elocution and speech disorders. (Figure 3) Melville Bell, the father of Charles J. Bell and Alexander Graham Bell, was the company president. Gardiner Hubbard, attorney, financier, founder of the National Geographic Society and father-in-

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[20] Westmoreland County Land Records, Book 42, page 372, October 3, 1882; Book 43, page 18, October 16, 1882; and Book 43, page 20, October 31, 1882; Mason and Markwith, 609.
[21] "Colonial Beach: The Rapid Growth of the Summer Resort on the Potomac," Washington *Evening Star*, August 29, 1885: 2.

law of both Charles and Alexander Graham Bell, also served on the board.[22] At some time in the late 1880s, Melville Bell acquired a two-and-a-half-story Stick Style residence, built circa 1885, on Irving Avenue facing the Potomac River, later to be inherited and used by Alexander Graham Bell, inventor of the first practical telephone.[23] Also associated with Kintz's sale of half his property to the Colonial Beach Improvement Company is his family's move to Washington, D.C., where he had maintained a real estate office at 1418 F Street NW as early as 1887. According to the 1900 U.S. Census, Henry, then 66, and Elizabeth Kintz lived in Washington with daughter Nellie and son W. Alanson Kintz and his family. Alanson (39), a boat captain, is listed as the head of the household. Henry Kintz sold his last Colonial Beach property in 1901.[24]

Clark also decreased his association with Colonial Beach in the late 1880s. Although Clark and his wife Adelaide were involved in more than two dozen property transactions in Westmoreland County between 1882 and 1886, his involvement in a dispute with Thomas J. Brady, another investor in Colonial Beach real estate, led to the auction of the Classic Shore property by court order on January 25, 1887. Brady seems to have acquired the property from Clark by May of that year. It became known as "the Brady tract" by the early twentieth century. Classic Shore had apparently not been platted by the time of the auction, since the advertisement for its sale described the property as "a valuable improved farm." Clark and his wife continued to sell lots in Colonial Beach, however, through the beginning of the twentieth century.[25] Brady had been a Union officer during the Civil War, rising from the rank of captain to brevet brigadier general. He served under both Ulysses S. Grant and William Tecumseh Sherman. After the war he was made a federal commissioner of internal revenue for Indiana and Ohio and later second postmaster general. It was at the end of his term in the post office that he purchased Classic Shore. When Colonial Beach was incorporated as a town in 1892, Brady was one of the first members of the town council. His association with the town appears to have ended by 1901, according to Westmoreland County deed records. He died in Jersey City, New Jersey, in 1904.[26]

Development under the Colonial Beach Improvement Company

The Colonial Beach Improvement Company was formed during a period of American history when waterside resorts became popular across a broad spectrum of society. Starting with the end of the Civil War and accelerating as American industrialization took hold in the late nineteenth and early twentieth centuries, prosperity increased for wealthy Americans as well as for an emerging middle class, accompanied by increases in leisure time in which to spend their hard-earned wages. Improved transportation infrastructure, including roads, railroads, and steamboat lines, gave city

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[22] Ibid. The Colonial Beach Improvement Company's charter date is recorded in *Acts and Joint Resolutions Passed by the General Assembly of the State of Virginia during the Extra Session of 1884* (Richmond, Virginia: Rush U. Derr, Superintendent of Public Printing, 1884), 25.

[23] Richard C. Cote, Division of Historic Landmarks, National Register of Historic Places Nomination Form: Bell House, U.S. Department of the Interior, National Park Service, September 21, 1987, 8:1.

[24] Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *1900 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc. Alanson's middle name was "Wilder," another street name in Colonial Beach.

[25] Westmoreland County Land Records, search: Clark, James, 1882-1900; "Commissioners' Sale of Valuable Real Estate – Classic Shore Farm," Washington *Evening Star*, December 18, 1886, 8, Newsbank website.

[26] Mason and Markwith, 610; "Gen. Thomas J. Brady Dead," *New York Times*, April 24, 1904, https://timesmachine.nytimes.com/timesmachine/1904/04/24/118945279.pdf.

dwellers the opportunity to escape to the countryside on weekends and for vacations. Two types of resort communities evolved under these conditions. One, epitomized by Newport, Rhode Island, consisted of large villas used for long-term, seasonal stays by wealthy Americans. The second, represented by communities in or very near New York – Coney Island in Brooklyn, New York, and Atlantic City, New Jersey – attracted residents of lesser means looking for weekend entertainment located within easy reach of their homes.

In the Chesapeake Bay region, not only the bay, but its tributaries offered entrepreneurs the opportunity to turn unproductive farmland into resorts to meet the increasing appetite for waterside recreation. Early in this trend, landowners and businessmen often adapted the assets they possessed to resort purposes. Some farmers sold property they owned along the water, broken up into lots, for city dwellers who wished to build vacation homes. Other shorefront property owners built cottages to rent in the summer or on weekends or turned their own homes into boarding houses. As the recreational industry matured, local residents as well as outsiders attempted larger developments, including resorts with hotels and amusement parks, and summer colonies for holidaymakers who wished to remain along the water for longer than a weekend.[27]

While the establishment of resort facilities along waterways in the late nineteenth century was not uncommon in the Chesapeake region, the efforts of the Colonial Beach Improvement Company were quite ambitious for so early an undertaking. Elsewhere in the region, resort colonies – planned residential neighborhoods with recreational and amusement facilities – did not generally come into existence until the 1920s, and most were built near existing towns or steamboat landings.[28] The development of Virginia Beach along the Atlantic Ocean, which took place parallel to the development of Colonial Beach chronologically, provides a useful comparison. Planned as early as 1875 as part of a resort community serviced by a railroad from Norfolk, Virginia Beach made the leap from paper plans to purchased real estate in 1882. The rail line connected Norfolk to the resort in 1884, and a ninety-room hotel, the Virginia Beach Hotel, opened the same year. At first, the hotel, beach, and railroad were the only facilities available and did not prove sufficiently profitable. Ownership changed hands several times – it was mostly held by businessmen in the northeast. Over the course of time, the railroad was improved to connect with regional lines, more varied amusements were added, and the lots for the construction of summer cottages were sold. The venture did not find stable financial ground until it received backing from New York railroad executive Frederick William Vanderbilt in 1896, and amusements such as roller coasters, penny arcades, shooting galleries, and dance pavilions, directed at local residents, were undertaken, beginning around 1900.[29]

In contrast, the Colonial Beach Improvement Company's plans were more ambitious from the outset, as indicated in its charter. The company had been formed to buy and sell property in and around "White Point Farm and Colonial Beach on

[27] Mandy Melton, "Anne Arundel County's Historic Beach Resorts (Late 19th-Early 20th Century)," prepared for the *Learn S'Mores History Project*, Anne Arundel County Trust for Preservation, June 2017, 7-9; Braden, 49-50.
[28] Melton, 10.
[29] Jonathan Mark Souther, "Twixt Ocean and Pines: the Seaside Resort at Virginia Beach, 1880-1930," master's thesis, University of Richmond, 1996, chapters 1 and 2.

the Potomac River: to build and construct a Hotel or Hotels, . . . wharves, and to establish a means of transportation of persons and freight by and on the Potomac River . . . and means of communication by telephone or otherwise between Colonial Beach and other points; to erect and conduct places of amusement, and otherwise carry on a place of summer resort."[30] A March 3, 1884, advertisement for the company defined the idea more concisely. It was formed "for the purpose of owning and controlling a Summer Watering Place, principally for the city of Washington." The company had capital of $100,000, issued $50,000 in stock, at $25 per share, of which $32,200 worth had been sold. Land purchased by the company would yield a thousand building lots.[31] The company was also responsible for laying out and establishing streets.[32] Unlike other resorts of the time, the founders of the Colonial Beach Improvement Company imagined an entire resort community, built from the ground up, to include transportation and communication infrastructure, hotels and amusements for visitors, and a residential area for the construction of summer residences. From the beginning, the company envisioned a resort community that would combine both the residential and the entertainment aspects of resorts, an approach only developed over time in other locations in the region.

The two cornerstones of the White Point Farm development were the hotel, ultimately known as the Colonial Beach Hotel, and the steamboat line that would bring visitors from Washington. The March 1884 newspaper advertisement for the company states that "a handsome hotel" was under construction at that time and was expected to be open to the public by the middle of June. It seems to have been completed by that date, at a reported cost of $16,000, and capable of housing 200 guests, according to the August 1885 *Evening Star* article. As envisioned in the town plat, the hotel was located on high ground in the center of a large lot bordered by land open to development on the north and south, Washington Avenue on the west, and the Potomac River beach (and later a boardwalk) on the east. The first phase of the hotel was constructed to the north of an existing, circa 1840 Greek Revival house on the property. An addition south of the house was also constructed; it was foreseen as early as 1885.[33]

A wharf or pier for steamboats also existed by 1883. It was constructed north of the hotel, in the vicinity of today's Maryland Avenue. (Figure 4) Some of the vessels visiting Colonial Beach in the early years included the *Jane Mosley* (1883), the *T.V. Arrowsmith* (1884), the *Mystic* (1885), the *Mattaw* (1887), and the *George Leary* (1891). The boats were presumably part of the Colonial Beach Improvement Company's line or under contract to the company, which left a dock at 7th Street SW in Washington for the four-and-a-half-hour trip south. A variety of visitors took these steamboat "excursions," as they were called. Newspaper articles from the time refer to "lot owners and their friends," presumably visiting for weekend or longer trips to cottages or to camp on unimproved properties; Washington residents "who are

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[30] Quoted in Mason and Markwith, 610.

[31] Washington *Evening Star*, March 3, 1884.

[32] Mason and Markwith, 610-612.

[33] "Colonial Beach: The Rapid Growth of the Summer Resort on the Potomac"; Arnest III and Moore, in *Westmoreland County Virginia, 1653-1983,* 211. The date of the Greek Revival building disproves the oft-repeated story that the hotel had incorporated a house belonging to Light Horse Harry Lee, who died in 1818. It may have been that the Kintzes lived in this house prior to its becoming part of the hotel. In his 1882 article in *American Genius*, Clark states that the Kintz family lived in the "fine plantation mansion" on the White Point property, the hall of which "would allow the average city house to pass through." This description would seem to be more appropriate to the Greek Revival house than the only other house that may have been located on the property at the time, the current two-story house at 120 Boundary Street. See Tilp, 210.

Figure 4. The Colonial Beach steamboat pier (left) with the Colonial Beach Hotel in the distance (right), 1913. (Schutz Group, Library of Congress)

interested in the beach," which may refer to potential buyers, especially since the newspaper notices point out the low price of the excursion (25 cents); and organized groups. For many resorts along the river, as well as for the steamboat companies that earned their money transporting visitors to these places, organizations that reserved trips in advance for their members, which might number in the hundreds, were an important source of revenue. The early notices of trips to Colonial Beach identify the Knights of Pythias (280 of the 430 travelers on board the *T.V. Arrowsmith* on August 26, 1885) and the National Rifle Cadets as among the visitors. In addition, a group of about 500 people from Washington, not recorded as affiliated with any organization, traveled to Colonial Beach in September 1884 to participate in a jousting tournament and ball. These quasi-medieval jousts and games were popular entertainments at summer resorts.[34]

By 1885, approximately twenty cottages had been built in Colonial Beach, most, like that purchased by Melville Bell, stood south of downtown – the area bounded by Boundary Street on the south, Washington Avenue on the west, Colonial Avenue on the north, and the Potomac River on the east – and faced the river along Irving Avenue. Four hotels in addition to the Colonial Beach Hotel had also been placed in operation by this time. Two, the King George and Walcott's, were located along the boardwalk. Two others, Linwood House and the Buckingham Hotel, stood just a block back from the beach.[35] The population had risen sufficiently by the late 1880s for the Colonial Beach Improvement Company and the Ladies Colonial Beach Union Chapel Association to erect a chapel at the corner of Washington Avenue and Boundary Street to serve white Christian denominations until local congregations could build their own churches. [36] The congregation of the First Baptist Church of Colonial Beach, serving the town's African American residents, was organized in 1892 and initially held its services in a house on Colonial Avenue.[37]

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[34] Mason and Markwith, 611; *Washington Post*, June 3, 1883; July 14, 1883; September 9, 1884; August 19, 1885; "Panic on a Steamer," August 27, 1885; Reynolds J. Scott-Childress, "From 'Nature's Nation' to 'Washington's Playground': Marshall Hall, Middle-Class Culture, and the Commercialization of Leisure, 1865-1900," *Maryland Historical Magazine* 105:3 (Fall 2010),244. The dates in parentheses after the steamboats indicate the first visit to Colonial Beach discovered in research for the nomination.
[35] "Colonial Beach: The Rapid Growth of the Summer Resort on the Potomac"; Coates and Shinn 1995, 92.
[36] "Colonial Beach: The Rapid Growth of the Summer Resort on the Potomac"; Virginia H. Clapp, "Post Revolutionary Churches: United Methodist," in in *Westmoreland County Virginia, 1653-1983,* 490.
[37] "History of First Baptist Church of Colonial Beach, 1892-2023" (typescript, provided by Rev. David Cunningham, First Baptist Church of Colonial Beach, 1.

The investors in and developers of Colonial Beach determined that the town's growth was sufficient by the early 1890s to seek incorporation of the resort as a town, which was accomplished by an act of the Virginia legislature on February 25, 1892. The boundaries of the town, as defined in the charter, included the former White Point, Classic Shore, and Bluff Point farms, as well as the county road lying adjacent to Classic Shore and Bluff Point (current State Route 205). The western boundary of the town ran southeasterly with the county road "to a gate that opens upon a road leading into Colonial Beach."[38] The road leading into the town is the current Colonial Avenue, and although the gate referred to has been gone probably since at least the 1920s, the intersection of 205 and Colonial Avenue is still known as "the Beach Gate."

Colonial Beach continued to grow after its incorporation. By 1905, the daily excursions of steamboats to the resort had created a bustling downtown, according to a pamphlet by newspaper editor and later mayor Walker F. Griffith. The town "has steadily gone forward and its speedy growth is principally due to its health and attractive location," Griffith wrote. ". . . Large and spacious hotels and boarding houses, liveries and stores are located near the wharves, and dotted here and there in other sections of the town, to accommodate the large numbers of summer visitors[;] a large ice factory, planing mills, city hall, private and public schools, post office, telephone, printing establishments and an enterprising newspaper are located in the business section."[39] Newspaper stories, some of them likely written by the promoters of the resort, and advertisements touted Colonial Beach as "Washington's Atlantic City," and accounts of the activities in the town were relayed in those papers on the same pages as stories about its better known and more established cousins in New Jersey, Atlantic City, and Cape May.[40]

Development Beyond Downtown

Cowtown

As Griffith noted, much of the town's development was clustered around the public beach, the boardwalk, and the Colonial Beach Hotel, while construction was "dotted here and there in other sections of town." An ordinance passed by the Colonial Beach Town Council in its first session in 1892 attests to the dispersed nature of development on the Point. It prohibited livestock from running loose, except for an area at the end of the Point below Sulgrave Street, where permits for untended livestock were required. The peninsula between the Potomac River and Monroe Bay would be known as "Cowtown" as a result of this ordinance and the target of its restrictions.[41] Even as late as the end of World War II, farm animals could be found in Cowtown, although of the feathered variety. Mary Virginia Stanford recalled that when she and her husband, Clarence Stanford, purchased land for a marine railway on the bay in 1946, there were

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[38] "An Act to Incorporate the Town of Colonial Beach in the County of Westmoreland," *Acts and Joint Resolutions Passed by the General Assembly of the State of Virginia, during the Session of 1891-92* (Richmond: J.H. O'Bannon, Superintendent of Public Printing, 1892), c. 373, 613-619.

[39] Walker F. Griffith, *Souvenir of Colonial Beach* (1905), quoted in Kathryn A. Miller, 2001 Survey of Architectural Resources in Westmoreland County, Virginia (WM-039), Historic and Architectural Resources (HaAR), Leesburg, Virginia, Department of Historic Resources, Richmond, Virginia, 56.

[40] See for instance, "The Lower Potomac," Washington *Evening Star*, August 4, 1907, 5.

[41] Mason and Markwith, 610.

Figure 5. The 1934 Sanborn Insurance Map shows the dispersed nature of development in Cowtown fifty years after the town's founding. (Library of Congress)

"chickens everywhere."[42] The nature of development on the peninsula is also clear in the 1934 Sanborn Insurance Maps of Colonial Beach. Plate 4 of the map, showing the land between Vernon and Sulgrave streets, depicts most of the lots along the river, fronting Irving Avenue, filled with one- and two-story frame houses, while some blocks on the bay side of the Point are empty or nearly so. (Figure 5)

Development of the area did occur, however, as the insurance maps also bear witness. Five hotels and an inn are depicted south of Boundary Street, two churches were also built. Both the Catholic and white Baptist congregations built their first churches south of Boundary Street. The Baptists selected the corner of Bancroft and Jefferson streets for their church in 1897, while St. Elizabeths Catholic Church was built on Lossing Avenue in 1906.[43] Neither church remains standing. In 1894, Alexander Melville Bell, who owned the 1883 Stick Style house on Irving Avenue, donated a house on Hamilton Street to Emmanuel Episcopal Church in the Anacostia section of Washington. Underprivileged children would go for summer outings to what was known as the Bell Home for Children (no longer extant) for the opportunity to exercise and play in Colonial Beach's fresh air and salt water.[44]

Residences built in Cowtown in the early decades of the town's history were generally one- or two-story frame constructions. Among the properties surveyed, this includes 313 Hamilton Street (DHR ID #199-5059), a two-story, wood-frame, vernacular house constructed in 1892, according to town records.[45] As planned by Henry Kintz, the house stands on a lot measuring 50 by 150 feet. A second such house is the two-story frame house at 120 Monroe Bay Avenue, known as the Henry Disston House (DHR ID # 199-5052). A 73-foot schooner, the Henry Disston, inspired the name of the house, which was built in 1894 and owned by the captain of that boat, Edward F. Cox and his wife Lillian, after

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[42] Coates and Shinn 1994, 27.
[43] Coates and Shinn 1997, 75.
[44] District of Columbia Historic Preservation Review Board, Historic Landmark Case No. 21-08: Episcopal Home for Children, February 25, 2021, 2; Coates and Shinn 1995, 29.
[45] Photographs of buildings identified by their DHR ID numbers are included in Section VII. Survey Findings.

Figure 6. The icehouse (gray rectangle) and the planing mill (upper right) along the former Westover Avenue in 1934. (Library of Congress)

Bay Avenue (DHR ID #199-5078), built around the same time. These houses pre-date changes to Colonial Beach's street names, having been constructed before Westover Avenue became Monroe Bay Avenue and before the Lafayette Street name was extended to include what had previously been called Boat Lane. Entrepreneurs recognized the need for stores to serve the residents, and at least five stores were in operation in Cowtown during the first half of the twentieth century. Two were located on Bancroft Avenue on the interior of the peninsula, and three along the bay.[46] Due to a lack of precise information on the locations of these stores and limitations on the scope of the survey, it is not known whether any of the buildings that housed them, some of which were also residences, still stand.

