



PRELIMINARY INFORMATION FORM (PIF) for HISTORIC DISTRICTS

Note: PIFs are prepared by applicants and evaluated by DHR staff and the State Review Board based on information known at the time of preparation. Recommendations concerning PIFs are subject to change if new information becomes available.

DHR No. (to be completed by DHR staff) 122-6497

1. General Information

District name(s): Titustown Historic District

Main Streets and/or Routes: Diven St, Hughart St, W. Little Creek Rd, Wilmington St, Pelham St, Baltimore St, Hannah St, Meads Rd, Mt. Pleasant Ave

City or Town: City of Norfolk, VA

Name of the Independent City or County where the property is located: City of Norfolk

2. Physical Aspects

Acreage: 77

Setting (choose only one of the following):

Urban ☐ Suburban ☒ Town ☐ Village ☐ Hamlet ☐ Rural ☐

Briefly describe the district's overall setting, including any notable landscape features:

Titustown is a large mostly residential neighborhood which was laid out ca. 1900 and steadily built out in phases through the first half of the twentieth century. There are also a notable number of more recent infill houses. Like much of Norfolk, the neighborhood is flat. West Little Creek Road is a major arterial road that runs East to West and divides the neighborhood into north and south sections. There is little traffic because most of the streets dead end at the north and south ends. The exception is Diven Street which runs into Terminal Boulevard to the north and the Algonquin neighborhood to the south. The streets in the southern half are irregular with two primary north-south streets and seven east-west streets, none of which extend the full width of the neighborhood. The streets in the northern half (developed later) feature a mostly grid pattern with three east-west streets. There are mature trees and shrubs throughout most of the neighborhood. The irregular street pattern in the southern half is mostly the result of the natural boundaries of inlets off of the Lafayette River to the south. The net result is a quiet, densely built-out early-to-mid-twentieth-century residential development.

3. Architectural/Physical Description

Architectural Style(s): Colonial Revival, Vernacular Queen Anne, Bungalow/Craftsman, Modern Movement/Ranch, Commercial Style, Vernacular, Transitional

If any individual properties within the district were designed by an architect, landscape architect, engineer, or other professional, please list here:

N/A

If any builders or developers are known, please list here: Augustus Titus Stroud

Date(s) of construction (can be approximate): ca. 1910 to 2025

Are there any known threats to this district? Sea level rise

Narrative Description:

In the space below, briefly describe the general characteristics of the entire historic district, such as building patterns, types, features, and the general architectural quality of the proposed district. Include prominent materials and noteworthy building details within the district, as well as typical updates, additions, remodelings, or other alterations that characterize the district.

Titustown is in the northwest quadrant of the City of Norfolk, east/southeast of the Virginia Port Authority, Norfolk International Terminals and Naval Station Norfolk. It is bordered by Terminal Boulevard to the north, the Colony Point Apartments to the east, an inlet of the Lafayette River to the southeast, the Algonquin neighborhood to the south and southwest, Tapley Avenue to the west and the Enfield Gardens Apartments to the northwest. The neighborhood primarily consists of single-family dwellings with two churches. There are approximately twenty-two commercial buildings on either side of West Little Creek Road, the busy east-west thoroughfare which divides the neighborhood into north and south sections. There are approximately 371 primary resources and of those, 192 are likely contributing resources to the Titustown Historic District.

Historically, sections of the larger Titustown neighborhood have at times had separate names, and some history unique to those areas: Titustown, North Titustown, Logan Park and Carney Park. Logan Park, in the southern half of Titustown, has appeared on city maps at least as early as 1921, and is currently bounded by Pelham Street to the south, Dakota Street to the west, Paul Street to the north and Diven Street to the east. The boundary of Carney Park is less precise, but using Sanborn maps and the location of the no longer extant Carney Park Apartments, the area can be roughly defined as by West Little Creek to the south, and the running along the east side of Armfield Avenue, north of Hannah Street, east of Pleasant Avenue, north of Meads Road and to the east a combination of Ogden Avenue, Gaylord Street, and the later North Little Creek Road finish out the approximate boundary. Most of Carney Park falls outside the Titustown historic district because of the complete redevelopment of the area in the 1980s.