The bayside stores no doubt served the town's watermen and their families, as well as tourists. The Monroe Bay shoreline had become the industrial section of town, home to flour and lumber mills, oyster and fishing operations (including boat docks, shucking houses, and canneries), a planing mill to provide lumber for ship building and repairs, an ice house providing means of refrigeration to package the day's catch for shipping (DHR ID #199-5051), even tomato canneries.[47] (Figure 6) "Boat Lane" was an apt original name for what is now the west end of Lafayette Street, meeting Monroe Bay at the end of Winkiedoodle Point. Members of the Curley family owned much of the land on the point, and it was here that Lloyd Landon Curley, known as L.L. Curley, opened an oyster-packing plant in 1934. The current Curley's Packing Company Building (DHR ID #199-5076) dates to 1941 and may represent an expansion or rebuilding of the

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[46] Coates and Shinn 1994, 26-27; Tilp, 257.
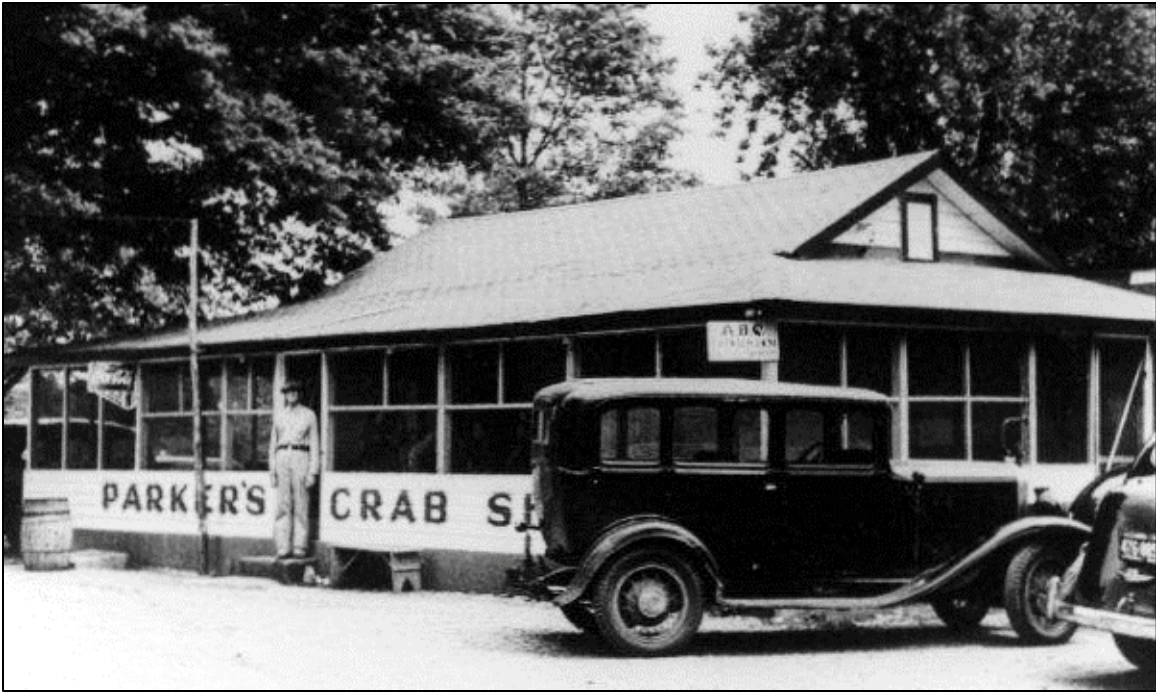[47] Tilp, 211.

Figure 7. Parker's Crab Shore on Monroe Bay in the 1930s. (Colonial Beach Picture Book, Facebook)

original facility. Captain Alec Curley operated a store on Winkiedoodle Point by 1931. Also by 1931, a black bear known as Pete was chained to a tree on the Curley property for the amusement of visitors.[48] With the Potomac River's bounty so near and so fresh, restaurants also started to open along Monroe Bay in the twentieth century to serve seasonal and permanent residents. Henry C. Parker and his wife Mary Elizabeth began selling crabs and crab meat from a one-story building in what is now the 1000 block of Monroe Bay Avenue in 1928. Five years later, they opened a dine-in restaurant called Parker's Crab Shore on the site.[49] (Figure 7) The restaurant no longer stands.

North of Colonial Avenue

The stretch of White Point Farm between the hotel property and the farm's northern boundary (now marked by 1st Street) was near enough to the Potomac River and the boardwalk, hotel, and amusements of downtown Colonial Beach that it received its share of early development. The current residence at 945 Bryant Avenue (DHR ID #199-5177) is thought to have originated as a hunt clubhouse dating to the end of the third quarter of the nineteenth century, just as the town was about to be developed. Two hotels were located in this section of town, just blocks from the Colonial Beach Hotel. One, the New Atlanta stood next to the river at the east end of Longfellow Avenue and included a pier for visitors arriving by boat. (Figure 8) It was built, probably in the early twentieth century, by H.W.B. Williams, who helped establish the Bank of Westmoreland downtown in 1904 and later became bank president. The boardwalk did not reach the hotel but all its rooms faced the water originally, and the streetside landscape on Washington Avenue featured a

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[48] Coates and Shinn 1995, 7; Tilp, 257.
[49] "Colonial Beach Picture Book," Facebook, https://www.facebook.com/CBhistoricalpictureposts/photos, accessed May 12, 2023.

boxwood border, walks through a tree-shaded lawn, and a wood glider swing.[50] The New Atlanta is no longer extant. A second hotel, the New Willard, almost certainly named to recall the Willard Hotel on Pennsylvania Avenue in Washington, D.C., stood on Lincoln Avenue a block south and a block west of the New Atlanta. The three-story frame building, constructed before 1934, still stands but is much changed from its original design.[51] Across Longfellow Avenue from the New Atlanta, and also next to the river, was the Windy Willow Cottage. It was

Figure 8. The New Atlanta Hotel at the end of Longfellow Avenue. (Courtesy Judith McIrvin, Colonial Beach Museum)

built for Dr. F.F. Ninde and his family in 1903 but had been transformed into a boarding house by 1934.[52]

Houses dating as early as 1895 were located in this area, and half of the surveyed properties were constructed prior to 1934. As in Cowtown, the residences were almost entirely one-, one-and-a-half-, or two-story, frame buildings that represented a range of vernacular forms. The two-story house at 504 Taggart Street (DHR ID #199-5110), constructed around 1900, for instance, employs a steeply pitched front gable roof with a hipped roof porch, a common Folk Victorian form. The one-story, hipped roof cottage at 616 Washington Avenue (DHR ID #199-5149) was built around 1920. Its front section is one-room deep, measuring 25 by 15 feet. It included a full-width front porch and a rear ell extending from the north side. The small house, standing on the south half of a typical 50 by 150-foot lot, is an example of the seasonal cottages constructed early in the town's history.

Alterations to the town plan were made north of Colonial Avenue in the twentieth century that expanded the town's residential building sites. In 1922, McKenzie Jackson filed plans for "M.K. Jackson's First Subdivision of Colonial Beach" an area west of the original town plat and bounded by what are now Colonial Avenue on the south, Gus Wise Lane on the west, the Colonial Beach School property on the north, and Jackson Street on the east. Since the 1888 plat of Colonial Beach does not name the street in this location, Jackson Street may bear the name of the community's developer. He had a varied career. The 1900 census records list Jackson's occupation as butcher, while in 1910 he

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[50] Coates and Shinn 1995, 93; Coates and Shinn 1997, 54. Coates and Shinn give the hotel construction as the late nineteenth century. Williams association with Colonial Beach, however, dates to the early twentieth century when he arrived to organize the bank.

[51] *Sanborn Fire Insurance Map from Colonial Beach, Independent Cities, Virginia*, plate 3, Sanborn Map Company, March 1934, https://www.loc.gov/item/sanborn09005_001/.
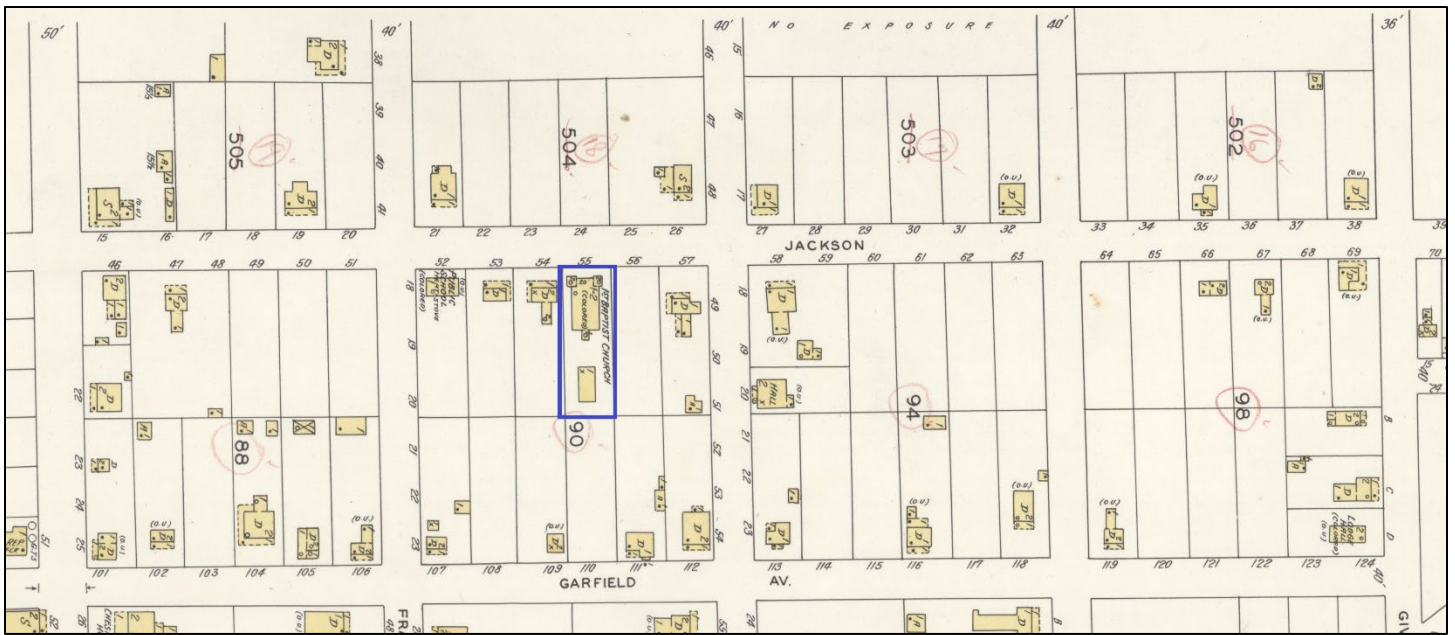
[52] Coates and Shinn 1995, 106.

Figure 9. An African American community grew up around First Baptist Church on Jackson Street (blue rectangle) in the first quarter of the twentieth century. The area above Jackson Street was part of M.K. Jackson's First Addition to Colonial Beach. (Library of Congress)

worked at a general store and lived on Bancroft Avenue south of Boundary Street. Ten years later, he is listed as a farmer in the census and lived in Classic Shore. In 1930, he lived on Boat Lane, today's Lafayette Street. In none of the census records is real estate listed as his occupation, and yet he had begun buying lots in Colonial Beach as early as 1897 and continued buying and selling them into the 1950s.[53]

First Baptist Church of Colonial Beach had already purchased its lot on what would become Jackson Street in 1892 and built its first church there by 1896. As with many churches, First Baptist functioned as a center of activity for the African American community that grew up around it. (Figure 9) A public school for black children was located at the corner of Jackson Street and Franklin Avenue (now 603 Jackson). Leanna Streets taught at the school, and she and her husband Theodorick owned a house in the neighborhood, although they did not live there. The couple raised their nephew Charles Garland, who would become a World War II veteran and Colonial Beach's first Black town councilman and mayor. A new school was constructed on Lincoln Avenue in 1942. A pair of two-story general stores stood on Jackson Street in the M.K. Jackson Addition, and a "Lodge Hall" for African Americans was located on the corner of Given Street and Garfield Avenue.[54] James Watson, a church trustee who helped purchase an additional lot in 1920 for an expansion of the church, ran a bakery on Jackson Street, along with his wife Lillie. The Watson bakery was thought to be the only one in the town for some time, and the family and owned a house on Garfield Avenue.[55]

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[53] Ancestry.com and The Church of Jesus Christ of Latter-day Saints, *1900, 1910, 1920, 1930, 1940, 1950 United States Federal Census* [database on-line], Lehi, Utah: Ancestry.com Operations Inc, 2010; Westmoreland County Land Records, Deed Index, Clerk of the Circuit Court, http://cotthosting.com/VAWMoreland.
[54] *Sanborn Fire Insurance Map from Colonial Beach*, plate 3.
[55] Johnson, "Black History," in *Westmoreland County, Virginia, 1653-1983*, 602; Coates & Shinn 1994, 12.
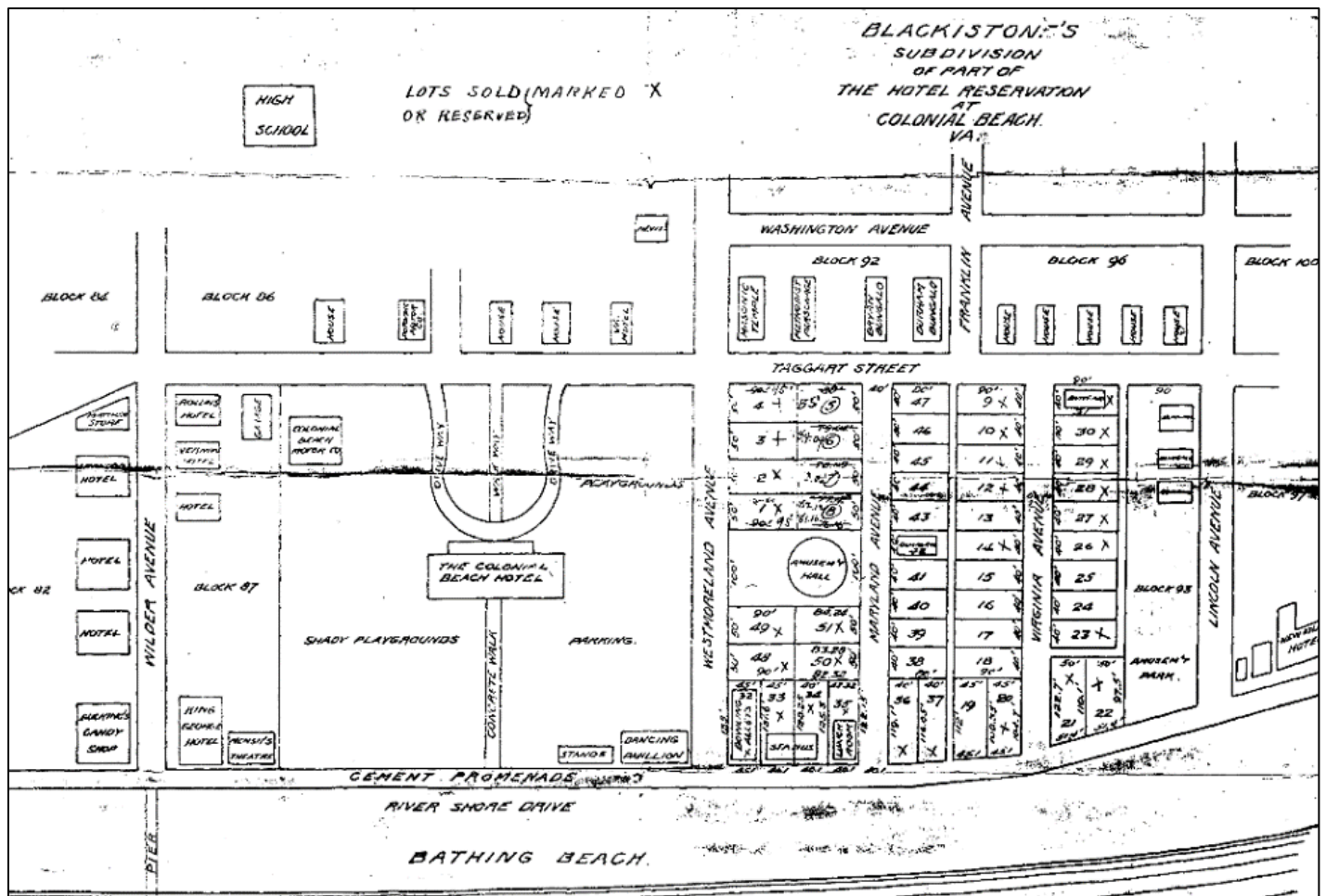
Figure 10. Blackistone's Subdivision of the Hotel Reservation created traditional building lots and two streets. (Westmoreland County Land Records)

As elsewhere in town, the houses in the M.K. Jackson Addition were of frame construction and most often one, one-and-a-half, or two stories tall. Lot sizes matched the Kintz-planned 50 by 150-foot dimensions (except where subdivided or consolidated?), and streets were the typical 40-foot width. By 1934, at least eight dwellings and two stores had been built in the addition, while twenty-six houses, two social halls, and a school stood in the four blocks bounded by Colonial Avenue on the south, what is now Kintz Street on the west, Given Street on the north, and Garfield Avenue on the east.[56] The one-story, hipped roof house at 600 Jackson Street (DHR ID #199-5141), built circa 1930 in the M.K. Jackson Addition, is another typical Colonial Beach cottage, with a full-width porch, rear ell, and ample back yard.

A second significant alteration of the original town plan took place in 1924, when the northern end of the Hotel Reservation, as it was called, was given over to residential and other commercial construction. Frank Blackistone owned the hotel at this time, and the alteration was known as Blackistone's Subdivision of Part of the Hotel Reservation. (Figure 10) The reason for the change is not clear. A devastating storm in 1918 had destroyed the boardwalk, as well as several wharfs and businesses, and the pier where excursion boats landed, at the end of Colonial Avenue, was rebuilt at some

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[56] *Sanborn Fire Insurance Map from Colonial Beach*, plate 3.

point in the early twentieth century at the end of Wilder Avenue. These actions may have freed up the land to the north.[57] Whatever the specific reasons for the change, the general impetus was likely financial: dividing the property for building lots provided a better return on investment for Blackistone than holding onto the property and its facilities. As a result, a block and a half of building lots were platted and two new east-west streets cut through – Maryland and Virginia avenues. Replacement of the wood boardwalk with a broad concrete walk was either planned or had already been accomplished by this date, according to the subdivision plan.

The lots in the Hotel Subdivision differed in size from the standard Colonial Beach lot. They were 40 or 45 feet across and 80 to 90 feet deep. This probably resulted from the irregularity of the parcel of land being subdivided, relative to the earlier blocks. On the east, the subdivision placed building lots immediately adjacent to the concrete walk along the beach. Blackistone may have thought that this area would develop like the rest of the boardwalk had, with hotels, restaurants, or amusements vying for such spaces. Instead it became almost completely residential. The subdivision developed slowly; only six of the fifteen lots along the water were built on ten years after it was platted. Residences were constructed on all but one of those lots, and the outlier contained a dilapidated, two-story frame building that may have been left over from hotel use. By 1934, dwellings had been constructed on all but one of the improved lots in the subdivision. The exception was the lot at the corner of Washington and Colonial avenues, on which a drug store was built around 1930 (DHR ID #199-5037-0077).[58]

Two differences between the subdivision plat and the 1934 Sanborn maps show changes in the naming conventions for this area of town. The 1888 copy of Kintz and Clark's 1882 plat of the town does not resolve the location of the main street into town from the county road on the west. This street is now known as Colonial Avenue. In a 1913 plat for an addition across Washington Street from the hotel property, the artery is designated as "Colonial Street or Westmoreland Avenue."[59] Blackistone's 1924 subdivision plat names the street Westmoreland Avenue, but ten years later the Sanborn maps label it Colonial Avenue. It has retained that name ever since. A second naming convention resolved at this time involved Washington Avenue and Taggart Street. The 1924 hotel subdivision plat echoes an earlier practice of calling the extension of Washington Avenue to the north, across Westmoreland/Colonial Avenue, Taggart Street and the street one block to the west Washington Avenue. By 1934, the names had been reversed to the more logical designations used today, with Washington Avenue continuing across Colonial Avenue and ending at Given Street and Taggart Street located a block to the west. In the case of Washington Avenue, this agrees with the 1888 plat.

Classic Shore

The 464 acres of land James A. Clark purchased in 1882 and renamed Classic Shore remained undeveloped more than two decades after his purchase. On June 14, 1908, the Washington *Evening Star* reported that the Colonial Beach Real Estate Company of Washington, D.C. – the latest iteration of the major developer in the town – was offering building lots

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[57] Coates and Shinn 1986, 37.
[58] *Sanborn Fire Insurance Map from Colonial Beach*, plate 3.
[59] "Colonial Beach Company's First Addition to Colonial Beach" (plat), August 21, 1913, Westmoreland County Land Records.

for sale in Classic Shore for "cottage and hotel sites" due to increased demand. By this time, the property had become known as the Brady tract, after Gen. Thomas Brady, who had acquired the land from Clark in 1886. The paper said the real estate company had "propositions from parties who desire to build hotels and boarding houses in order to accommodate the increasing number of patrons of the beach."[60]

The *Evening Star* article bears witness to a concerted effort on the part of businessmen and town leaders to make use of the Classic Shore property. A little more than two weeks after it was published, Taylor Brothers, with offices at 1311 G Street in northwest Washington, D.C., filed a plat for Classic Shore with Westmoreland County. The plat subdivided all the land now considered part of Classic Shore, bounded on the south by 1st Street, on the east by the Potomac River, on the west by the county road (now Route 205), and on the north by 12th Street (with a two-block-long 13th Street to the north). Lots were 25 by 100 feet, yielding nearly 2,500 building sites covering more than forty blocks. The street names on the plat continue to be used, with the exception of Colonial Avenue, which was the plat's designation for today's Myers Avenue. The plat includes two planned improvements – a boardwalk along the beach and a wharf between 9th and 10th streets. Little information was discovered in research about Taylor Brothers (William Raymond and Charles Taylor), except that they also built houses in Washington in the 1910s. Their relationship with the Colonial Beach Real Estate Company (or Colonial Real Estate Company, as it was also called) is also unclear. Each sold property in Classic Shore in the first three decades of the twentieth century, and each had their own offices in Washington and in Colonial Beach. The real estate company chartered excursions to Colonial Beach and tours of Classic Shore (with an oyster roast on the property as an enticement), but does not appear to have invested in home construction.[61] The Taylor Brothers advertised building lots for purchase in Washington newspapers through the 1920s and did make certain infrastructure and commercial improvements. The firm built the wharf between 9th street and 10th streets and the Classic Shore Hotel on the corner of 7th Street and Beach Avenue, but it does not appear that the boardwalk was ever built. The brothers also built their own home overlooking the river at the corner of 6th Street. [62]

Efforts to boost interest in Classic Shore continued into the 1920s in the same manner that had characterized the initial development of Colonial Beach – splashy advertisements, favorable articles in Washington newspapers, announcements of planned development, and notices in the society pages of which Washingtonians were summering there.[63] (Figure 11) Still, development was slow, and never reached the density of the rest of Colonial Beach. The 1934 Sanborn Fire Insurance maps do not include Classic Shore, suggesting that there was little in the way of buildings there to be insured. Two hotels in addition to the Classic Shore Hotel were known to have been built – the Stag Hotel and the Pecan Inn. According to Colonial Beach historians Joyce Coates and Jacky Shinn, the population of the area didn't warrant

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[60] "Colonial Beach," *Washington Evening Star,* June 14, 1908.
[61] "All Day Outing: Special Excursion to Colonial Beach Sunday Next," *Washington Evening Star*, September 17, 1908; "Lots, Lots, Lots: Grand Oyster Roast Classic Shore" [advertisement], *Washington Times*, September 13, 1910.
[62] Coates and Shinn 1995, 24. Review of census records could not confirm the Taylor brothers' residence in Colonial Beach.
[63] See, for instance, "At Colonial Beach," *Sunday Star*, August 28, 1910, and "Buzz Line to Colonial Beach," *Washington Evening Star*, November 25, 1909.

Figure 11. Taylor Brothers advertisement for Classic Shore. (*Washington Times*, September 3, 1920)

construction of grocery stores until the 1940s, when two such enterprises opened, one on Myers Avenue and one on Dwight Avenue.[64]

The 1920 Taylor Brothers advertisement for Classic Shore (Figure 11) shows a half dozen small homes in the subdivision, which the ad calls bungalows. The small size of the lots and their prices indicate that Taylor Brothers targeted middle class buyers. A "large" lot (undefined) could be had in 1920 for $50 with $2 down and $2 monthly payments. An article in the May 22, 1909, Washington *Evening Star* described some of the residences that had been built in Classic Shore in just the second year of the Taylor Brothers' development. Four- and five-room cottages were constructed in the off season, as well as three- and four-room bungalows. In contrast, houses of eighteen and fourteen rooms had also been built, and a small hotel with a pebble-dash stucco exterior was under construction at the corner of 8th Street and Beach Avenue.[65] The hotel no longer stands; it is not known where any of the other buildings mentioned are extant.

Classic Shore never attracted the attention of weekend excursionists, as did the older part of Colonial Beach. Beach Avenue ran along a bluff above the river, making access to the beach there problematic. A planned electric railway to link the area to downtown was never constructed. The lack of accessibility thereby hurt the hotels that were built. A winter storm in 1912 that damaged the wharf further isolated Classic Shore from the rest of the town.[66] Ultimately, the area settled down to a primarily residential neighborhood, with seasonal cottages as well as residences for permanent inhabitants. The development, which later became known as Classic Shores, has not been completely built out. While a small number of houses remain from its early days – most of them close to the river and in the lower numbered streets – more typical are the range of vernacular house forms that were built around mid-century, when development of the

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[64] Coates and Shinn 1994, 37; Coates and Shinn 1995, 24.
[65] "Building at Classic Shore," *Washington Evening Star*, May 22, 1909.
[66] "Buzz Line to Colonial Beach"; Coates and Shinn 1994, 24; "Ice Gorged at Piers," *Sunday Star*, February 4, 1912.

area picked up steam. One existing house may pre-date the subdivision. County records offer a construction date of circa 1900 for the two-and-a-half story, frame, side gable house at 1300 Dwight Avenue (DHR ID #199-5159), about midway between the river and Route 205. A large house constructed during the development of the Classic Shore subdivision is 20 9th Street (DHR ID #199-5156). Dating to around 1940, it also stands two-and-a-half stories tall and has a side gable roof, as well as a two-story porch. More typical are modest one- to one-and-a-half-story houses. An early example of such a building is 108 4th Street (DHR ID #199-5125), a one-story frame house only 14 feet wide built in 1922. Thirty years later similar houses were being built, including 120 3rd Street (DHR ID #199-5121), constructed around 1950. Its one-story, front gable form, with full-width front porch is common throughout Colonial Beach.

The Great Depression, World War II, and Off-Shore Gambling

As a result of the increasing use of automobiles for personal travel beginning in the 1920s, steamboat excursions on the Potomac River declined in popularity. The *St. Johns* made its last run from Washington to Colonial Beach in 1926; the last recorded steamboat landing at the beach was that of the *Potomac* in 1942. The end of steamboat travel coincided with the Great Depression and the beginning of World War II, all of which had damaging effects on tourism in Colonial Beach. A number of storms from the 1910s to the 1930s, which damaged piers and businesses along the boardwalk, also took their toll on visitation. The Maryland legislature relieved this situation soon after the war by the legalizing slot machines in the state, the border of which was located at the high tide mark of the Potomac River along the Virginia shore. Entrepreneurs saw the opportunity the gambling law presented to replace the steamboat wharves, dance pavilions, bathhouses, and other amusements along the river with casinos built on piers beyond the Virginia state line. [67] The injection of new capital and arrival of tourists seeking forms of recreation other than swimming and water sports did not last long, however. In 1958, the Maryland legislature required that casinos in the state be reachable by foot from Maryland soil, making the slot machines off the shore of Colonial Beach illegal. The removal of existing casinos was phased out over time, ending in 1968, but offshore gambling in Colonial Beach essentially ended in 1963, when two of the town's three casinos were almost totally destroyed by fire. [68]

Historically, two types of visitors had come to Colonial Beach – weekend excursionists and families staying for longer stretches in summer cottages. The transition to automobile travel, which allowed families to travel longer distances in search of recreation, and the removal of the casinos from the Potomac shoreline sharply reduced the ranks of the first type. The town's permanent population base – those who made their living on the water, those who worked at the Dahlgren Naval Weapons Laboratory, and those working at businesses serving fulltime residents – remained fairly constant after the casinos left. The large crowds that gathered in Colonial Beach every weekend during the summer, however, declined during the 1960s. In the areas surveyed for this report, housing stock gradually became used for permanent residents or a much smaller number of families that visited for longer periods in the summer. Hotels and

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[67] Coates and Shinn, Centennial Issue, 60-61; Coates and Shinn 1997, 61; Mason and Markwith, 611-613.
[68] Kathryn A. Miller, 2001 Survey of Architectural Resources in Westmoreland County, Virginia (WM-039), Historic and Architectural Resources (HaAR), Leesburg, Virginia, Department of Historic Resources, Richmond, Virginia, 69-70.

boarding houses generally went out of business and were torn down or converted to other uses. In the former Cowtown, north of Colonial Avenue, and in Classic Shore, modest houses continued to be built, either in unimproved lots or replacing older structures. These houses usually took on the popular styles of the period, such as the Minimal Traditional and Ranch houses. Occasionally, a Modern, architect-designed house would be built, such as the wood, brick, and glass house at 802 Taggart Street (DHR ID #199-5113), dating to 1952.

It was also after the war that the northernmost area of Colonial Beach, known as Bluff Point, became the site of more concentrated development. The shallow projection of the land into the Potomac in this area had been known as Bluff Point as early as the 1670 Robert Lovell patent for his 500-acre parcel of land (Figure 1), and the name has continued to be used for the area ever since. The oldest residence within the boundaries of Colonial Beach, the circa 1790, Federal style house at 3000 Riverview Drive (DHR ID #199-0001), is located in Bluff Point, and, as mentioned earlier, John L. Cox operated a fishery along the Bluff Point shore south to Gum Bar Point in the mid-nineteenth century. After Colonial Beach was incorporated, attempts were made to integrate the Bluff Point Farm into the town's tourist trade. Steamboats stopped at a wharf on the property as early as 1883. [69] The Federal-period house was used as a hotel for a period of time, and sulky races were held on the grounds.[70] Few improvements had been made, however, to stimulate additional development.
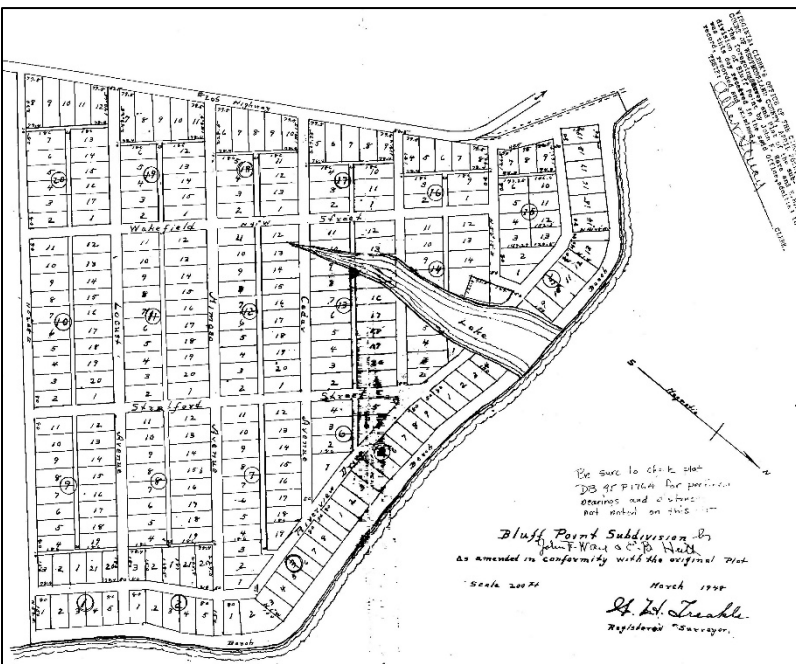
Figure 12. The Bluff Point subdivision, as shown in a 1948 plat. (Westmoreland County Land Records)

The first attempt to subdivide the property into building lots was undertaken in 1929. The subdivision constituted the north part of Bluff Point Farm, bounded by what is now Santa Maria Avenue on the southeast (shown as an alley in the plat), Route 205 on the west, and the Potomac River on the northwest and east. Westmoreland County residents John F. and Dorothy P. Ware and E.B. and Emily Hutt acquired the land in 1937 from Amy F. Hammond and subsequently amended the plat that year, as well as in 1939 and 1948, to make slight changes to the layout of streets.[71] (Figure 12) Most of the street names and locations shown on the 1929 plat remain in use today, and the lots are divided in much the same way.

[69] *St. Mary's Beacon*, July 12, 1883.
[70] Coates and Shinn 1995, 96; Coates and Shinn 1997, 4; Coates and Shinn, Centennial Issue, 44.
[71] "Map of the Town of Colonial Beach, as amended in conformity with the original map" (plat), September 1929, amended August 1937 and February 1939; "Bluff Point Subdivision," March 1948; Deed book 126, pages 331-332, August 29, 1952, Westmoreland County Land Records.

Building in Bluff Point appears to have been slow to develop. Newspaper advertisements for an auction sale of lots appeared in 1938,[72] and the earliest houses surveyed were built circa 1940 (3012 Riverview Drive, DHR ID #199-5164) and 1945 (3111 Riverview Drive, DHR ID #199-5165). Both of these houses stand on the east side of the drive, overlooking the river – lots that would seem likely to have been attractive to buyers. The subdivision got a boost in 1952, when part of the property was further subdivided as "Bluff Point Court." The parcel, totaling 25 acres divided into six blocks, had been purchased from the Ware and Hutt families by Bluff Point Court, Incorporated, based in Richmond. Frank W. Brown, Jr., was president of the company, T. Tunstall Adams, Jr., its secretary. The property was bounded by what is now Santa Maria Avenue, State Route 205, the Potomac River, and Mimosa Avenue.[73]

Bluff Point Court is Colonial Beach's only example of a form of housing construction that became popular after World War II. Often called "tract housing," the approach represented an attempt by the federal government, localities, developers, and home builders to address a strong demand for single-family, detached houses across the United States in the years after World War II. The Federal Housing Administration (FHA) had been set up by Congress and the administration of President Franklin Delano Roosevelt in 1934 to introduce quality standards for American housing and to support employment in the building industry through a loan program for new homes. A program of the Veterans Administration, created in 1944 as part of the GI Bill, included a housing loan program for returning veterans that followed the FHA protocols. After the war, Congress appropriated billions of dollars for these programs that resulted in the construction of hundreds of thousands of new houses.[74]

Home builders responded to the opportunity by adapting new construction technologies (use of plywood, prefabricated window and door units, kitchen and bathroom cabinetry, structural systems), mass production of hardware, efficient construction techniques, and economies of scale to keep house prices down and construction time at a minimum. Standardization – of design, of features, of construction materials, of the building process – became a paramount virtue, meaning that most tract housing projects consisted of a large number of houses with very few stylistic differences. Developers often sought out large tracts of underused and therefore low-cost farmland outside of cities that could be easily leveled and filled with hundreds, if not thousands, of homes. Better roads and increasing automobile ownership made commuting to city jobs from these areas feasible. The largest such development was Levittown on Long Island in New York, created by and named for the developers, Abraham, Alfred, and William Levitt. Begun in 1946, the project ultimately consisted of 17,400 houses on 4,000 acres of land that had formerly been a potato farm. Nearly 82,000 residents live in Levittown, which became the generic name for any kind of low-cost, cookie-cutter type of development. Such mid-century projects contributed mightily to the suburbanization of the United States.[75]

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[72] See *Richmond Times Dispatch*, June 26-28, 1938, *Richmond Times-Dispatch* Archives, Newsbank website, https://richmond.newsbank.com.
[73] Westmoreland County Land Records, Book 126, page 438.
[74] Clifford Edward Clark, Jr., *The American Family Home, 1800-1960* (Chapel Hill: University of North Carolina Press, 1986), 221-222; Kenneth T. Jackson, *Crabgrass Frontier* (New York: Oxford University Press, 1985), 203-204, 232-234.
[75] Clark, 221; Jackson, 210-213, 234-235.

Bluff Point Court was never intended to be as large as many other such housing projects. In 1960, it was said to have seventy-five units. Many of the houses were purchased by workers at the Naval Weapons Laboratory at Dahlgren, Virginia, about 15 miles from Colonial Beach.[76] The Bluff Point Court houses along Mimosa and Locust avenues were standardized in two basic forms. Westmoreland County land records show that the first houses were purchased in the summer of 1953 and sales continued to 1960. While many of the Bluff Point Court homes have been altered in the seventy years since they were built, a few retain most of their original exterior features – modest size, one-story height, side gable roof, asbestos shingle exterior, and six-over-six, double-hung, wood window sash. Examples of such houses include 300 Locust Avenue (DHR ID #199-5160) and 301 Locust Avenue (DHR ID #199-5161).