The neighborhood began developing in the early 1900s with the transfer of land from local White attorney Augustus T. Stroud to a group of Black men wanting to establish a new, homeowner-focused community for local Black citizens who lived and worked in what was then the county, north of the City of Norfolk. Land sales for individual lots from Stroud to various citizens are reported as early as 1903, and a 1915 publication entitled *Titustown, A Community of Negro Homes*, describes an established community with “straight, well-graded” streets “bordered with trees, shrubs...” By 1928, Sanborn maps show the streets laid out as they are today, with all of the parcels platted. More than half of the southern half of Titustown, (including Logan Park at the western end and the original area called Titustown at the eastern end), is built out with a variety of house types. However, the northern half, originally known as North Titustown, is shown as approximately half developed with the majority of the houses being quite small, with the

same footprint and built out in whole blocks. These simple dwellings (none of which appear to remain) were World War I era wartime housing for Black workers, which the federal government paid to have up to four hundred constructed on the land of A.T. Stroud at Titustown.¹ The houses were to be given over to Stroud at the end of the war, revealing that in the northern half of Titustown, Stroud had neither given nor sold the land to independent Black homeowners by 1918, as had happened in south Titustown. By 1950, Sanborn maps reveal that much of the World War I worker housing in north Titustown had been demolished, and more traditional housing, as seen in south Titustown, had begun to fill the parcels. The eastern half of North Titustown, outside the district boundary, was the location of the large post-WW II Carney Park Apartments development by this time. The 1950 Sanborn of south Titustown had a few additional dwellings, and a few demolitions, but appeared largely as it had in 1928.

By 1970, Sanborns reveal a development pattern similar to 1950 in Titustown, Logan Park and North Titustown, with a few additional dwellings and a moderate number of vacant lots. The lot sizes vary in size demonstrating the unplanned construction of houses, largely driven by individual owners. There are sidewalks on one or both sides of each street, as well as utility poles installed in the verge regularly down each street. There are numerous mature trees throughout the neighborhood. Most houses feature driveways, as well as concrete walkways.

The architectural styles of Titustown are typical of Norfolk neighborhoods of the same period. Dwellings are a mix of one and two-story buildings and have a variety of basic building forms, including Ranch, American Foursquare, Bungalow and Cape Cod. The variety of styles is wide-ranging and includes most of the early-to-mid 20th-century styles including Colonial Revival, Bungalow/Craftsman, Modern Movement/Ranch, Post-Modern, Vernacular, Neo-Eclectic, Transitional, Vernacular Queen Anne. There are few large, elaborate homes reflecting the working-class history of the neighborhood. There are also a handful of commercial resources along West Little Creek Road, with most being Commercial Style, Moderne, or having no discernable style.

In addition to the residential and commercial resources, there are two churches and a Masonic Lodge within Titustown. The First Baptist Church of Titustown (historic)/First Baptist Church of Logan Park (current) (7493 Diven Street, 122-1011/122-6497-0001) was constructed in 1925, with an annex added in 1954. The church was renovated/remodeled in 1978 and an additional Educational Annex was constructed. First Baptist is a one-story wood-frame Gothic Revival inspired church with a front gable roof (over the entry), a belfry with a pyramidal roof and a crenelated tower with a flat roof. The exterior walls are clad in brick veneer. Mount Pleasant Baptist Church (936 West Little Creek Road, 122-1013, 122-6497-0003) was constructed in 1913. Mount Pleasant is a two-story wood-frame Gothic Revival church with a cross-gable roof. A two-story square tower with louvered belfry houses the two primary entrances. The second story features pointed arch stained-glass windows. The two-story addition was completed in 1984.

Exposition Lodge No. 105 (historic)/Masonic Hall F&AM 106 (current) (1023 West Little Creek Road, 122-1012, 122-6497-0002) was constructed in 1926. The masonic facility is a two-and-a-half story, three bay brick masonry Italianate building with a hipped roof and a single hipped dormer on the north facing façade. The roof eaves have exposed, articulated rafter tails. The windows on the façade first floor features paired, vinyl one-over-one sash, while the rest of the building has single windows, with all of those along the sides and rear boarded up. All windows feature brick sills and jack arches. There are a double-leaf entry door and single leaf doors on the east and west sides.

Integrity Statement

¹ “400 Houses For Colored Workers.” *Virginian-Pilot (Published as The Norfolk Landmark)*, March 6, 1918, p.1.

Titustown retains sufficient integrity to support its viability as an historic district. The neighborhood contains a diverse array of residential building materials including brick or brick veneer, wood, asbestos, aluminum, and vinyl. Roof materials are generally composite shingles, although a few dwellings have standing-seam metal. Common alterations include replacement vinyl windows and metal doors, roof material, siding material, and secondary additions. These alterations, usually, do not detract from the overall character, form and fenestration pattern of the resource. A preponderance of properties retain a majority of the seven aspects of integrity. Overall, the neighborhood retains strong integrity in the areas of location, design, setting, feeling, and association. In the areas of workmanship and materials, there are examples of resources which retain their historic materials and features. While many resources have some replacement materials, these changes, such as siding, windows, doors, and roof cladding, are typical for older working-class neighborhoods as owners strived to maintain and improve their homes and businesses.

Discuss the district's general setting and/or streetscapes, including current property uses (and historic uses if different), such as industrial, residential, commercial, religious, etc. For rural historic districts, please include a description of land uses.