Covenants ran with the deeds in Bluff Point Court, governing such issues as building type, size, quality, and cost, as well as location of the building on the property, garbage disposal, and sewage. These covenants did not restrict purchase of lots and construction of houses by race or religion, as covenants in other such developments in the United States sometimes did. In at least one instance in Bluff Point, however, racially restrictive covenants were included in the deed of conveyance. Clifford Inscoe purchased lots 7 and 8 in block 16 of the Ware and Hutt subdivision at the end of 1960. The lots faced State Route 205, and Riverview Circle bordered the site on the north, with other lots located on the east and south. The deed states that the purchaser, for a period of ninety-nine years, could not covey the land to anyone who was Black, nor could the purchaser resell the property to anyone who might sell or rent the property to African Americans.[77] A full review of deeds in Bluff Point and other areas of Colonial Beach was not included among survey requirements, but the presence of racial restrictions in a 1960 deed and their absence in deeds of 1952 in the same neighborhood is striking. Such attention to maintaining separation of the races in 1960 may have been spurred by advances in civil rights made by African Americans at that time, especially after the U.S. Supreme Court declared in 1954 that racial segregation in American schools was unconstitutional. In Virginia, in reaction to this decision, many white citizens and their leaders followed a policy of "massive resistance" to desegregation in schools and in other areas of life that lasted through the 1960s.[78] The Federal Fair Housing Act of 1968 made the practice of including racially restrictive covenants in deeds illegal.

A common house form found in Bluff Point, and an indication of the period of its development, is the Ranch house. Ranch-style houses placed all the living space on one floor and therefore were usually constructed in outlying neighborhoods with more generous lot sizes. Asymmetrical in arrangement, the style featured low rooflines with overhanging eaves, broad chimneys, picture windows, carports, and exterior patios. Their efficient floor plans met the changing needs and preferences of middle-class American families after World War II. The style became popular in the

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[76] Alex E. Preston, "Colonial Beach Grows Even Without Slot Machines," *Washington Evening Star*, October 17, 1960.
[77] Westmoreland County Land Records, Book 174, page 525. A classified advertisement placed in the *Washington Evening Star* on July 22, 1951, for the sale of an 80 by 150-foot lot in Bluff Point includes the word "restricted." The location of the lot and the nature of the restriction is not specified.
[78] Tarter, 386-389.

middle of the twentieth century and remained a dominant house form for another quarter of a century.[79] Bluff Point's Ranch houses date mostly to the 1960s, the period of the style's peak popularity. Examples include 2525 Riverview Drive (DHR ID #199-5128), dating to 1967, and 106 Riverview Circle (DHR ID #199-5129), built in 1964. The latter is a modest red-brick example of the style, featuring an engaged carport, hipped roof, and three-part bay window, while the former, faced with rose-colored brick, sprawls across its lot and places its carport in an angled wing. Decorative accents include a row of recessed, vertical, wood panels and a recessed, wood-clad entrance with sidelights.

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[79] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred E. Knopf, 2006), 479.

VIII. SURVEY FINDINGS

General Survey Findings

A total of 122 resources were surveyed during the three days of field work undertaken for the project. (See table below.) One of the resources, the First Baptist Church at 609 Jackson Street, was surveyed at the intensive level. The remainder were the subject of reconnaissance-level surveys. Of the 122 surveyed resources, all but two were more than 50 years old, and one of the more recent properties included a secondary dwelling constructed before 1972. The surveyed properties resources can be understood in relation to the time period in which they were built. Colonial Beach history can be broken down into two general periods – the steamboat era (1882-1942), when large numbers of weekend visitors arrived during the summers via excursions on the Potomac River by steam-powered schooners, and the post-steamboat era (1943-present), when the automobile reigned as the most popular mode of transportation and, except for a brief period when casino gambling attracted new visitors, the number of weekend tourists declined. The permanent population of the town rose only slightly during each historical period. The number of resources surveyed broke down evenly between steamboat-era and post-steamboat-era buildings – 61 each. Sixty of the steamboat-era resources are located on the Point and in the area north of Colonial Avenue to 12th Street. Bluff Point contained only one pre-1942 resource.

Properties Surveyed – by area and era

Surveyed Areas	Steamboat Era	Post-Steamboat Era	Total
The Point	29	37	66
Colonial Ave to 12th Street (Colonial Ave to 1st Street)	31 (21)	17 (7)	48
Bluff Point	1	7	8
Total	61	61	122

As might be expected, the largest concentration of steamboat-era resources are located in the parts of Colonial Beach that were included in the town's original 1882 plat. Development on 29 of the 66 surveyed properties below Boundary Street dates to the steamboat era, 37 afterwards. Between Colonial Avenue and 12th Street, 31 of the 48 buildings surveyed were constructed prior to World War II. Significantly, 21 of the 28 properties surveyed in the area between Colonial Avenue and 1st Street – the area around White Point that lent its name to the farm Henry Kintz developed as Colonial Beach in 1882 – date to the steamboat era. Development did not begin in Classic Shore, between 1st and 12th streets, until the early twentieth century and did not become widespread over the 40-block subdivision until the 1940s. Ten of the 20 properties surveyed in Classic Shore were constructed during the steamboat era.

The building types represented among the structures surveyed break down into three general categories: 1) one- or one-and-a-half-story cottages; 2) two- or occasionally three-story houses; and 3) commercial buildings. Both the cottages and the larger residences may originally have been built for seasonal or permanent inhabitants of the town and may have switched functions over the years. During the steamboat period, some of the two- and three-story houses likely functioned as boarding houses for summer visitors. Nearly all of these buildings were of frame construction with

wood siding, as indicated in the 1934 Sanborn Fire Insurance maps. Many of these wood buildings have since been covered with vinyl siding. Toward the end of the steamboat era and since, other finishing materials were employed, including asbestos shingles and brick veneer. Concrete block was also used as a structural and exterior building material for residences, but the survey revealed no stone buildings in the areas evaluated. The types of houses, building materials, and periods of construction were mixed throughout the Point and the area between Colonial Avenue and 12th Street. This indicates that the lots were sold and built on by individuals, rather than a developer, and that development took place continuously throughout the town's history. Only in Bluff Point, the most recently developed area of town surveyed, did modern, manufactured building materials predominate in the construction.

Storage sheds and garages are the principle secondary buildings remaining on residential properties. While some of the garages date from the period of the original construction of the houses, many of the storage buildings are of the prefabricated, modern type. No obvious examples of structures that might have housed farm animals were discovered during the survey, although the Point was known as "Cowtown" early in Colonial Beach's history due to the livestock located there and the presence of chickens on residential properties occurred as late as 1946. Fences of a variety of types (wood picket, chain link, wire with wood posts, and vinyl) surround at least part of most of the properties surveyed.

The remaining commercial buildings in the areas surveyed are few in number, although it should be remembered that some Colonial Beach residents turned their homes into general stores before purpose-built markets dominated that business, and some of these houses may remain. In addition, Bancroft Avenue was the location of at least three grocery stores, and the properties on Bancroft have yet to be surveyed. Several commercial buildings have also changed their function, such as the former icehouse that is now a microbrewery (DHR ID #199-5051). Concrete block was used for later commercial buildings, such as the Curley Oyster Packing Company on Lafayette Street (DHR ID #199-5076), built in 1947. The lone example of a public building surveyed, the Town Water Facility at the west end of Wirt Street (DHR ID #199-5109), was built of brick.

The following sections provide additional discussion of the properties found in each of the areas surveyed. Examples with descriptions and photographs are included, along with a map of each survey area. Tables for all the properties surveyed, organized by survey area, are located in the appendix to the survey report.

Westmoreland County Online GIS
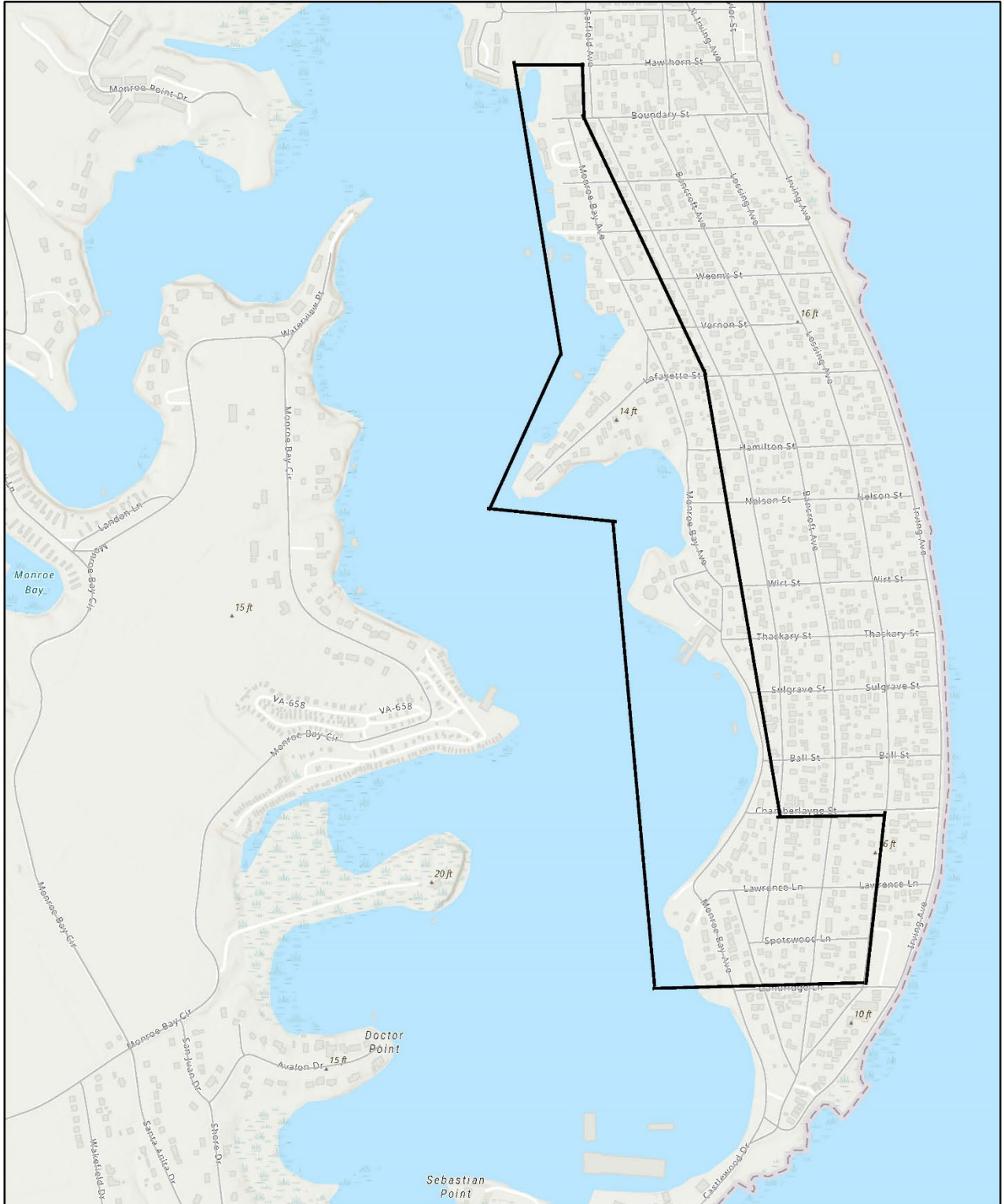
ROADS2

Map 2. The Point Survey Area

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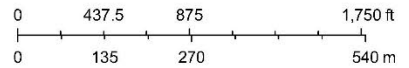
0	437.5	875	1,750 ft

0	135	270	540 m

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Westmoreland County

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The Point

The survey area below Boundary Street to the confluence of the Potomac River and Monroe Bay, known as the Point (Map 2), contained the only property surveyed as part of this project that had been previously surveyed, 311 Jefferson Street (DHR ID #199-5025), constructed around 1940. The present survey concentrated on the Monroe Bay side of the Point, generally from Marshall Street to the water's edge, since it had not previously been surveyed. The area contained the same mix of smaller cottages and larger houses, although no examples of the Stick Style or Queen Anne residences found on the river side of the Point seem to have been built on the along the bay. Two houses from the end of the nineteenth century were surveyed, 313 Hamilton Street, built in 1892 (DHR ID #199-5055), and 120 Monroe Bay Avenue, constructed in 1894 (DHR ID #199-5052). The two-story, frame, hipped roof house at 313 Hamilton Street is likely one of the earliest houses built on the bay side of the Point in the history of the incorporated town. (Photo 1) Now sheathed in vinyl siding and covered with a standing-seam metal roof, it includes several additions standing by 1934 along with one later

Photo 1. South elevation of 313 Hamilton Street (DHR ID #199-5059), constructed in 1892. (Robinson & Associates, 2022)

Photo 2. West elevation of 21 Chamberlayne Street (DHR ID #199-5063), looking southeast. (Robinson & Associates, 2022)

addition. The two-story, frame house at 21 Chamberlayne Street, constructed before 1934 (DHR ID #199-5063), is more typical of the larger houses built in Colonial Beach at this time. The house is an example of a two-story, single-pile, I-house, a form often employed for summer cottages in Colonial Beach in the first decades town's growth. A one-story rear wing and a one-story, wraparound porch, both in place by 1934, provided additional space. As with many of Colonial Beach's early cottages, 21 Chamberlayne Street was built on pier foundations, which raised the house out of the floodplain and provided ventilation.

A common, steamboat-era cottage house type in Colonial Beach, on the Point and elsewhere in town, can be seen at 524 Lafayette Street (DHR ID #199-5070), constructed in 1928. (Photo 3) The wood frame house stands one-and-a-half stories tall and is clad in asbestos shingles with a standing-seam metal roof. Concrete piers support the wood floor of the full-width front porch, and columns support the porch's hipped, standing-seam

Photos 3 and 4. Examples of one-and-a-half-story cottages on Lafayette Street, looking south: 524 Lafayette Street (left) and 550 Lafayette Street. (DHR ID #199-5070 and DHR ID #199-5074) (Robinson & Associates, 2022)

metal roof. The two middle columns on the porch have original Ionic capitals, while square-plan wood posts are located at the corners. The 1934 Sanborn map shows the house much as it is today, including the window bay on the east elevation. The one-and-a-half-story, front gable cottage form in Colonial Beach employed a variety of supports for the porch roof, such as the brick piers and tapering square-plan columns at 550 Lafayette Street (DHR ID #199-5074). (Photo 4) Constructed around 1930, the house also has a projecting, gable-roofed bay and brick chimney on the west elevation.

Many of these houses featured full-length rear porches, as these two examples do, and in many cases, the rear porches were later enclosed. Cottages on the Point could take a variety of forms, however, as witnessed by 420 Monroe Bay Avenue (DHR ID #199-5079), also constructed before 1934. (Photo 5) Standing one story tall, the wood frame residence stands on a painted concrete block foundation. It is composed of three sections – a hipped roof enclosed porch on the west, a two-room deep central block with a low pyramidal roof, and a shed-roofed extension on

Photo 5. Early twentieth-century cottage at 420 Monroe Bay Avenue, looking northeast. (DHR ID #199-5079) (Robinson & Associates, 2022)

the east. The pyramidal roof is covered with sheet metal stamped to resemble shingles. The primary (west) facade encompasses the enclosed porch. Four fluted, Doric columns along the west edge of the porch support its low hipped roof.

Of the 37 post-steamboat era houses constructed on the Point, only four stood two stories tall. One such house is 215 Dandridge Lane, constructed in 1955 (DHR ID #199-5064). Located at the corner of Bancroft Avenue and Dandridge Lane

Photos 6 and 7. The 1955 two-story house at 215 Dandridge Lane (left, DHR ID #199-5064) and the one-and-a-half-story brick house at 551 Lafayette Street (DHR ID #199-5075). (Robinson & Associates, 2022)

in the center of the lower end of the Point, the two-story house has an enclosed front porch with a hipped roof and a one-story addition on the rear (north). (Photo 6) Its vernacular, cross-gable form can be found on both sides of the steamboat-era dividing line. Vinyl siding sheathes the wood-frame dwelling, and the roof is composed of asphalt shingles. Larger, post-steamboat era houses on the Point frequently had a more expansive footprint, rather than possessing multiple stories. An example is the brick house constructed by Lloyd Landon Curley at 551 Lafayette Street

Photo 8. Unusual pyramid roof at 529 Lafayette Street (DHR ID #199-5072). (Robinson & Associates, 2022)

(DHR ID #199-5075). Built in 1947, the wood frame, brick veneer, side gable house stands one-and-a-half stories tall. (Photo 7) Dormer windows face north toward Monroe Bay. The end gables, as well as two front gables are ornamented with false half-timbering. Two brick garages form an ell east of the house. Like many houses on the water, the Curley house includes a boat dock extending from its yard into the water. Houses constructed on the Point after World War II could on occasion take unusual forms. The one-story house at 529 Lafayette Street (DHR ID #199-5072), for instance, is square in plan but has an unusual, tall, pyramidal roof with a truncated pyramid chimney, suggesting a Modern period design. (Photo 8) The horizontally oriented windows also indicate a post-war date of construction.

Smaller houses and cottages on the Point continued the use of older forms, such as the front-gable residence with full-width porch at 1000 Monroe Bay Avenue (DHR ID #199-5100). (Photo 9) Although modern materials have replaced the original exterior finishes and the porch has been enclosed, the resemblance of the cottage, built in 1952, to earlier examples, such as 550 Lafayette Street (Photo 4), underlines the continuity of the form. New small house forms also appeared, and the use of red brick veneer increased. These houses often borrowed from the Ranch form popular

Photos 9 and 10. 1000 Monroe Bay Avenue (DHR ID #199-5100, left) and 312 Monroe Bay Avenue (DHR ID #199-5058) (Robinson & Associates, 2022)

after World War II, as in the one-story, red-brick residence at 312 Monroe Bay Avenue (DHR ID #199-5058), built in 1963. The house incorporates the style's low, side gable roofline with a front gable wing, recessed entrance, picture window, and engaged garage. (Photo 10)

Colonial Beach's harbor – where watermen's boats were docked and repaired, where seafood was processed and packed, and where building materials and grain were unloaded – was located along Monroe Bay. The buildings of some of the town's industries, such as the lumber and flour mills, no longer exist. Other industrial and commercial buildings remain, although they may be used for different purposes or stand idle. The most intact building is the Curley Packing Company at 553 Lafayette Street (DHR ID #199-5076). Located along the water near the end of Winkiedoodle Point, the building stands two stories tall and was constructed of stuccoed concrete block with stepped end gables. (Photo 11) A mural depicting the label of a Curley's oyster can has been painted on the east elevation. Lateral one-story wings flank the two-story center section of the building – a form common to oyster-packing buildings in the Northern Neck. The lateral wing on the south does not extend the full length of the building, creating a recessed covered entry at the building's east end facing Lafayette Street. A one-story, gabled addition was constructed on the

Photo 11. The Curley Oyster Packing Company (DHR ID #199-5076), looking northwest. (Robinson & Associates, 2022)

west end of the building at an unknown date. The wings have standing-seam metal shed roofs, while the central body of the plant and of the west addition have side gable, composition shingle roofs.

Photo 12. The former ice plant (DHR ID #199-5051), with the two circa 1900 buildings in the rear.
(Robinson & Associates, 2022)

North of the packing company are the remains of an ice plant at 119 Monroe Bay Avenue (DHR ID #199-5051), the original portions of which were built around 1900 within a few steps of the bay. By 1927, additional buildings had been constructed on the site, which was known as the Colonial Beach Ice and Electricity Company. Ice from the plant was used to refrigerate freshly packed oysters and fish processed at nearby canning factories like Curley's. Today, the remaining buildings function as the Ice House Marina, Brewery, and Kitchen. The front part of the restaurant/kitchen (date unknown) is a one-story, concrete block structure with a low pitched, front-gable roof with deep, overhanging eaves. It faces Monroe Bay Avenue. The back building, built around 1900, is the former icehouse. It is a one-story, frame building with a front-gable roof. The building has a raised concrete foundation, and the exterior walls feature vertical composite siding over the original wood, drop siding. Two chimneys and a vent extend through the north slope of the roof, which is clad with asphalt shingles and has closed eaves. At the west end of the lot, near the bay, is the brewery/dining room, originally built around 1900 as a machine house for the ice plant. It is a one-story structure that measures roughly 70 by 50 feet. The walls are built of concrete block at the base with stamped metal panels above that are supported by an interior steel frame. The panels are now covered by aluminum siding, although there are gaps in the siding on the exterior where the original construction is visible. The metal panels are also visible on the interior. The gable roof is clad with corrugated sheet metal.

Still fulfilling its original function, the Boathouse Marina (DHR ID #199-5098) was built in 1946 as Stanford's Marine Railway, operated by Clarence and Mary Virginia Stanford. It is located at 829 Robin Grove Lane next to Monroe Bay. The property consists of seven resources: the Marina store, a large commercial/industrial building, the work shed/shop, another service building, three piers, a boat ramp, and a covered boat shed. The two primary resource buildings are

attached. (Photo 13) The building on the east is the Marina store. Facing Robin Grove Lane, it is rectangular in plan and topped with an asphalt shingle side gable roof with a deep overhang. On either side of the front door are large, square, single light windows. In the roofline are three evenly spaced gable dormers clad in vinyl siding. The building on the west is a large commercial/industrial building, clad in corrugated metal siding and topped with a low-pitch standing seam metal, front gable roof. Attached to the south façade of the large commercial/industrial building is the work shed/shop. It is topped with an asphalt gable roof.


Photos 13 and 14. The Boathouse Marina, looking southwest (left, DHR ID #199-5098) and the Colonial Beach Baptist Church, looking west. (DHR ID #199-5045) (Robinson & Associates, 2022)

Two churches were constructed south of Boundary Street around the turn of the twentieth century, serving the town's white Baptist and Catholic congregations. Catholic worshippers built a new church at the corner of Boundary Street and Lossing Avenue in 1963. The Baptist congregation moved to Washington Avenue in 1925 but built a large new church – Colonial Beach Baptist Church – next to Monroe Bay in 1961. The church and its annex stand on the north side of Boundary Street at 10 Garfield Avenue. (DHR ID #199-5045, Photo 14) The church is a Colonial Revival-style building constructed in 1961-62. It is a frame structure clad with brick veneer. The roof has a cross gable form and an asphalt shingle roof. The Colonial Revival style is expressed on the exterior with a full-height entrance portico supported by Ionic columns and pilasters. The portico shelters the front entrance facing Garfield Avenue, which has tall, paneled, wood, double doors in an elaborate wood surround that features a broken pediment and cross. North of the narthex is a brick tower topped by two rectangular tiers, an octagonal top tier with round-arch windows, and a conical steeple. Window types include ten stained-glass windows along the nave (installed in 1999). The window openings are articulated with a simple limestone trim. The annex is a one-story, brick veneer building located north of the church. It was originally built in 1961-62, as an L-shaped building with a flat roof and was later expanded to its current form.

North of Colonial Avenue

The survey area north of Colonial Avenue to 12th Street consists of three sections of Colonial Beach that began to be developed at different points in the town's history. (Map 3) The area between Colonial Avenue and 1st Street, from the
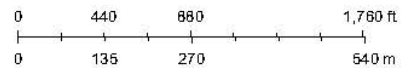
Westmoreland County Online GIS
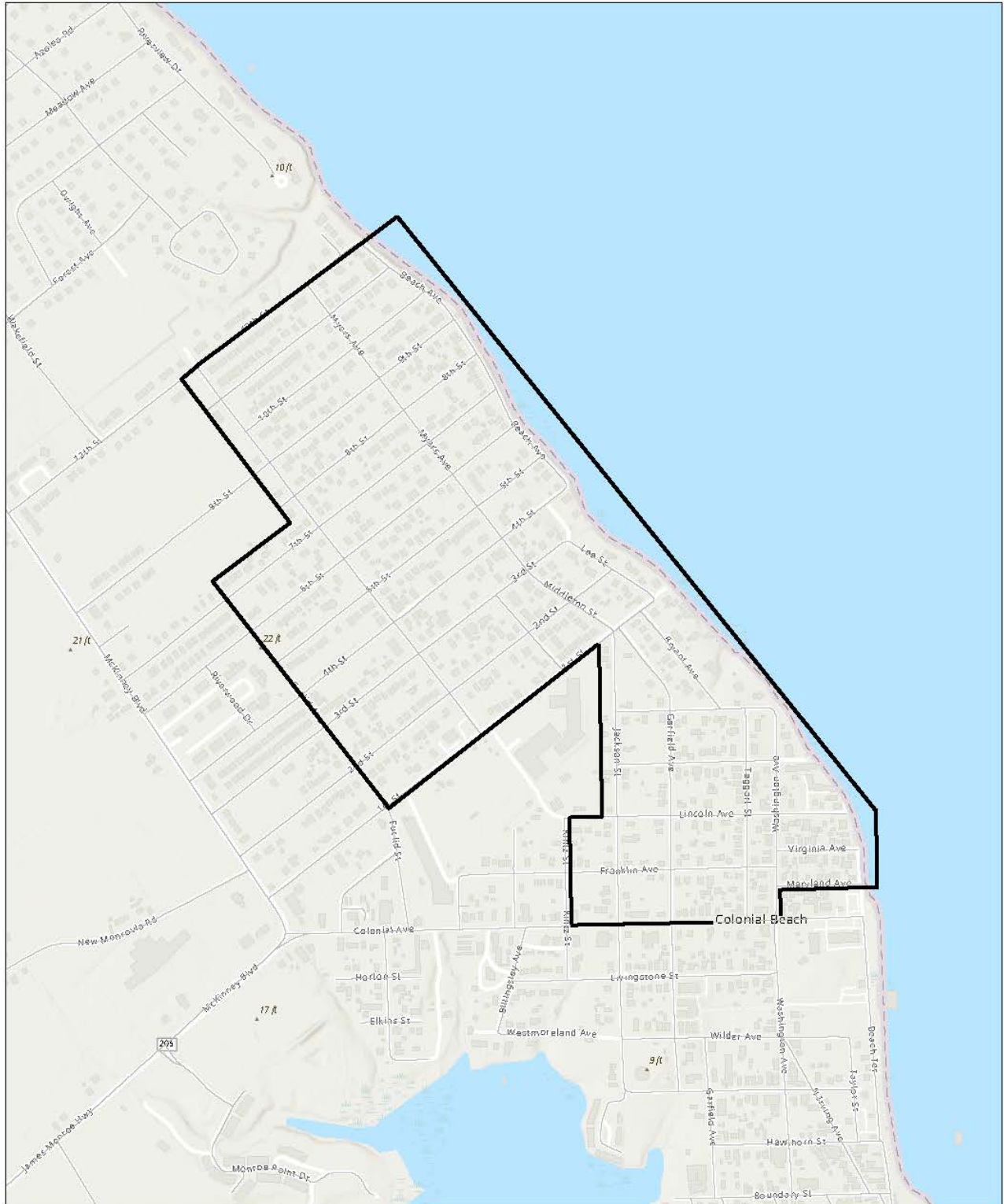
ROADS2

Map 3. North of Colonial
Avenue Survey Area

1:9,028

| 0 | 440 | 880 | 1,760 ft |
| 0 | 135 | 270 | 540 m |

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Westmoreland County

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Potomac River to Jackson Street, was part of the original town platted in 1882. It includes White Point, the slight landform projection into the river that gave White Point Farm its name. The area between Jackson Street and Kintz Street, from Colonial Avenue and 1st Street, was part of M.K. Jackson's Addition to Colonial Beach, platted in 1922. Located adjacent to local institutions such as First Baptist Church and a school for black children, Jackson's Addition became home to many members of Colonial Beach's African American community in Colonial Beach. The area between 1st and 12th streets, bounded on the east by the Potomac and on the west by Route 205, was purchased by James A. Clark in 1882, who renamed it Classic Shore. Clark sold the land just five years after his purchase, and its development did not really begin until 1908, when it was platted by brothers William Raymond and Charles Taylor. The pace of development remained slow until the 1940s. While the entire area has accommodated mostly permanent and seasonal residences during the town's history, the differences between the beginning dates for development in these areas resulted in variations in the size and architectural forms of the buildings constructed, with, of course, some overlap. The following discussion will therefore be divided into sections corresponding to the areas of development. As they are adjacent to each other and share a development pattern, the White Point area will be discussed with M.K. Jackson's Addition. Classic Shore, generally developed later than the other two areas, will be discussed separately.

The White Point Area and M.K. Jackson's Addition

Like the Point, the White Point area of town was part of Henry Kintz's initial plans for developing Colonial Beach. It originally included part of the Colonial Beach Hotel property, which was subdivided for residential construction in 1924. This area was therefore immediately adjacent to the bathing beach, boardwalk, steamboat wharfs, and amusements that drew visitors to the town. It includes a number of early houses. As mentioned above, 21 of the 28 buildings surveyed in this area were constructed during the steamboat era. Of these, 6 were built in 1900 or before and 16 stood before the 1934 Sanborn Insurance map. The buildings

Photo 15. 222 Longfellow Avenue (DHR ID #199-5134), looking southeast. (Robinson & Associates, 2023)

are routinely of frame construction, many originally sheathed in wood siding. Ten of these early houses, built in the heady days of the town's first development, stand two stories high and manifest late examples of common vernacular forms. Some of them may have been used as boarding houses. An example is the side gable, single-pile, I-house at 222 Longfellow Avenue (DHR ID #199-5134). (Photo 15) Built around 1900, it features German lap, wood siding, two-over-two, double-hung wood sash windows, and a wraparound porch. The Sanborn maps show a number of similarly sized houses in this area, 9 of them on Taggart Street. Several of these remain, including the two-story houses with

wraparound porches at 618 and 702 Taggart (DHR ID #199-5111 and DHR ID #199-5112). Both of these houses have had their porches enclosed and are clad in vinyl siding.

An unusual example of an early twentieth-century, two-story house in the White Point area is 1 Given Street, built around 1910 (DHR ID # 199-5114). Located about 50 feet from the Potomac River, the exterior walls of the frame house are clad with wood siding, and the roof is asphalt shingles. (Photo 16) The house has an irregular plan consisting of a two-story main block with a clipped gable roof and an exterior, brick chimney. There is a projecting, two-story bay with a peaked roof on the east (front) façade, and an open, one-story porch wraps around the east, south, and west facades. Attached to the west end of the main block is a one-story rear wing with a gable roof. A single-pile, two-story house in the White Point area similar to examples on the Point is 234 Lincoln Avenue (DHR ID #199-5143). Also built around 1900 and clad in German lap wood siding, its porch stretches beyond the building façade and its roof is supported by round columns. (Photo 17) The main block of the house is 25 feet across and 16 feet deep. Like many of the houses constructed in Colonial Beach during this period, including 222 Longfellow and 1 Given, the house at 234 Lincoln includes a rear ell, in this case one story tall.

Photos 16 and 17. Two early two-story houses in the White Point Area: 1 Given Street (left, DHR ID #199-5114) and 234 Lincoln Avenue (DHR ID #199-5143). (Robinson & Associates, 2023)

Fewer two-story houses were built later in the steamboat-era between Colonial Avenue and 1st Street. In fact, only two examples of such houses were found among the properties surveyed. One is located at 502 Lincoln Avenue, a wedge-shaped lot along the north edge of the M.K. Jackson Addition to Colonial Beach (DHR ID #199-5119). Probably built by African American physician Lewis Bankett and his wife Sarah around 1940, the house is two stories tall, almost square in plan, and constructed of concrete block – an unusual multi-story example of the use of this building material in Colonial Beach. (Photo 18) The main block of the house, which measures 18 feet wide by 20 feet deep, has a low-sloped, side-gable roof with closed eaves and an asphalt shingle surface. The front façade, which faces southeast, is divided into three bays and features a full-width front porch. Also built around 1940 is the two-and-a-half-story, Colonial Revival house at 27 Virginia Avenue (DHR ID #199-5147). The wood-frame, cross-gable house rests on a concrete block

Photos 18 and 19. Built late in the steamboat era: 502 Lincoln Avenue (left, DHR ID #199-5119) and 27 Virginia Avenue (DHR ID #199-5147). (Robinson & Associates, 2023)

foundation, is sheathed in vinyl siding, and has an asphalt shingle roof. (Photo 19) An exterior brick chimney is located on the west elevation near its south end. A screened porch wraps the south elevation and half of the east elevation, while a full-width, enclosed porch is attached to the north elevation. Windows are generally one-over-one, vinyl sash with decorative shutters, but a few, likely original, three-over-one, double-hung, wood windows also exist. Three of these are located in the south elevation of the half story, the configuration of which suggest a Palladian window (lacking only the arched top of the central opening).

A number of modest, cottage-type residences were built in the White Point area and the Jackson Subdivision. They include examples of the front gable, full-width porch variety found elsewhere in town. Located directly on the boardwalk is one such example, 600 Potomac River Avenue. Other forms can also be found close to the river, such as 11 Lincoln Avenue (DHR ID #199-5118). Constructed around 1920 on a 2,000-square-foot parcel of land, the wood frame cottage is clad in vinyl siding and has an asphalt shingle, clipped gable roof. (Photo 20) Originally rectangular in plan with a full-

Photos 20 and 21. The cottages at 11 Lincoln Avenue (left, DHR ID #199-5118) and 600 Jackson Street (DHR ID #199-5141). (Robinson & Associates, 2023)

width, front porch, the house has an L-shaped footprint today as a result of a one-room, gabled wing along the east façade. The original portion of the house measures 14 feet wide by 26 feet deep, and the east wing measures 6 feet wide and 8 feet deep. The front façade, which faces south toward Lincoln Avenue, is two bays wide with a front door in the west bay and a two-over-two, wood sash window in the east bay. An example of a square-plan cottage can be found at 600 Jackson Street, on the eastern edge of the M.K. Jackson Addition to Colonial Beach (DHR ID #199-5141). The primary section of the house, constructed around 1930, stands one story high and is topped by a hipped roof. (Photo 21) The full-width front porch faces east toward Jackson Street. The original hipped roof projection on the west (rear) elevation of the house appears to have been expanded to create the current roughly L-shaped footprint. Of frame construction, the house is supported by a continuous masonry foundation and sheathed in vinyl siding. The porch has a wood floor, and square posts support its hipped roof. The front door is located in the center of the three-bay east façade.

With the exception of the front gable, full-width porch cottage at 600 Potomac Avenue, only one one-and-a-half-story house was surveyed in the White Point area and the Jackson Subdivision that dates to the steamboat period. That house, constructed originally around 1930 at 606 Potomac River Avenue (DHR ID #199-5145), sustained damage from storm surge and has recently been altered. It retains, however, its gambrel-roof form with shed-roof east dormer and screened porch facing the river. (Photo 22)

Photo 22. Circa 1930 house at 606 Potomac River Avenue (DHR ID #199-5145), looking southwest. (Robinson & Associates, 2023)

The other one-and-a-half-story houses surveyed in this area date to around the middle of the twentieth century. They take a variety of forms. The side gable house at 605 Jackson Street (DHR ID #199-5142) is a take on a simplified Craftsman residential form as built in Colonial Beach around the middle of the twentieth century. Symmetrical in elevation, with a broad, shed-roof dormer on both the east and west roof slopes, it features brick, interior, end chimneys and a pedimented entrance portico with tapered square posts on brick piers. (Photo 23) The front door is flanked by two three-part windows, each consisting of a fixed wood sash in the center with a narrower wood sash on either side. The cross gable house at 511 Washington Avenue, in what was originally part of the Hotel Reservation, was constructed on a brick foundation with a wood frame and asphalt shingles covering its clipped gable roof. (Photo 24) The house is clad in wood siding and originally had a brick exterior chimney on the north, but a one-story, shed roof addition on that side has covered much of the brickwork, and the portion above the roof has been removed. The front door is located in the west facing gable beneath a segmental arch hood supported by brackets. South of the front door is an open porch. A square brick pier and square post at the southwest corner of the porch support the shed roof.

Photos 23 and 24. Two examples of mid-century one-and-a-half-story houses in the White Point/Jackson Subdivision area: 605 Jackson Street (left, DHR ID #199-5142) and 511 Washington Avenue (DHR ID #199-5148). (Robinson & Associates, 2023)

Two Modernist houses were built in the White Point area in the post-steamboat era, both by the same family. George Mason, Jr., and his wife Katherine, acquired the property at 802 Taggart Street in 1951 (DHR ID #199-5113). George Mason, Sr., and George Mason, Jr. – both attorneys – had played important roles in Colonial Beach's development; the younger Mason was the town attorney for more than thirty years. The house he and Katherine built bears the hallmarks of Contemporary houses of the 1950s – a low-slung, one-story building with an irregular plan and a compound roof that includes low-pitched gables and shed elements. (Photo 25) Built of brick, stained wood, and glass, the residence features a projecting, gabled bay on the front facade clad with vertical wood boards. The bay holds the front door in its north half and two tall, plate-glass windows in the south. Two plate-glass windows also pierce the south wall of

Photo 25. The Contemporary house at 802 Taggart Street (DHR ID #199-5113), looking west. (Robinson & Associates, 2023)

the projecting entrance bay. Clerestory windows above the plate-glass openings fill the height of the wall, with the heads of the frames angled to match the slope of the gabled roof. Less than twenty years after this house was constructed, the Masons built a new house, nearby at 919 Bryant Avenue (DHR ID #199-5116). The house's two-story massing, generous L-shaped plan, brick veneer, and vertical window strips set it apart from the summer cottages and vernacular styles that characterize the residential architecture of Colonial Beach. (Photo 26) Its complex massing consists of a two-story block with a side-gable roof on the south and a one-story, L-shaped wing with a cross-gable roof on the

Photo 26. The 1968 house at 919 Bryant Avenue (DHR ID #199-5116), looking east. (Robinson & Associates, 2023)

north. The primary, west façade of the two-story block, facing Bryant Avenue, is divided into five bays, with the front door located in the northernmost bay. This door is glazed and paneled and features a sidelight and false shutters. On the second floor, above the front door, is a large, plate-glass window, which illuminates a second-floor stair landing. The other window bays hold narrow, vertically oriented openings with narrow spandrel panels of an undetermined material. The one-story, L-shaped wing has an asphalt-shingle, cross-gable roof with a brick chimney and deep eaves. The front eave shelters the front door, creating a porch element.