The general setting of the Titustown Historic District is much as it has been for generations. The streetscapes feature sidewalks, traditional housing types and mature trees and vegetation. There are also power poles and lines running parallel to the sidewalks. As has been true throughout its history, the primary property use has been residential along with a small group of commercial buildings along West Little Creek Road. There are also two churches in the district and one masonic lodge.

4. District's History and Significance

In the space below, briefly describe the history of the district, such as when it was established, how it developed over time, and significant events, persons, and/or families associated with the property. Please list all sources of information used to research the history of the property. (It is not necessary to attach lengthy articles or family genealogies to this form.) Normally, only information contained on this form is forwarded to the State Review Board.

The Titustown Historic District in Norfolk, Virginia is locally significant under Criterion A (Ethnic History: Black) as a rare intact neighborhood established and developed by Black residents, beginning at the outset of the twentieth century. Additionally, Titustown is locally significant under Criterion A (Community Planning and Development) as a neighborhood planned by Black residents with support from the Negro Organization Society of Virginia and the Hampton Institute. Generations of residents owned and maintained their homes, living in a community relatively isolated from the core of the City of Norfolk, and even from other Black communities. For decades Titustown was written about as a refuge of low crime and pride in home ownership. Additionally, with its street grid and housing configuration completely intact from its original early twentieth century platting and early housing construction, the neighborhood has strong integrity of location, design, setting, feeling and association. The Period of Significance for the district begins in 1900, the date of the earliest extant dwelling, until 1976, representing the continued development of the neighborhood into the late twentieth century.

Titustown emerged at the beginning of the twentieth century in what was then Norfolk County, well north of the City of Norfolk boundaries at the time. The future residents of the Titustown neighborhood were then residents of a small town in a truck farming area who wanted a new community for and owned by Blacks. The formation of the neighborhood was initiated in 1901 by a committee of ten to twelve Black men who approached Augustus T. Stroud, a White Norfolk lawyer, to sell them a block of land which they could divide into lots and sell individually to Black citizens. Stroud, whose middle name was Titus, was the namesake of the community, and sometimes called "the founder of Titustown..." and "...a warm-hearted friend and advisor..."² The earliest record found of a land transfer in Titustown was from Augustus T. Stroud to George W. and Josephine Collins in April 1903: a quarter acre lot for \$250.³ This, and additional land sales from Stroud to residents imply that, while Stroud platted the community per the request of the citizen committee in 1901, he sold the lots directly to individual buyers. This is supported by the often-repeated anecdote that he wouldn't allow buyers to build houses until they paid off their plots of land. Speaking a half century after the creation of Titustown, Charlie "C.C." Washington, the unofficial "mayor of Titustown," remembered that the area was mostly farmland and wilderness when he and several others bought land from Mr. Stroud. Other "pioneers" of Titustown included James H. Williams, Peter Hollomon, Mrs. Mary Wilson, John Wilson, Robert Nichols, Henry Thomas, James E. Tyler, Golden Keys and Mrs. Mary Custis.⁴ The Negro Organization Society of Virginia helped plan and layout Titustown. The Hampton Institute hired Hickie Scott to create free home plans for Black home builders.⁵

The primary goal of the new community was for it to be a neighborhood where "...all the people own their own homes and not a single renter is found." They wanted the opportunity to purchase affordable, quality housing in a suburban community "...free from rural inconveniences and city temptations." Indicative of societal priorities and prejudices at that time, Titustown was also heralded as neighboring

² William Anthony Aery, *Titustown, A Community of Negro Homes* (Hampton, VA: The Press of the Hampton Normal and Agricultural Institute: 1915). This extraordinary document offers a detailed, if idyllic, account of the Titustown history, residents, community and buildings only a few years after its establishment.

³ "Transfers of County Real Estate," *Virginian-Pilot*, April 10, 1903, p.9.

⁴ Earl S. Braxton and George Forsythe, "Titustown Has Been Part of Norfolk 28 Years, *New Journal and Guide*, April 3, 1954, p.C18; "Though Small, Area Has More Than 500 Homes and 24 Business Places," *New Journal and Guide*, April 3, 1954, p.C18.

⁵ "Society Blazes Trail In Old Dominion Progress," *New Journal and Guide*, November 8, 1952.