Churches serving the population of Colonial Beach have generally been located either downtown or within a block or two of the main business section of town. First Baptist Church of Colonial Beach, at 609 Jackson Street (DHR ID #199-5138), follows that principle, but in the traditionally African American section of town. In addition to the church, a school for black children, a store, and a bakery were located on Jackson Street during the steamboat era. Founded in 1892, the First Baptist church held services in a house on Colonial Avenue before building its first church in 1896. The current church was constructed on the same lot as that church in 1927. It gained its current form in 1985, when the two front towers were reduced in size, the façade received brick veneer, and an octagonal steeple was placed on the roof. (Photo 27) First Baptist Church is a one-story, stretcher bond, brick veneer building with its primary entrance on the west,

Photo 27. First Baptist Church of Colonial Beach (DHR ID #199-5138), looking northeast. (Robinson & Associates, 2023)

facing Jackson Street. The overall footprint of the building is L-shaped, owing to a series of additions to the east elevation of the original church building. The windows in the main body of the church have pointed arches and are filled with stained glass set in lead cames. These windows, which date to the 1927 rebuilding of the church but are filled with stained glass dating to the early 1980s, vary in size depending on their location.

Classic Shore

The area of Colonial Beach between 1st and 12th streets was farmland when James A. Clark purchased it in 1882. It was not platted for development until 1908, when brothers William Raymond and Charles Taylor began a campaign to transform Classic Shore's 464 acres into a resort and bathing area like the Point. The development progressed slowly and accelerated in the 1940s, but never approached the density of the rest of town. Houses surveyed were evenly divided between the steamboat and post-steamboat eras, at 10 each. A small number of properties are dated to around 1900 and may represent buildings constructed prior to the Taylor Brothers development or just at its beginning. A candidate for pre-development construction is the large frame house at 1300 Dwight Avenue (DHR ID #199-5159). Located a third of a mile from the river, it does not seem to have been built to take advantage of the Potomac shoreline. The wood frame residence, which appears to be the largest house in Classic Shore, is two-and-a-half stories tall, clad in vinyl siding, and has an enclosed porch across the east and north elevations. (Photo 28) It is similar in form to the contemporary residence at 222 Longfellow Avenue (DHR ID #199-5134) – a side gable I-house. The house at 1300 Dwight Avenue is larger than 222 Longfellow – a double-pile, rather than single-pile building. Closer to the river, and also thought to have been built around 1900, is 19 7th Street. (DHR ID #199-5153). The house has received a substantial addition on the north, but the original block, along 7th Street stands two stories tall, with an entrance porch (added sometime after 2012) at the south end of the east façade. (Photo 29) The house has a concrete

Photo 28. 1300 Dwight Avenue (DHR ID #199-5159), built around 1900. (Robinson & Associates, 2023)

Photo 29. The circa 1900 house at 19th 7th Street (DHR ID #199-5153). (Robinson & Associates, 2023)

block foundation and is covered primarily in aluminum siding, according to county property records. It is capped with a low hipped roof with asphalt shingles and closed eaves.

Two houses dating to the Taylor Brothers' development of Classic Shore are located at 1314 Beach Avenue (DHR ID # 199-5132) and 108 4th Street (DHR ID #199-5125), both constructed around 1920. Although they have been updated with vinyl siding and additions, these buildings exemplify the modest dwellings Taylor Brothers extolled in its advertisements in Washington newspapers. At its core, the house at 1314 Beach Avenue is a one-and-a-half-story, cross-

Photos 30 and 31. Two circa 1920 houses in Classic Shore – 1314 Beach Avenue (left, DHR ID #199-5132) and 104 4th Street (DHR ID #199-5125). (Robinson & Associates, 2023)

gable, frame house with an L-shaped plan. (Photo 30) Overlooking the Potomac River, it is a frame house on a concrete block foundation. The dominant feature of the front (east) façade is the wraparound porch, which has a hipped roof. Likely either an open or screened porch originally, it is now enclosed. The bungalow at 108 4th Street is a one-story, frame cottage with a long, narrow footprint, measuring 14 feet on the north and south by about 40 feet on the east and west. (Photo 31) The main block of the house has a front-gable roof, while the screened front porch, has a shed roof. The roof and siding materials are recent, but the house retains its original, two-over-one, double-hung sash, wood windows.

Photo 32. The two-and-a-half-story house at 20 9th Street (DHR ID #199-5156, looking northwest. (Robinson & Associates, 2023)

Houses surveyed in Classic Shore dating to mid-century, when development had started to increase, generally remained modest in scale. One- or one-and-a-half-story cottages and bungalows were frequently built, along with modern forms such as Ranch and Minimal Traditional residences. An outlier among these modest houses is the two-and-a-half-story, side gable house at 20 9th Street, constructed around 1940 (DHR ID #199-5156). The house is similar in form to 1300 Dwight Avenue, with a central front door in a three-bay façade with a shed-roof dormer. The 9th Street house, however, has a slightly smaller footprint. (Photo 32) The wood frame building is currently sheathed in vinyl siding, and both its side and second-floor porches have been enclosed with that material.

Classic Shore includes a number of the one- or one-and-a-half-story, front gable cottages with full-width porches found elsewhere in Colonial Beach. A total of six were surveyed, located along Beach Avenue (DHR ID #199-5131), but also as far west as 210 2nd Street (DHR ID #199-5120). The 2nd Street cottage was the southernmost example surveyed, and they were found as far north as 11th Street (DHR ID #199-5130). All of these residences were constructed in the 1940s and 1950s, and most are currently covered in vinyl siding. All but one of the examples surveyed were one-and-a-half stories tall. (Photos 33 and 34)

Photos 33 and 34. Two of the modest, front gable residences with full-width front porches built in Classic Shore in the 1940s and 1950s – 138 3rd Street (left, DHR ID #199-5122) and 120 3rd Street (DHR ID #199-5121). (Robinson & Associates, 2023)

Other types of small houses were also built in Classic Shore, such as the one-story, three-bay, frame house on a pier foundation at 24 4th Street, dating to around 1940 (DHR ID #199-5124), and the one-and-a-half-story bungalow at 156 9th Street (DHR ID #199-5157), circa 1955. The 4th Street house is rectangular in plan and retains its wood siding and two-over-two, wood sash windows. (Photo 35) The house at 156 9th Street is a wood frame, one-and-a-half-story, side gable Craftsman-style bungalow. (Photo 36) Wood siding covers the walls (including the enclosed porch), and asphalt shingles cover the roof. A shed roof dormer is located in the center of the north slope of the roof. Other Classic Shore houses from mid-century broke with traditional forms. The one-story, brick veneer house at 235 3rd Street (DHR ID #199-5123) is an example of the Ranch style that became popular from just after World War II until the late 1960s. Under a moderately sloped, side-gable roof, the house displays several characteristics of the Ranch form: asymmetrical arrangement of openings, broad window (in this case composed of three parts) suggesting the location of the living room, and engaged garage. (Photo 37). The most recent house surveyed in Classic Shore, dating to 1965, stands at 156 4th Street (DHR ID #199-5127). A one-story, frame house with a rectangular plan under a low sloped, broken gable roof with boxed eaves, the house was built on a concrete block foundation with aluminum siding and asphalt shingle roofing. (Photo 38) The house features what are likely its original aluminum, triple awning windows.

Photos 35 and 36. The circa 1940 house at 24 4th Street (left, DHR ID #199-5124) and the 1955 bungalow at 156 9th Street (DHR ID #199-5157). (Robinson & Associates, 2023)


Photos 37 and 38. Two houses in Classic Shore displaying mid-century design elements: the Ranch style house at 235 3rd Street (left, DHR ID #199-5123) and the house at 156 4th Street, with its broken gable roof and aluminum siding (DHR ID #199-5127). (Robinson & Associates, 2023)

Bluff Point/Riverview Drive/Riverview Circle

The area Colonial Beach north of 12th Street is commonly referred to as Bluff Point, derived from the slight projection of land along the Potomac River where its course turns south. (Map 4) The name dates back to the seventeenth century and was also given to the circa 1790 house located along what is now Riverview Drive (DHR ID #199-0001). The Bluff Point subdivision of this land, platted originally in 1929, actually has its southern boundary at what is now Santa Maria Avenue and extends to Riverview Circle on the north. The land between Santa Maria Avenue and 12th Street was developed piecemeal, beginning in the 1970s, although some houses along the river date to the 1960s. Of the eight houses surveyed in Bluff Point, only one might belong to the steamboat era, and that house (3012 Riverview Drive) is thought to have been constructed in 1940. It has been much changed since its original construction. Another Riverview Drive house dates to 1945. Of the remaining houses surveyed, three were constructed in the 1950s, three in the 1960s.
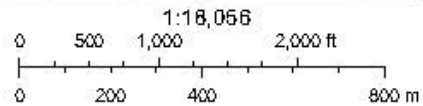
Westmoreland County Online GIS
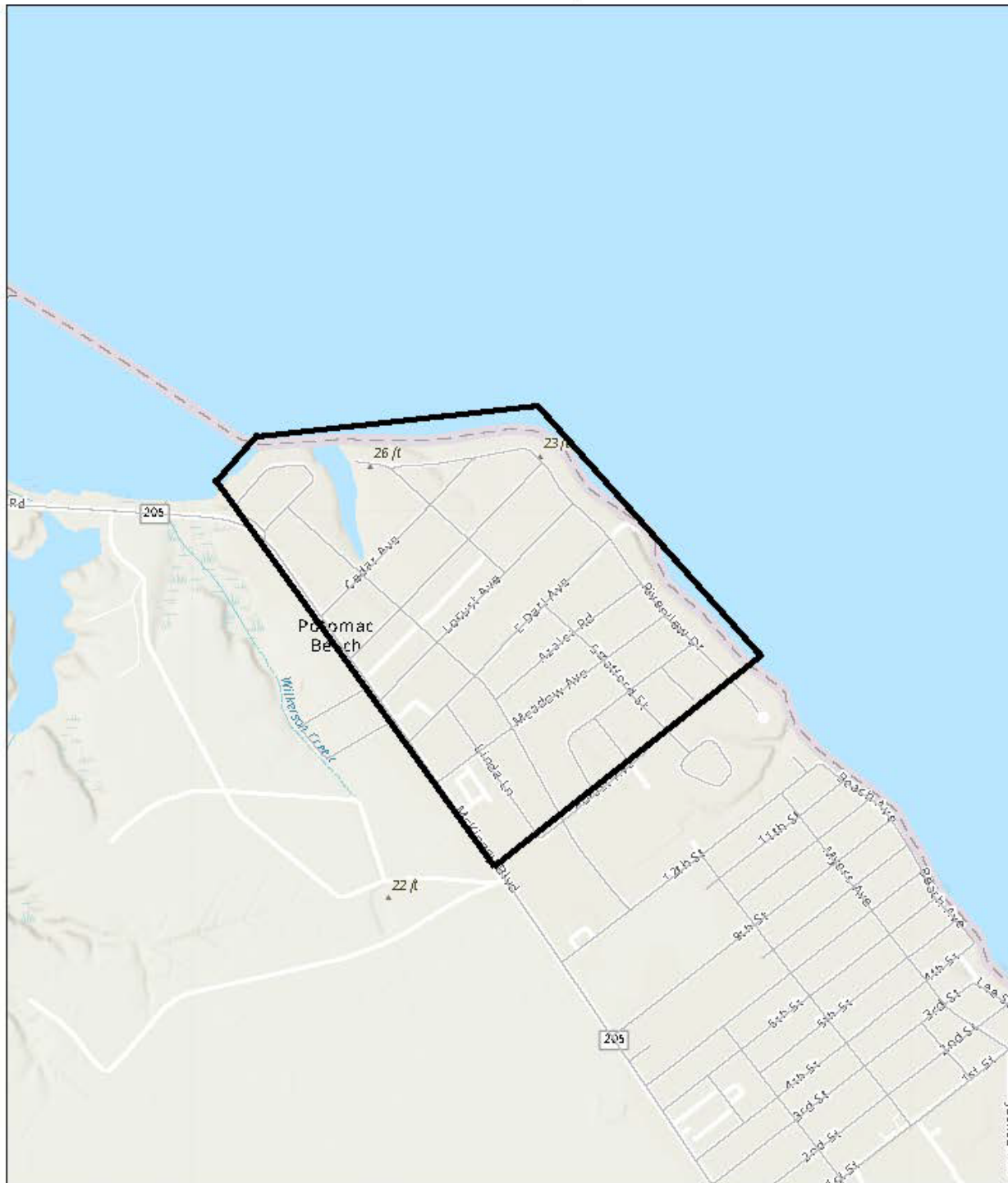
ROADS2

Map 4. Bluff Point Survey Area

1:18,056

0   500   1,000   2,000 ft

0   200   400   800 m

The houses in Bluff Point derive their designs mainly from mid-century formats such as Ranch and Minimal Traditional styles, although revival styles and vernacular houses can also be found.

The house at 3111 Riverview Drive (DHR ID #199-5165) is a one-and-a-half-story, wood-frame structure built in the Dutch Colonial Revival style on a concrete block foundation. (Photo 39) The walls are covered by aluminum siding,

according to county property records, and the window openings are filled with vinyl sash in various forms. The house employs standing seam metal for both the side gable, gambrel, primary roof and the shed roof of the south dormer. Since most of the houses in this area were built after World War II, the Dutch Colonial Revival style of 3111 Riverview is unusual for Bluff Point. Another unusual house in the area is 123 Riverview Circle (DHR ID #199-5163), built around 1955 as a "fishing shack" where visitors would stay after spending their days fishing on the Potomac, according to the current owners. The house began as a small building, but has been added to on multiple occasions. (Photo 40) It is composed of a side gable central core with additions on the north and east. A porch with a second-floor deck springs from the west façade, looking toward the river, and a shed roof addition is located on the east. The central core has a saltbox form, and its north gable end is clipped. The one-story addition on the north also has a clipped gable. The walls are covered with wood shingles.

Photo 39. The Dutch Colonial Revival house at 3111 Riverview Drive (DHR ID #199-5165). (Robinson & Associates, 2023)

Photo 40. The former fishing shack at 123 Riverview Circle (DHR ID #199-5163). (Robinson & Associates, 2023)

Photo 41. The Bluff Point Court house at 300 Locust Avenue (DHR ID #199-5160). (Robinson & Associates, 2023)

In the early 1950s, a portion of the Bluff Point subdivision was further subdivided. Planned as a small area on which would be constructed what came to be called "tract housing" – inexpensive, standardized houses with little variation in features or styles. Bluff Point Court took shape along Locust and Mimosa avenues between Route 205 and Stratford Street. Built near the street on 50 by 150-foot lots, the houses had large back yards that ended in an alley between the rows of houses. They came in two versions, one slightly larger than the other. All the houses had concrete walks and stoops for access to the front door,

concrete block foundations, asbestos shingle walls, and asphalt shingle roofs. The house at 300 Locust Avenue (DHR ID #199-5160) is a little-changed example of one of the larger houses, consisting of four bays, rather than three. (Photo 41) The front door of the wood-frame, one-story, side gable house is located off-center in the west façade. Windows are six-over-six, double-hung, wood sash, with the exception of the picture window north of the front door, which is a fixed, sixteen-light sash (four rows of four panes, likely a recent replacement). The north and south elevations each have two typical windows, while three such windows are located on the east elevation. A small, shed roof storage room, common to the Bluff Point Court houses, stands against the east façade.

The Bluff Point area includes several examples of Ranch houses dating from the 1960s. These examples include modest representatives of the form, such as 106 Riverview Circle, built in 1964 (DHR ID #199-5129). It is a one-story, frame house with a rectangular plan that encompasses 1,80 square feet of space. The residence is faced with brick veneer and built on a brick foundation. It has an asphalt shingle, hipped roof that shelters an engaged carport at its north end. Metal openwork posts on brick piers support the west edge of the roof where it extends across the carport. More elaborate models were also constructed in Bluff Point. One larger example of the form (2,455 square feet) stands at 2525 Riverview Drive (DHR ID #199-5128). Built in 1967, the house's broad, one-story shape, low-pitched roof with wide overhangs, and asymmetry are characteristic of the Ranch style. It features a broadly angled wing at its north end that encompasses a porte-cochère. (Photo 42) Other elaborations of the Ranch style include the recessed front entrance with wood trim on the west and the recessed, vertical wood strips to break up an otherwise blank wall on the south.

Photos 42 and 43. Modest and elaborate examples of Ranch houses in Bluff Point: 106 Riverview Circle (left, DHR ID #199-5129) and 2525 Riverview Drive (DHR ID #199-5128). (Robinson & Associate, 2023)

IX.   RECOMMENDATIONS

The architectural survey of Colonial Beach funded by the Emergency Supplemental Historic Preservation Fund (ESHPF) included 121 resources that were surveyed at the reconnaissance level and one resource surveyed at the intensive level. These properties were selected by the survey team from nearly a thousand potential properties located in three areas of town chosen for study by the Virginia Department of Historic Resources and Colonial Beach officials. These three areas – the Point (especially along Monroe Bay), the area north of Colonial Avenue to 12th Street, and the Bluff Point/Riverview Drive/Riverview Circle area – had not previously been subject to detailed study. The study focused on resources located in Federal Emergency Management Agency special flood hazard areas or in areas adjacent to these zones. The resources can be grouped into two general periods of Colonial Beach history: the steamboat era (1882-1942), when Colonial Beach developed as a weekend and seasonal resort serving visitors arriving at the town's wharves; and the post-steamboat era (1943-present), when automobiles were the predominant form of transportation, when casino gambling attracted visitors for a short period of time, and when Colonial Beach transitioned to a town primarily inhabited by permanent residents, with a smaller number of visitors that had arrived each weekend on steamboats. All three areas surveyed contained a mix of buildings from both periods, although the concentration of resources from each period varied from area to area. The three sections of town surveyed will be discussed separately below with potential historic districts identified in each area. A discussion of the potential eligibility of First Baptist Church as an individual resource is also discussed.

The Point

Colonial Beach's Monroe Bay coastline was the location of fish and oyster processing facilities, an ice plant for refrigerating the seafood, boat repair facilities, marinas and marine railways, seafood restaurants, and lumber and grain mills. Just across Monroe Bay Avenue from these buildings were summer cottages and larger houses dating from the 1890s through the 1960s, as well as more recent construction. Although some of the seafood and boat-related facilities remain, they are not concentrated in any one area, but are strung out along the bay, from Gum Bar Point to Boundary Street. It is therefore recommended that these facilities be included in a historic district for the Point as a whole, since the residential buildings near Monroe Bay covered by the present survey do not differ significantly from those found elsewhere on the peninsula. The bay side of the Point did develop slightly later than the Potomac River side. A case might be made for a separate historic district for the bay based on this difference, but its boundaries would still need to be determined, since the area in the middle of the peninsula (between Marshall Avenue and Lossing Avenue, approximately) has not been surveyed in depth. Whether the area of the Point surveyed for this project is considered part of a larger historic district or as a separate district, its National Register eligibility (under Criterion A in the area of community planning and development) would be based on its position as a primary residential section of a fully planned, late-nineteenth-century resort town, the only one of its kind in Westmoreland County. An additional area of significance would be commerce, as a result of the seafood processing and shipping resources that remain. National Register

eligibility would also be based (under Criterion C in the area of architecture) for its relatively intact concentration and diversity of residential buildings and commercial buildings representing the whole of a period of significance stretching over nearly a hundred years.