“the best Southern white people.” Residents of this new community worked on truck farms, at the Portsmouth Navy Yard, on the Sewell and Lambert’s Point coal piers, or at the estates of wealthy White Norfolk professionals or business owners; all supposedly received good wages.⁶

The role that Augustus Stroud played was both relatively rare and generous, but at the same time patronizing. Stroud sold land only to Blacks, but they could not build a home until they had paid off the lots in full. In a 2008 interview Christy Frederick, who grew up in Titustown, remembered stories from her elders, some of the earliest residents, about the neighborhood’s beginnings. “For the longest, most people in the area built and owned their homes. This was unusual for Blacks at that time.” She also spoke of the intense pride residents had for Titustown: “From the early days, people remarked about the cleanliness of the areas, and the homes which had neatly cut yards and flower gardens.” “I recall those old ladies would get after you if you walked through their flower beds.” Recounting her youth, Frederick recalled that “Everyone had the same values...It was like an expanded family. You never passed an elder and did not say hello Mr. or Mrs. by their first name.”⁷

A lengthy article on September 10, 1911 in the *Virginian-Pilot* offered a detailed, positive, but somewhat condescending, account of the Titustown community. In existence for nine years at this point, all of the lots had been sold, and only to Black residents. It was claimed that there had never been a case of disorder or arrest. Titustown was a dry community and the residents had blocked a proposed saloon; after work, men gathered on the general store porch. A revealing description declared that Titustown “unaided by book-learning, guiding hands and other people’s money...is a living example of the steady, hardworking negro’s thrift, and it is in the shape of a little town of about six hundred inhabitants, with ninety homes and a church and a modern school and two or three stores.”⁸

The neighborhood is described as having graded but unpaved roads and “everywhere is cleanliness, good order and flowers.” This idyllic description raises questions regarding the goals and biases of the article. It continues that houses vary from “little one-story cottages” to “more pretentious two-story affairs.” All of the houses are declared to be well kept, in good repair and many with gardens. Houses are generally set back from the street and have open spaces between them. By 1911 there was also a county-built school, a church built by residents, a two-story lodge room, a large general store and several smaller stores. Overall, the residents have obtained “...freedom from the cramped and crowded life that is the lot of the negro in the uptown four-family tenements.” All of the residents have jobs: sextons in two of the largest churches in Norfolk, a butler in a prominent home, higher grade workmen in the navy yard, as well as waiters and servants; some women work, though most keep house.⁹

A 1915 account of the community, *Titustown, A Community of Negro Homes*, authored by William Anthony Aery and published by the Hampton Normal and Agricultural Institute, included images of several houses with aspirational names such as “A House Worth Owning,” “House For A Married Couple,” “Small Family House,” which spoke to how this neighborhood was viewed within the Black community. In Titustown residents were encouraged to utilize landscaping, fencing, whitewashing, good roofs, and porches to improve upon the standard “box house.” In the narrative citizens were described as “thrifty, law-abiding,” with the goal of constantly improving their homes. The publication stated that community pride resulted in a more attractive neighborhood than other Black areas.¹⁰

⁶ Aery, *Titustown, A Community of Negro Homes*.

⁷ Leonard E. Colvin, “Titustown, Bolling Brook: The Shared History of 2 Norfolk Neighborhoods,” *The New Journal & Guide*, 2008.

⁸ “Titustown, Where No Whites Dwell And Every Negro Owns His Home,” *Virginian-Pilot*, September 10, 1911, p.17.

⁹ “Titustown, Where No Whites Dwell And Every Negro Owns His Home,” September 10, 1911, p.17.

¹⁰ Aery, *Titustown, A Community of Negro Homes*.

Aery relayed that in 1915 a Black man could own a detached house on a 35'x110' lot for five hundred dollars; for fifteen hundred dollars the same man could build a seven-room house with a vacant side lot. Families had yards, so children didn't have to play in the streets. Contrary to the prejudiced image of most Black communities at that time, Aery claims that a majority of Titustown residents read the daily newspaper. The neighborhood also had two acres set aside for a future park. There were two trolley lines in walking distance which provided access to Norfolk, and were within the affordable "five-cent zone." The trolley would run every seven and a half minutes in the morning between six and nine and in the evening between five and seven.¹¹

In addition to the many owner-built one- and two-story homes, Titustown has featured two community churches since early in its history. Mount Pleasant Baptist Church was built in 1913 for \$12,000. In 1915 the membership numbered 1,500, with patrons traveling long distances to attend. The active church still stands at the corner of West Little Creek Road and Mount Pleasant Avenue. The First Baptist Church (Logan Park) building dates to 1925, and is on its original site at the corner of Diven Street and Logan Street.¹²

For many years the Titustown Public School, constructed ca. 1915, stood at 7547-7463 Hughart Street before being demolished in the 1990s. The four room brick building was built by the county at a cost of \$8,000 and served approximately 250 students over a seven-month school year. At 1023 West Little Creek Road stands the Masonic Hall F&AM 106, formerly the Exposition Lodge No. 105. Constructed in 1926 of brick masonry, it replaced an earlier frame Titustown Lodge Hall, which was used by multiple fraternal orders.¹³

The residents of Titustown had achieved the improvement in the lives of rural Blacks called for by Major Robert R. Moton of the Hampton Institute, and president of the Negro Organization Society of Virginia. He felt that many Blacks "have neglected the most essential element in their development. Many of them have good farms, and good horses, but live in miserable shacks... This condition must be changed if Negroes are to get the highest benefits of American civilization." Aery declared that "The adventure in Negro community building at Titustown, making the homeowner the core of interest, should be more widely known, especially among Negroes who are now so discouraged over the segregation movement..."¹⁴

For decades Titustown was isolated from much of Norfolk. Church Street was the focal point of Black business and culture, but going there required getting to the streetcar stop, and then a twenty-one-mile ride, with a toll at the Granby Street Bridge. For generations there were multiple Black owned businesses on Little Creek Road which precluded the need to travel to Norfolk, but these were mostly gone by 1992. However, when the United States entered World War I in 1917 North Titustown was mostly undeveloped with some Black laborers living in wooden shacks. These simple dwellings (none of which appear to remain) were World War I era wartime housing for Black workers, which the federal government paid to have up to four hundred constructed on the land of A.T. Stroud at Titustown. In contrast, Earl Braxton's parents moved to Diven Street in South Titustown in 1916, which already had a large number of residents by that time. The 1950 Sanborn maps reveal that much of the World War I housing had been demolished and by 1954 both north and south Titustown were largely built out with over twenty-four businesses and five-hundred homes.¹⁵

¹¹ Aery, *Titustown, A Community of Negro Homes*.

¹² Aery, *Titustown, A Community of Negro Homes*.

¹³ Aery, *Titustown, A Community of Negro Homes*.

¹⁴ Aery, *Titustown, A Community of Negro Homes*.

¹⁵ Leonard E. Colvin, "Titustown has a proud tradition," *New Journal and Guide*, March 25, 1992, p.1,5,6; "400 Houses For Colored Workers." *Virginian-Pilot*, March 6, 1918, p.1.

Growing up in Titustown in the 1920s and 1930s, Dr. Samuel D. Proctor recollected that Whites “did not touch our lives.” The blacksmith, ice man, fish man, physicians, and morticians were all Black. “We had self-sufficient communities...these people stood for something. They amounted to something. They didn’t have any money. I had to work my way through college...all six of us got a college education.”¹⁶

Annexation and the growth of the City of Norfolk thereafter slowly lessened the geographic and social isolation of Titustown from downtown and the surrounding historic Black neighborhoods focused around Church Street. Until the mid-nineteenth century, the City of Norfolk had occupied a small, less than two square mile footprint focused on today’s downtown. Between 1887 and 1911, the city completed six annexations adding approximately ten square miles. However, it was the massive, approximately thirty square mile 1923 annexation from Norfolk County which dramatically altered the size and character of the city. This annexation extended the city boundaries east and north all the way to the Ocean View area along the Chesapeake Bay, as well as encompassing all of the Norfolk Naval Base. Included in this annexation were numerous neighborhoods, one of which was Titustown, encompassing 30,000 new residents.¹⁷ The January 1, 1923 Annexation resulted in an additional 8,815 Black residents, with a total of 55,868 Black residents in the City of Norfolk, more than any other city in Virginia. The population of Logan Park, Titustown and North Titustown was 2,490.¹⁸

By the post-World War II era Titustown was well established and integrated into the City of Norfolk and the residents faced the same challenges as Blacks in Norfolk and across Virginia. In 1955, 233 Black parents petitioned the Norfolk Public School Board to rezone school districts, eliminating racial lines. Titustown children had a long commute to Booker T. Washington High School, versus closer White high schools: Maury and Granby. In 1957 the Norfolk School Board lost in U.S. District Court: students could not be denied entry based upon race. The Norfolk School Board answered this decision by establishing a prohibitively difficult screening process which resulted in only 17 of more than 200 students qualifying for entry to formerly all-White schools. Among the Norfolk 17, as the group came to be known, was a child from Titustown: Geraldine Talley.¹⁹ The summer of 1958 brought multiple incidents of racial harassment; a group of six residents from Titustown, Logan Park and Carney Park (North Titustown) met with the police chief. The complaints focused on servicemen and White teenagers driving through the neighborhood yelling obscenities; there were also complaints regarding abusive and insulting patrol officers.²⁰