North of Colonial Avenue to 12th Street

This area of town contains three sub-sections that were platted at different times. The land between Colonial Avenue and what later became 1st Street, bounded on the east by the Potomac River and on the west by what is now Jackson Street, was included in the original 1882 plat of Colonial Beach, and its development began in the 1890s. This section of Colonial Beach might be called "White Point" or the "White Point District," given the location within the area of the geographic point that gave its name to White Point Farm, the basis for the development of Colonial Beach. Immediately to the north of this area – from 1st to 12th streets – is Classic Shore. Although purchased for development by James A. Clark in 1882 and included in the town's 1892 boundaries, it was not platted until 1908 and developed slowly in the twentieth century. Immediately west of Jackson Street, extending as far west as what is now Gus Wise Lane, is M.K. Jackson's Addition to Colonial Beach, platted in 1922. Although residences may have been located in this area prior to its subdivision, extant buildings appear to have been constructed after the area was platted.

Colonial Avenue to 1st Street

This area contains a high concentration of properties dating to the steamboat period – 21 of the 28 surveyed – as well as an additional seven properties older than 50 years from the post-steamboat period. It includes additional properties that were not surveyed that would likely be considered eligible as contributing resources to a historic district. The neighborhood also encompasses areas subject to periodic flooding as a result of storm surge. This survey report therefore recommends pursuit of a historic district nomination for the "White Point" area. As with a historic district for the Point, a White Point historic district would be considered eligible for the National Register at the local level under Criterion A in the area of community planning and development as a residential section of a fully planned, late-nineteenth-century resort town. It would also be considered eligible under Criterion C in the area of architecture for its relatively intact concentration and diversity of residential buildings representing the period of significance. The boundaries of the historic district will need to be considered. Properties on the north side of Colonial Avenue have already been surveyed and are included in the Virginia Landmark and National Register documentation for the Colonial Beach Commercial Historic District (DHR ID #199-5037). In addition, some of the area east of Jackson Street – in what might be considered the White Point historic district – along with the M.K. Jackson subdivision to the west, developed as an African American community beginning in the late nineteenth century. The First Baptist Church, organized in 1892, built a house of worship on the east side of Jackson Street in 1896 in the part of town defined by the 1882 plat. Garfield Avenue, a block east of Jackson Street in the original platted area, was the location of a lodge hall for the community, and a school for African American children was built at the northeast corner of Lincoln Avenue and Garfield Avenue. James Watson, a trustee of First Baptist Church, along with his wife Lily and their family lived on Garfield Avenue. A

Jackson Street historic district should be considered along with the White Point district, but the boundaries of the two remain to be determined. A comprehensive historic district including both the White Point and M.K. Jackson Addition might also be considered. Whether approached as a separate historic district or considered part of the White Point district, ethnic heritage (black) would be an additional area of significance under Criterion A to address Colonial Beach's African American community history in this area.

First Baptist Church has owned a parcel of land on Jackson Street since 1892 and built its church four years later. The church has been important to the African American community since that time. The interior of the current church building dates from around 1927, with some alterations and a rear addition. The current exterior of the building dates from 1985 and does not convey its 1927 appearance due to its brick veneer exterior and the loss of the two western towers that helped define the earlier building's primary façade and contained its primary entrances. While nearly forty years old itself, the current church exterior does not seem likely to satisfy Criterion Consideration G for buildings less than fifty years old as a design of exceptional importance. The church's importance to the African American community in Colonial Beach has the potential, however, to be considered exceptionally important under Criterion A at the local level in the areas of ethnic heritage (black) and social history, thereby supporting the nomination of the church as an individual resource to the Virginia Landmarks Register and the National Register of Historic Places while also satisfying National Register Criterion Consideration G and Criterion Consideration A for religious properties. This claim would need to be substantiated with additional detailed information on the place of the church in the day-to-day lives of its members and at times of important events, such as the disturbance on the town beach in 1950 when African Americans attempted to swim in the Potomac, the desegregation of schools in the 1960s, and the assassination of Martin Luther King, Jr., in 1968.

Classic Shore

Early development in the section of Colonial Beach between 1st and 12th streets was concentrated near the Potomac River, but construction of houses and cottages progressed slowly. Although building accelerated in the 1940s, it never approached the density of the rest of town, and there are still areas of Classic Shore – platted with more than 2,500 building lots in 1908 – that have not been built on. Further, the early facilities constructed by the Taylor Brothers to bring visitors to Classic Shore, including a steamboat wharf and a hotel, as well as the Taylor home, no longer stand. Nor do the small, family-run stores that served the area still exist. Several areas, especially west of Myers Avenue, include many recently built houses among the older buildings. While Classic Shore includes a number of buildings that date from the steamboat to the 1960s, it does not appear to contain a sufficient concentration of potentially eligible resources to support a historic district. Additional survey would be required to determine whether a smaller area within Classic Shore, concentrated east of Myers Avenue between 4th and 12th streets, might contain such a density of resources.

Bluff Point/Riverview Drive/Riverview Circle

Bluff Point encompasses the area of Colonial Beach north of 12th Street to Riverview Circle. The area to the southeast – below Santa Maria Avenue – was developed in pieces mainly after 1970, although there are a small number of Ranch houses on Riverview Drive in this area from the 1960,s and the Bluff Point Mansion overlooking the river dates to the late eighteenth century. The area from Santa Maria Avenue to Riverview Circle was first subdivided in 1929 as Bluff Point, or the Ware-Hutt Subdivision, and the street layouts have remained substantially as indicated on the plat. Homes constructed in this area include much recent construction, along with a variety of house styles from the post-World War II period. While the housing was constructed as Colonial Beach developed into a year-round community, there is little cohesiveness in the design of the buildings, nor are they particularly distinguished, with the exception of a small number of properties on Riverview Drive and Riverview Circle. The most cohesive section of Bluff Point includes both sides of Mimosa and Locust avenues on the north and south and is bounded on the west by Route 205 and on the east by Stratford Street. Developed as Bluff Point Court in the 1950s, the area was the location of small homes designed in only two styles that were constructed on principles of prefabrication and standardization. This allowed the buildings to be erected quickly and at low cost. Many of these houses have been enlarged and/or altered, and the project does not seem to have fulfilled its initial expectations. The survey report does not recommend pursuit of a historic district nomination in the Bluff Point area at this time.

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XII. APPENDICES

Appendix A – Flood Zone Maps, by Survey Area

Legend

Base Flood Elevation

Cross-Section

Flood Hazard Boundary Lines

Limit Lines

Other Boundary

Other Boundary

Flood Hazard Areas

0.2% Annual Chance Flood Hazard

1% Annual Chance Flood Hazard

Area Not Included

Area of Minimal Flood Hazard

Area of Undetermined Flood Hazard

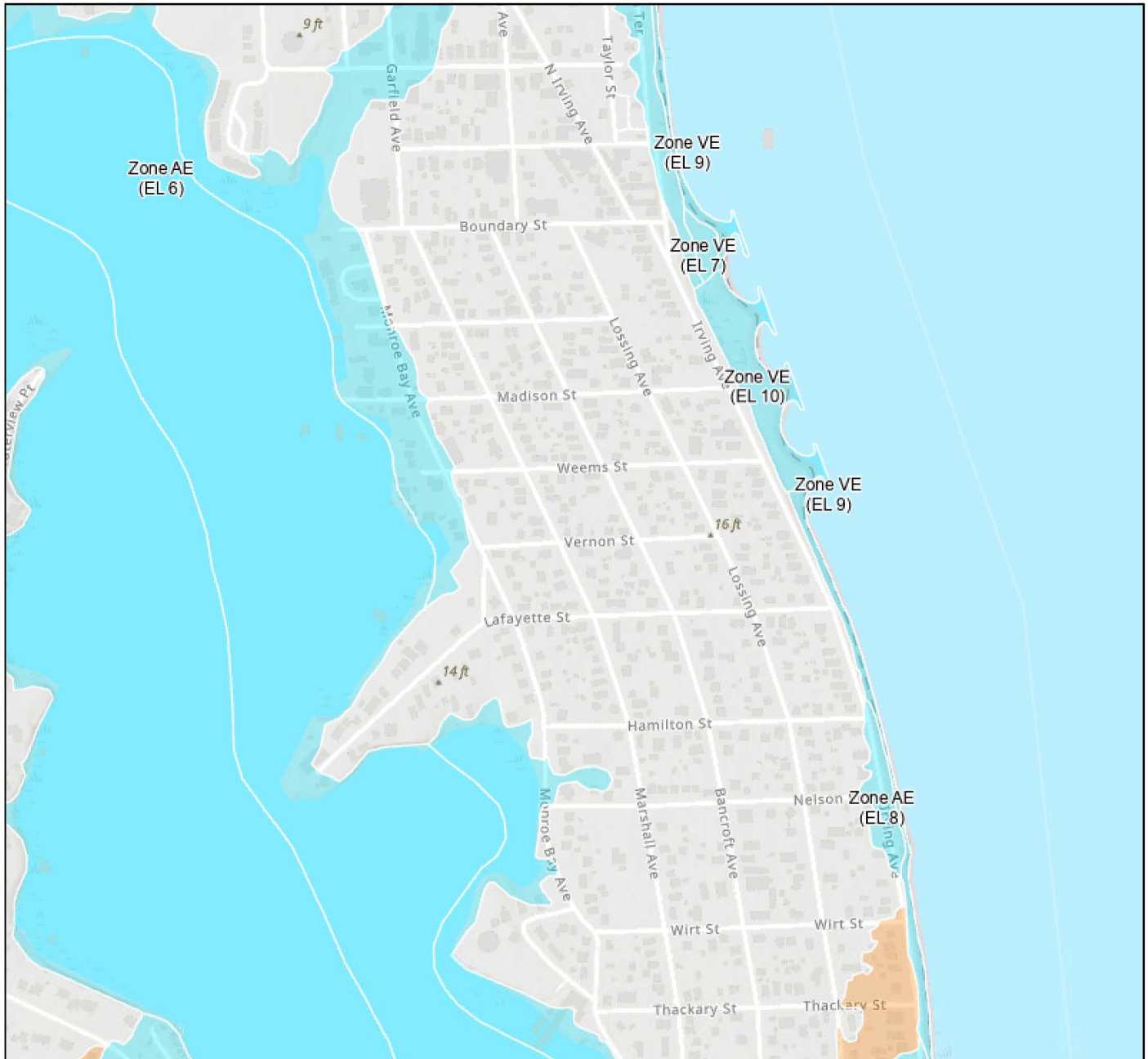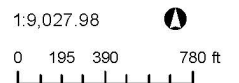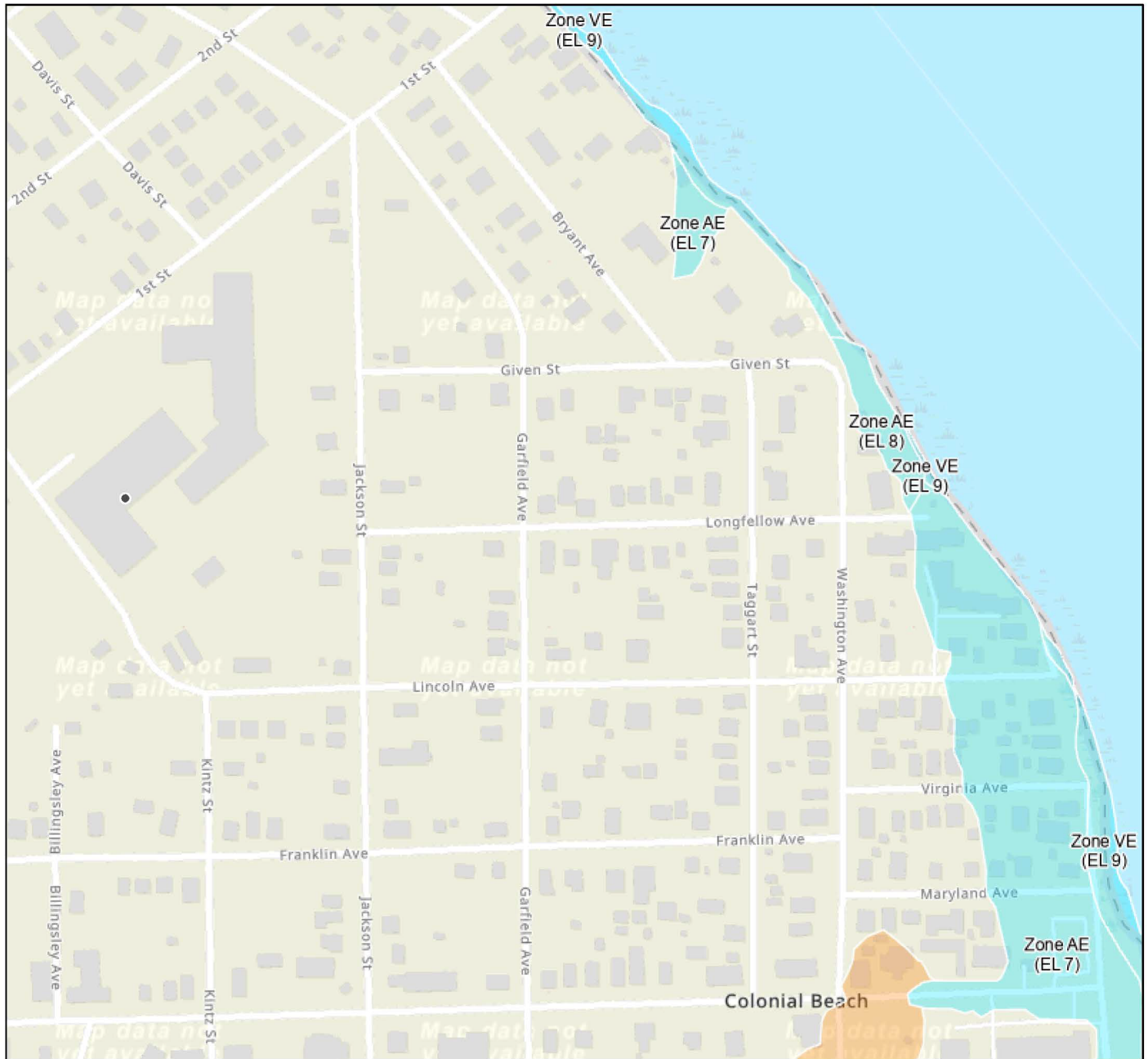Area with Reduced Risk Due to Levee