As with most Black communities, the churches served as meeting locations, places of refuge, and centers of advocacy. In 1966, First Baptist Church Logan Park and Mount Pleasant Baptist Church together hired an attorney to oppose a 7-11 store coming to Titustown, which was seen as a source of more beer in the community. First Baptist Church leaders held a Police-Community Relations Meeting in 1968. By the late 1970s the streets of South Titustown were in disrepair in many places, with no sidewalks or gutters; many houses were dilapidated. However, in contrast to earlier periods, North Titustown (north of Little Creek Road), which was developed later, was in much better condition. Efforts by the Titustown Civic League in the late 1970s and early 1980s to address neighborhood needs resulted in the development of special area plans by the City of Norfolk and in securing CDBG-funds to assist with implementation.²¹ In 1978, sixty percent of Titustown residents were renters, a clear deviation from its early mission, however, Titustown was still a Black working-class neighborhood representing many professions which were

¹⁶ Thomas C. Parramore, Peter C. Stewart, Tommy L. Bogger, *Norfolk: The First Four Centuries* (Charlottesville, VA: University of Virginia Press: 1994), p.275.

¹⁷ Parramore, Stewart and Bogger, *Norfolk: The First Four Centuries*, p.311.

¹⁸ “55,868 Colored People in the City of Norfolk,” *New Journal and Guide*, January 20, 1923,

¹⁹ Christy H. Frederick, *Titustown, The People, The Clothing, The Culture* (Norfolk, VA: Christy H. Frederick: 2004), p.5.

²⁰ Frederick, *Titustown*, p.5-6.

²¹ Kirt Campbell, “They’re moving up, not out: Titustown unite to uplift neighborhood,” *New Journal and Guide*, September 28, 1979, p.1.

longstanding in Titustown: longshoremen, teachers, postal workers and Naval Base workers.²² And the paving, gutters and sidewalks seen today signal a clear rebound from the 1970s.

Carney Park

Carney Park, in what is now the eastern half of the larger North Titustown area, was established in 1943 on land previously occupied by World War I housing. Today, Carney Park is a mix of single-family homes, two multi-family apartment complexes and an affordable senior housing facility, located outside the northwest end of the Titustown Historic District. While not within the district because all of its resources fall well outside the Period of Significance, Carney Park is still and has historically been considered part of the larger Titustown neighborhood.

The 1943 housing development was built as a partnership between the Federal Public Housing Authority and the Housing Authority of Norfolk to house workers to support the war effort. It was named Carney Park for W. H. Carney, a Black Norfolk native who served as a sergeant in the U.S. Army during the Civil War. Carney Park was built on approximately twenty acres and provided 224 family dwelling units.²³ This was part of a larger, citywide effort to alleviate the wartime housing shortage. The various developments were entirely segregated, with Carney Park only for Black residents.²⁴

In 1974 the Norfolk Redevelopment and Housing Authority made the decision to demolish Carney Park, at that time one of the oldest housing projects in the city.²⁵ By 1979 Carney Park had been demolished but what would replace it was still under debate. The Titustown Civic League campaigned to maintain its zoning for residential use and single-family development, while some NRHA commissioners were advocating for at least some of the twenty-three acres be used for commercial or light industrial. Additionally, because of the delay in deciding the fate of the Carney Park site, improvements for the rest of North Titustown, along with a promised neighborhood recreation facility, were in limbo. One suggestion was to use four acres for a Division of Motor Vehicles office and driving test range. Two of the NRHA commissioners, Mrs. Evelyn Butts and Vice Chairman Franklin W. Thornton Sr. supported only housing for the site.²⁶ While initially voting for the DMV sale, Mrs. Butts' continued advocacy and political connections eventually won over support from NRHA to maintain all of Carney Park as residential. Though the proposal ultimately included multi-family garden apartments, they were mixed with single-family dwellings as advocated for by the Titustown Civic League.²⁷

²² Frederick, *Titustown*, p.6.

²³ "224 Families To Be Housed In Titustown," *Norfolk Virginian-Pilot*, March 14, 1943, p.13.

²⁴ "City of Norfolk, in 1943," *Norfolk Virginian-Pilot*, January 2, 1944, p.14.

²⁵ Don Hunt, "Carney To Go: NRHA," *Virginian-Pilot*, August 27, 1974, p.13.

²⁶ Marvin Leon Lake, "Titustown: Progress Hostage to Homes vs. Industry Debate," *Virginian-Pilot*, June 11, 1979, p.21.

²⁷ Marvin Leon Lake, "Carney Park Likely Residential," *Virginian-Pilot*, September 7, 1979, p.52.

5. Property Ownership (Check as many categories as apply):

Private: X Public\Local X Public\State Public\Federal

6. Applicant/Sponsor (Individual and/or organization sponsoring preparation of the PIF, with contact information. For more than one sponsor, please list each below or on an additional sheet.)

name/title: Patrick Roberts, City Manager
organization: City of Norfolk
street & number: 810 Union Street, Suite 1101
city or town: City of Norfolk state: VA zip code: 23510
e-mail: _____ telephone: 757-664-4242

Applicant's Signature: 
Date: 6/24/2026

• • *Signature required for processing all applications.* • •

In the event of organization sponsorship, you must provide the name and title of the appropriate contact person.

Contact person: Patrick Roberts, City Manager
Daytime Telephone: 757-664-4242

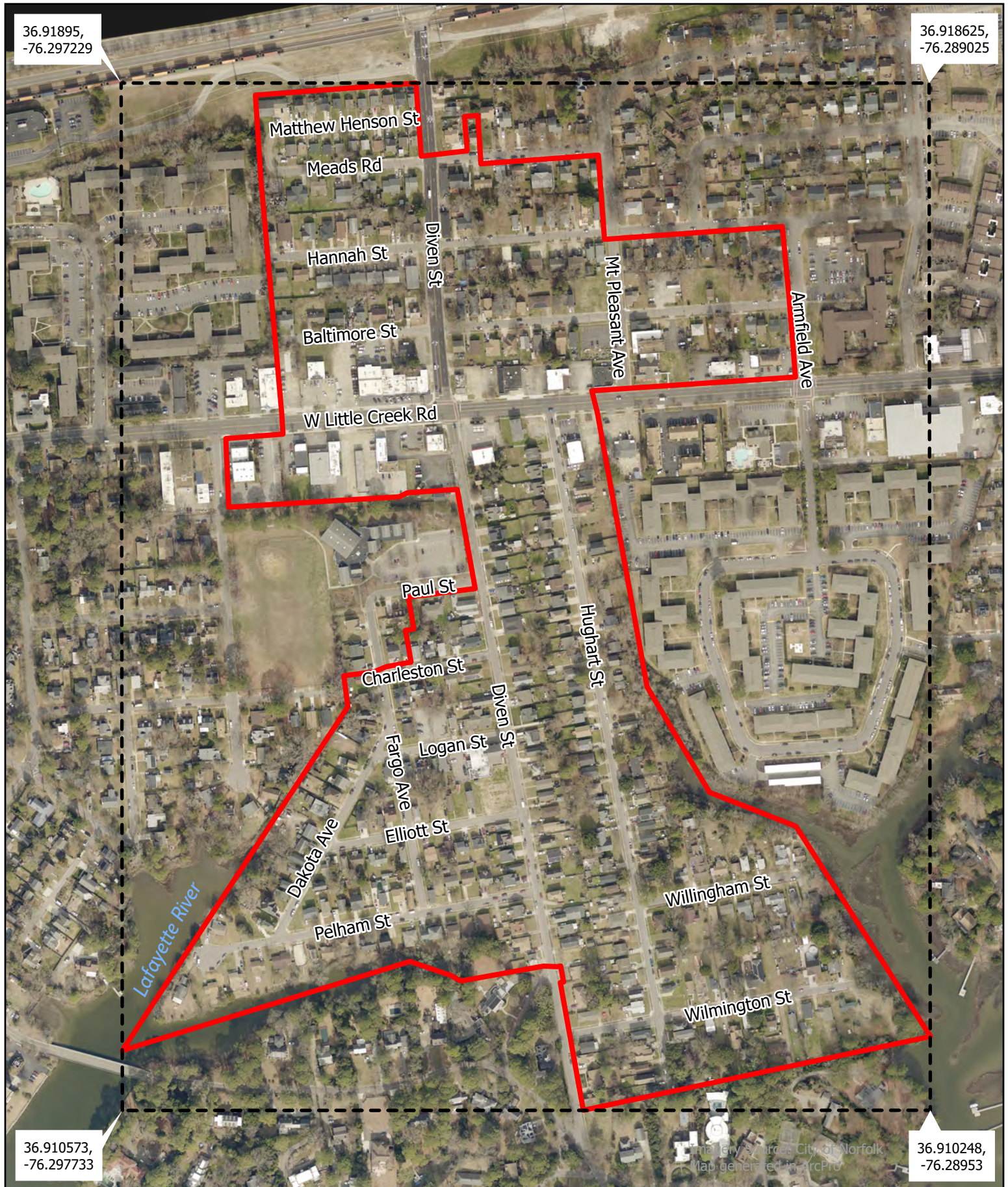
Applicant Information (Individual completing form if other than applicant/sponsor listed above)

name/title: Marcus Pollard
organization: Commonwealth Preservation Group
street & number: 536 W 35th Street
city or town: City of Norfolk state: VA zip code: 23508
e-mail: marcus@commonwealthpreservationgroup.com telephone: 757-651-0494
Date: 4/13/2026

7. Notification

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator, City Manager, and/or Town Manager.

name/title: City Manager Patrick Roberts
locality: City of Norfolk
street & number: 810 Union Street, Suite 1101
city or town: Norfolk state: VA zip code: 23510
telephone: 757-664-4242