Open Water
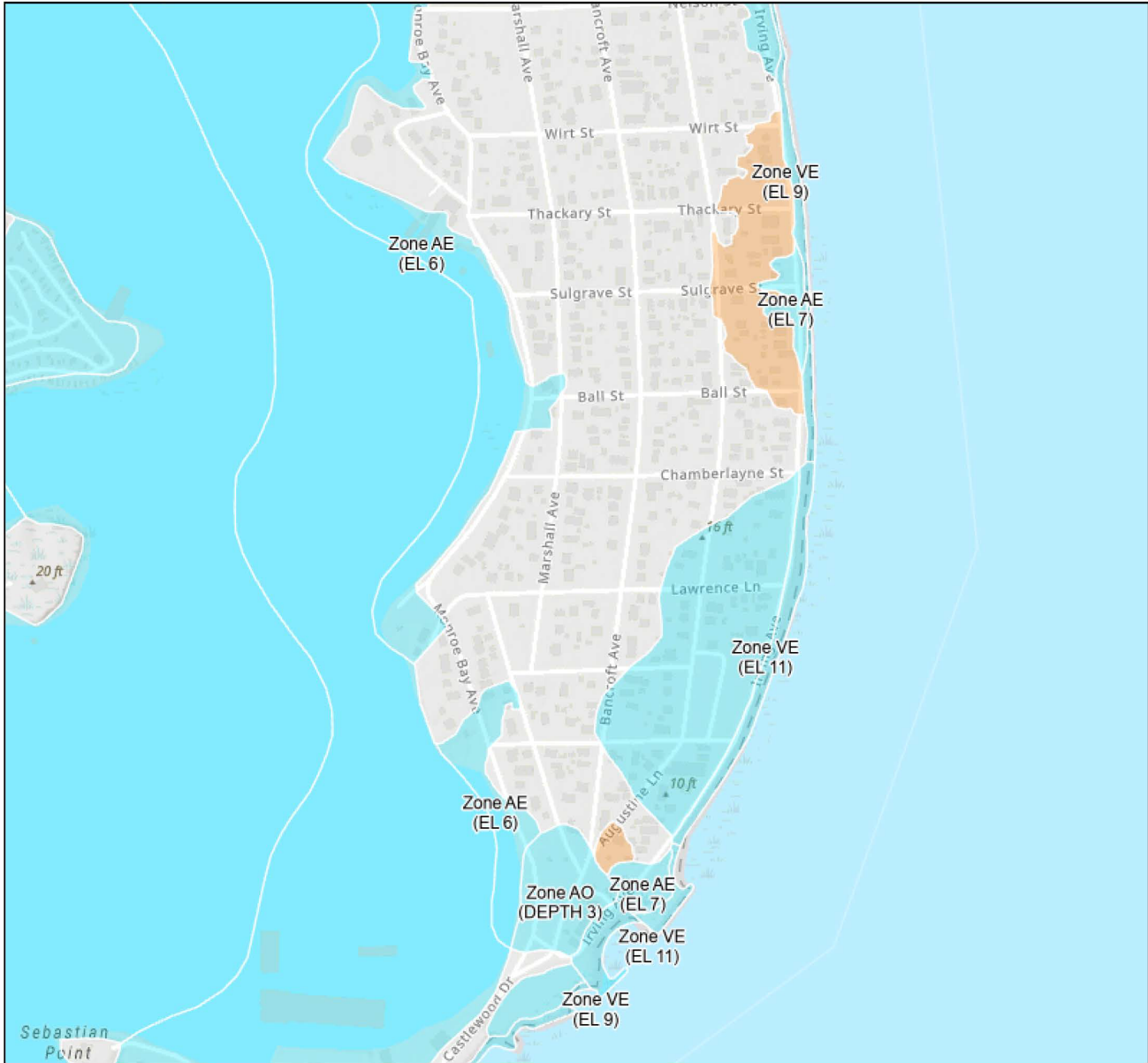
Regulatory Floodway

Flood Zone Map 1.
The Point - South

Disclaimer: The Virginia Flood Risk Information System (VFRIS) includes information from the National Flood Hazard Layer, National Flood Insurance Program, and Digital Flood Insurance Rate Maps provided by the Federal Emergency Management Agency, as well as data from the National Fish and Wildlife Service, U.S. Geological Survey, and Esri. These data are provided on an 'as is' basis. The Virginia Department of Conservation & Recreation (DCR), Virginia Institute of Marine Science (VIMS), nor other contributors of said data shall not be held liable for any use or application of the data provided whatsoever, whether or not that use is improper or incorrect, and assume no responsibility for the use or application of the data or information derived from interpretation of the data.
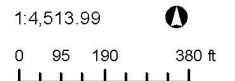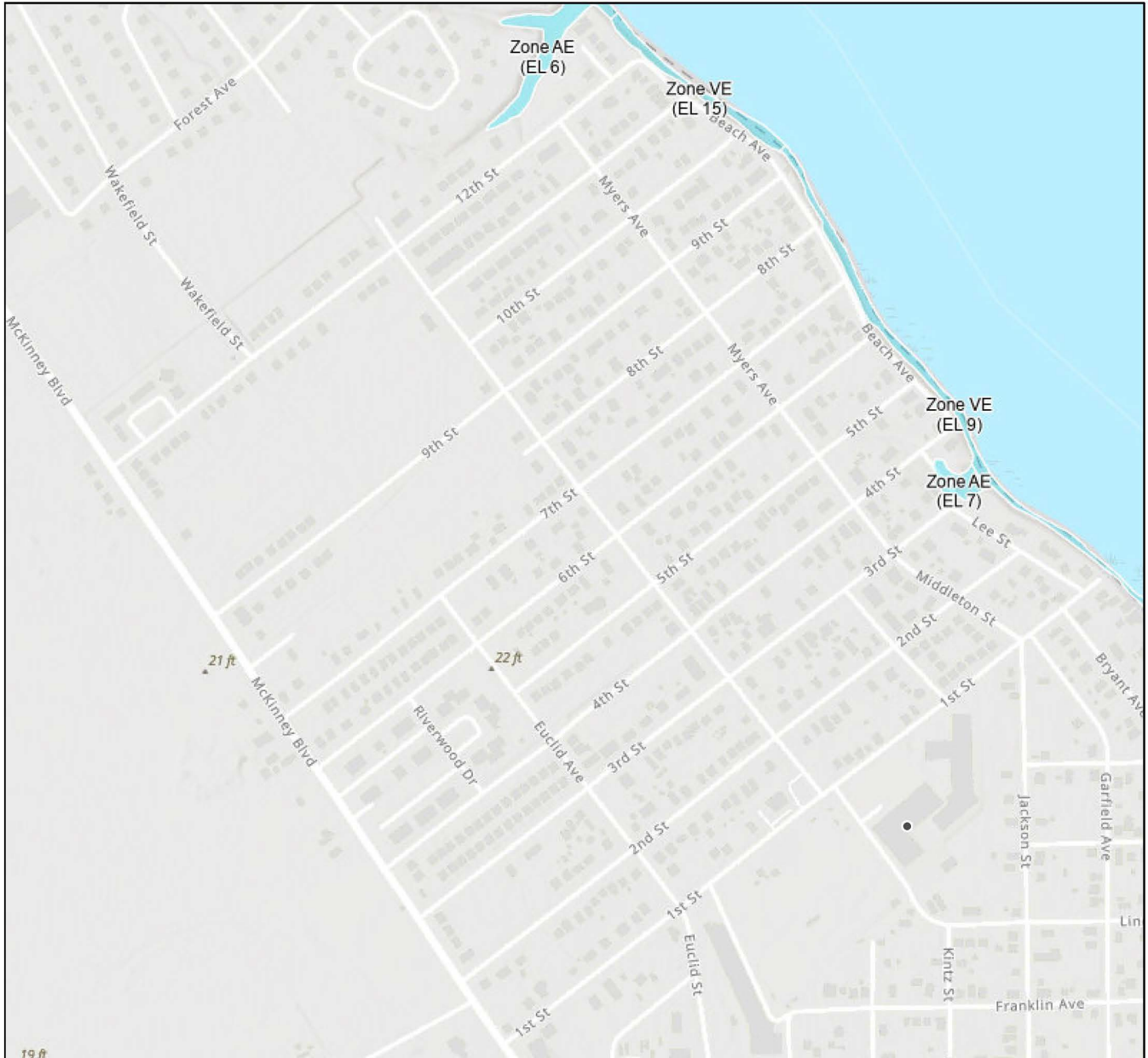
Esri, NASA, NGA, USG

1:9,027.98

0   195   390   780 ft

Legend

Flood Hazard Boundary Lines
— Base Flood Elevation
— Cross-Section
— Limit Lines

Other Boundary
Other Boundary

Flood Hazard Areas
0.2% Annual Chance Flood Hazard

1% Annual Chance Flood Hazard
Area Not Included
Area of Minimal Flood Hazard

Area of Undetermined Flood Hazard
Area with Reduced Risk Due to Levee
Open Water

Regulatory Floodway

Flood Zone Map 2.
The Point - North

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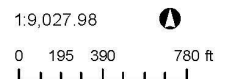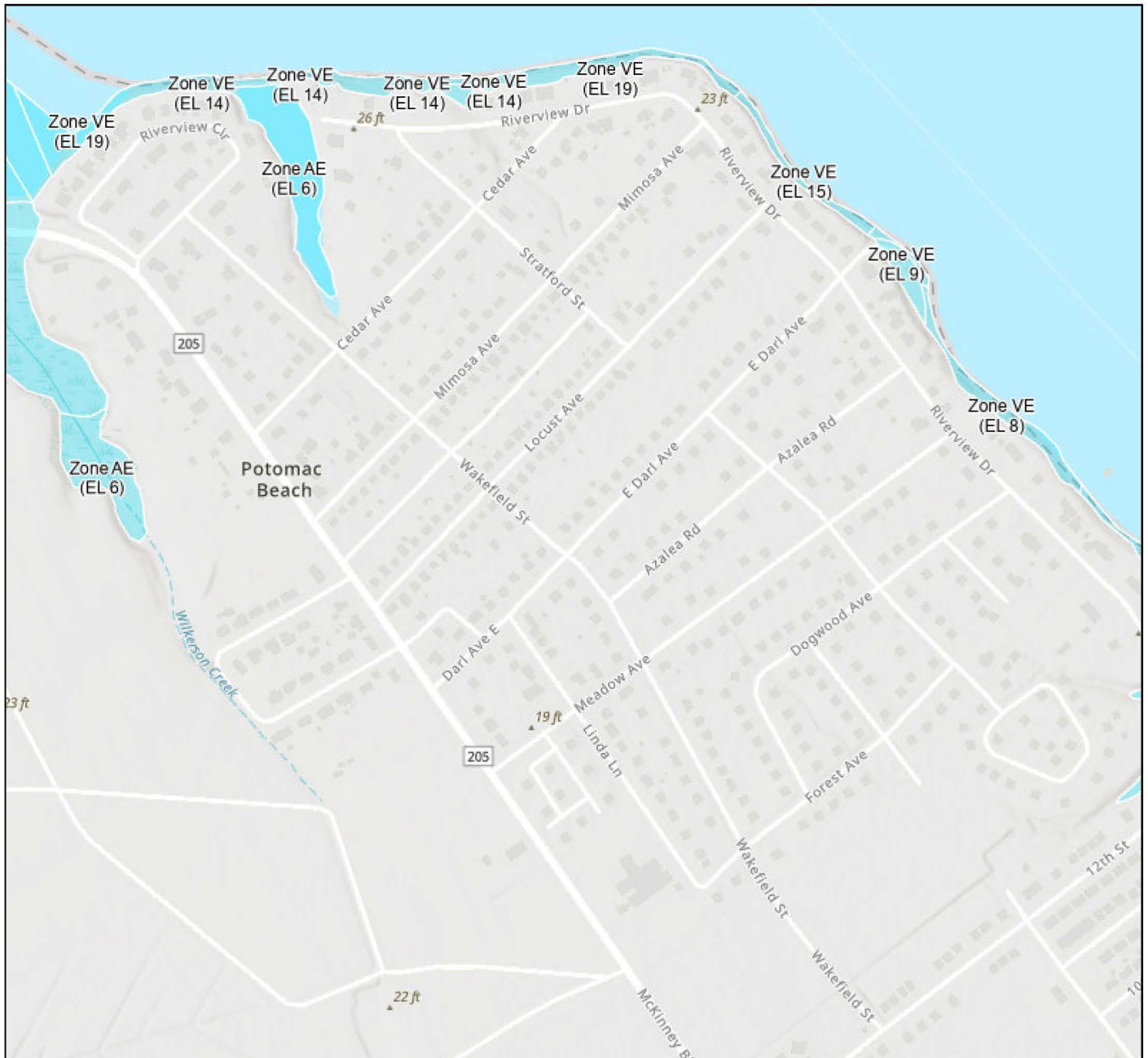
Esri, NASA, NGA, USGS

1:9,027.98

0   195   390   780 ft

Zone VE (EL 9)

Zone AE (EL 7)

Zone AE (EL 8)

Zone VE (EL 9)

Zone VE (EL 9)

Zone AE (EL 7)

Colonial Beach

Legend

— Base Flood Elevation

— Cross-Section

Flood Hazard Boundary Lines

— Limit Lines

Other Boundary

Other Boundary

Flood Hazard Areas

0.2% Annual Chance Flood Hazard

1% Annual Chance Flood Hazard

Area Not Included

Area of Minimal Flood Hazard

Area of Undetermined Flood Hazard

Area with Reduced Risk Due to Levee

Open Water

Regulatory Floodway

Flood Zone Map 3. North of Colonial Avenue - South

lety and Floodplain Man

1:4,513.99

0   95   190   380 ft

DCR

Zone AE
(EL 6)

Zone VE
(EL 15)

Zone VE
(EL 9)

Zone AE
(EL 7)

Forest Ave

Wakefield St

McKinney Blvd

Wakefield St

12th St

10th St

9th St

8th St

7th St

6th St

5th St

4th St

3rd St

2nd St

1st St

Myers Ave

Myers Ave

Beach Ave

Beach Ave

9th St

8th St

5th St

4th St

3rd St

2nd St

1st St

Lee St

Middleton St

Bryant Ave

Euclid Ave

Euclid St

Riverwood Dr

Jackson St

Garfield Ave

Kintz St

Franklin Ave

Lin

21 ft

22 ft

19 ft

Legend

▬ Base Flood Elevation	Other Boundary	1% Annual Chance Flood Hazard	Area of Undetermined Flood Hazard	Regulatory Floodway
▬ Cross-Section	Other Boundary	Area Not Included	Area with Reduced Risk Due to Levee	
Flood Hazard Boundary Lines	**Flood Hazard Areas**	Area of Minimal Flood Hazard		
▬ Limit Lines	0.2% Annual Chance Flood Hazard		Open Water	

**Flood Zone Map 4.
North of Colonial
Avenue - North**

1:9,027.98

0   195   390   780 ft

DCR

Zone VE (EL 14)
Zone VE (EL 14)
Zone VE (EL 14)
Zone VE (EL 14)
Zone VE (EL 19)
23 ft
Zone VE (EL 19)
Riverview Cir
26 ft
Riverview Dr
Zone AE (EL 6)
Cedar Ave
Mimosa Ave
Riverview Dr
Zone VE (EL 15)
Zone VE (EL 9)
Cedar Ave
Stratford St
205
E Darl Ave
Mimosa Ave
Locust Ave
Azalea Rd
Zone VE (EL 8)
Zone AE (EL 6)
Potomac Beach
Wakefield St
E Darl Ave
E Darl Ave
Azalea Rd
Azalea Rd
Dogwood Ave
Wilkerson Creek
Darl Ave E
Meadow Ave
Forest Ave
23 ft
19 ft
Linda Ln
205
12th St
Wakefield St
22 ft
McKinney Bl
Wakefield St

Legend

Base Flood Elevation

Cross-Section

Flood Hazard Boundary Lines

Limit Lines

Other Boundary

Other Boundary

Flood Hazard Areas

0.2% Annual Chance Flood Hazard

1% Annual Chance Flood Hazard

Area Not Included

Area of Minimal Flood Hazard

Area of Undetermined Flood Hazard

Area with Reduced Risk Due to Levee

Open Water

Regulatory Floodway

Flood Zone Map 5. Bluff Point

1:9,027.98

0   195   390   780 ft

The Point

DHR ID #	Function/Name	Address	Date of Construction
199-5025	House	311 Jefferson Street	ca. 1940
199-5045	Colonial Beach Baptist Church	10 Garfield Avenue	1962
199-5046	House	2 Monroe Bay Avenue	ca. 1940
199-5047	Commercial Building	11 Monroe Bay Avenue	pre-1934
199-5048	House	17 Monroe Bay Avenue	1940
199-5049	House	100 Monroe Bay Avenue	1956
199-5050	House	117 Monroe Bay Avenue	ca. 1940
199-5051	Commercial Building	119 Monroe Bay Avenue	ca. 1900
199-5052	House	120 Monroe Bay Avenue	1894
199-5053	House	312 Madison Street	ca. 1940
199-5054	House	204 Monroe Bay Avenue	1960
199-5055	House	410 Weems Street	ca. 1940
199-5056	House	300 Monroe Bay Avenue	1950
199-5057	House	301 Monroe Bay Avenue	ca. 1950
199-5058	House	312 Monroe Bay Avenue	1963
199-5059	House	313 Hamilton Street	1892
199-5060	House	602 Monroe Bay Avenue	ca. 1940
199-5061	House	1324 Monroe Bay Avenue	ca. 1950
199-5062	House	1328 Monroe Bay Avenue	1961
199-5063	House	21 Chamberlayne Street	pre-1934
199-5064	House	215 Dandridge Lane	1955
199-5065	House	322 Lafayette Street	pre-1934
199-5066	House	506 Lafayette Street	ca. 1950
199-5067	House	510 Lafayette Street	ca. 1950
199-5068	House	512 Lafayette Street	ca. 1960
199-5069	House	514 Lafayette Street	ca. 1960
199-5070	House	524 Lafayette Street	1928
199-5071	House	528 Lafayette Street	ca. 1985
199-5072	House	529 Lafayette Street	ca. 1960
199-5073	House	546 Lafayette Street	1948
199-5074	House	550 Lafayette Street	ca. 1930
199-5075	House	551 Lafayette Street	1947
199-5076	Commercial Building/Curley Packing Company	553 Lafayette Street	1941
199-5077	Commercial Building	554 Lafayette Street	ca. 1980
199-5078	House	416 Monroe Bay Avenue	pre-1934
199-5079	House	420 Monroe Bay Avenue	pre-1934

DHR ID #	Function/Name	Address	Date of Construction
199-5080	House	501 Monroe Bay Avenue	ca. 1950
199-5081	House	516 Monroe Bay Avenue	1925
199-5082	House	520 Monroe Bay Avenue	1915
199-5083	House	530 Monroe Bay Avenue	pre-1934
199-5084	House	531 Monroe Bay Avenue	ca. 1960
199-5085	House	1321 Monroe Bay Avenue	ca. 1950
199-5086	House	1329 Monroe Bay Avenue	ca. 2022
199-5087	House	302 Ball Street	ca. 1950
199-5088	House	323 Thackary Street	pre-1934
199-5089	House	323 Wirt Street	1938
199-5090	House	400 Wirt Street	ca. 1970
199-5091	House	408 Wirt Street	ca. 1950
199-5092	House	710 Monroe Bay Avenue	1969
199-5093	House	802 Robin Grove Lane	ca. 1946
199-5094	House	805 Monroe Bay Avenue	1944
199-5095	House	806 Monroe Bay Avenue	pre-1972
199-5096	House	809 Monroe Bay Avenue	ca. 1950
199-5097	House	810 Robin Grove Lane	1942
199-5098	Commercial Building	829 Robin Grove Lane	ca. 1946
199-5099	House	912 Monroe Bay Avenue	pre-1934
199-5100	House	1000 Monroe Bay Avenue	1952
199-5101	House	1008 Monroe Bay Avenue	ca. 1950
199-5102	House	1020 Monroe Bay Avenue	1940
199-5103	House	1104 Monroe Bay Avenue	ca. 2022/pre-1971
199-5104	House	1124 Monroe Bay Avenue	ca.1955
199-5105	House	1224 Monroe Bay Avenue	1952
199-5106	House	1228 Lossing Avenue	pre-1934
199-5107	House	1230 Monroe Bay Avenue	ca. 1934
199-5108	House	1333 Monroe Bay Avenue	ca. 1945
199-5109	Public utility/ pumphouse	Wirt Street and Robin Grove Lane	pre-1934

Colonial Avenue to 12th Street

DHR ID #	Function/Name	Address	Date of Construction
199-5110	House	504 Taggart Street	ca. 1900
199-5111	House	618 Taggart Street	1921
199-5112	House	702 Taggart Street	pre-1934
199-5113	House	802 Taggart Street	1952
199-5114	House	1 Given Street	ca. 1910
199-5115	House	214 Given Street	1939
199-5116	House	919 Bryant Avenue	1968
199-5117	House	945 Bryant Avenue	ca. 1870
199-5118	House	11 Lincoln Avenue	1920

199-5119	House	502 Lincoln Avenue	1940
199-5120	House	210 2nd Street	1940
199-5121	House	120 3rd Street	1950
199-5122	House	138 3rd Street	ca. 1940
199-5123	House	235 3rd Street	ca. 1950
199-5124	House	24 4th Street	ca. 1940
199-5125	House	108 4th Street	1922
199-5126	House	151 4th Street	ca. 1940
199-5127	House	156 4th Street	1965
199-5130	House	25 11th Street	1950
199-5131	House	1502 Beach Avenue	1947
199-5132	House	1314 Beach Avenue	1920
199-5133	House	215 Longfellow Avenue	1920
199-5134	House	222 Longfellow Avenue	1900
199-5135	House	232 Longfellow Avenue	1892
199-5136	House	15 Maryland Avenue	1930
199-5137	House	21 Maryland Avenue	1948
199-5138	First Baptist Church	609 Jackson Street	ca. 1927/1985
199-5139	House	218 Franklin Street	1900
199-5140	House	506 Franklin Street	ca. 1940
199-5141	House	600 Jackson Street	ca. 1930
199-5142	House	605 Jackson Street	ca. 1950
199-5143	House	234 Lincoln Avenue	1900
199-5144	House	600 Potomac River Avenue	ca. 1930
199-5145	House	606 Potomac River Avenue	ca. 1930
199-5146	House	20 Virginia Avenue	ca. 1950
199-5147	House	27 Virginia Avenue	ca. 1940
199-5148	House	511 Washington Avenue	ca. 1950
199-5149	House	616 Washington Avenue	ca. 1920
199-5150	House	703 Washington Avenue	ca. 1950
199-5151	House	149 5th Street	ca. 1960
199-5152	House	117 6th Street	ca. 1938
199-5153	House	19 7th Street	ca. 1900
199-5154	House	101 8th Street	ca. 1960
199-5155	House	132 8th Street	ca. 1950
199-5156	House	20 9th Street	ca. 1940
199-5157	House	156 9th Street	ca. 1955
199-5158	House	1410 Myers Avenue	ca. 1950
199-5159	House	1300 Dwight Avenue	ca. 1900

Bluff Point

DHR ID #	Function/Name	Address	Date of Construction
199-5128	House	2525 Riverview Drive	1967
199-5129	House	106 Riverview Circle	1964
199-5160	House	House, 300 Locust Avenue	ca. 1950
199-5161	House	House, 301 Locust Avenue	ca. 1950
199-5162	House	House, 118 Riverview Circle	ca. 1960
199-5163	House	House, 123 Riverview Circle	ca. 1955
199-5164	House	House, 3012 Riverview Drive	ca. 1940
199-5165	House	House, 3111 Riverview Drive	ca. 1945