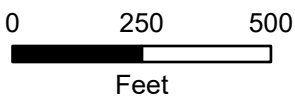


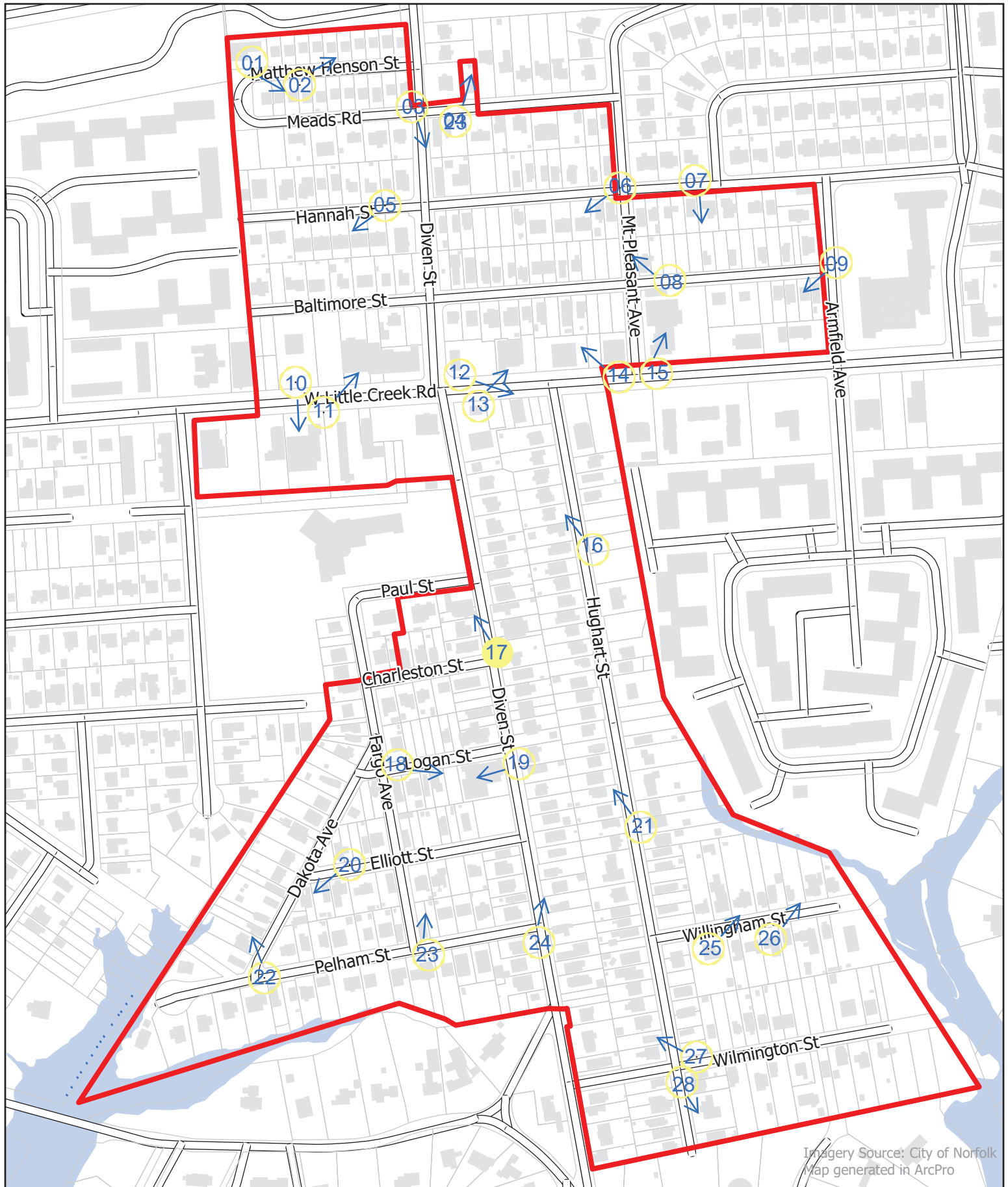
Location Map
2026

 Titustown Historic District Boundary

Titustown Historic District

Norfolk, VA
DHR ID# 122-6497





Imagery Source: City of Norfolk
Map generated in ArcPro

Photo Key Map 2026

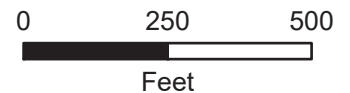
 Titustown Historic District Boundary
 Photo Location & Direction

Titustown Historic District

Norfolk, VA

DHR ID# 122-6497

Scale: 1:4,000





Sketch Map 2026

- District Boundary
- Building Footprints**
 - Contributing
 - Non-Contributing
 - Secondary Resource

Titustown Historic District Boundary

Norfolk, VA

DHR ID# 122-6497

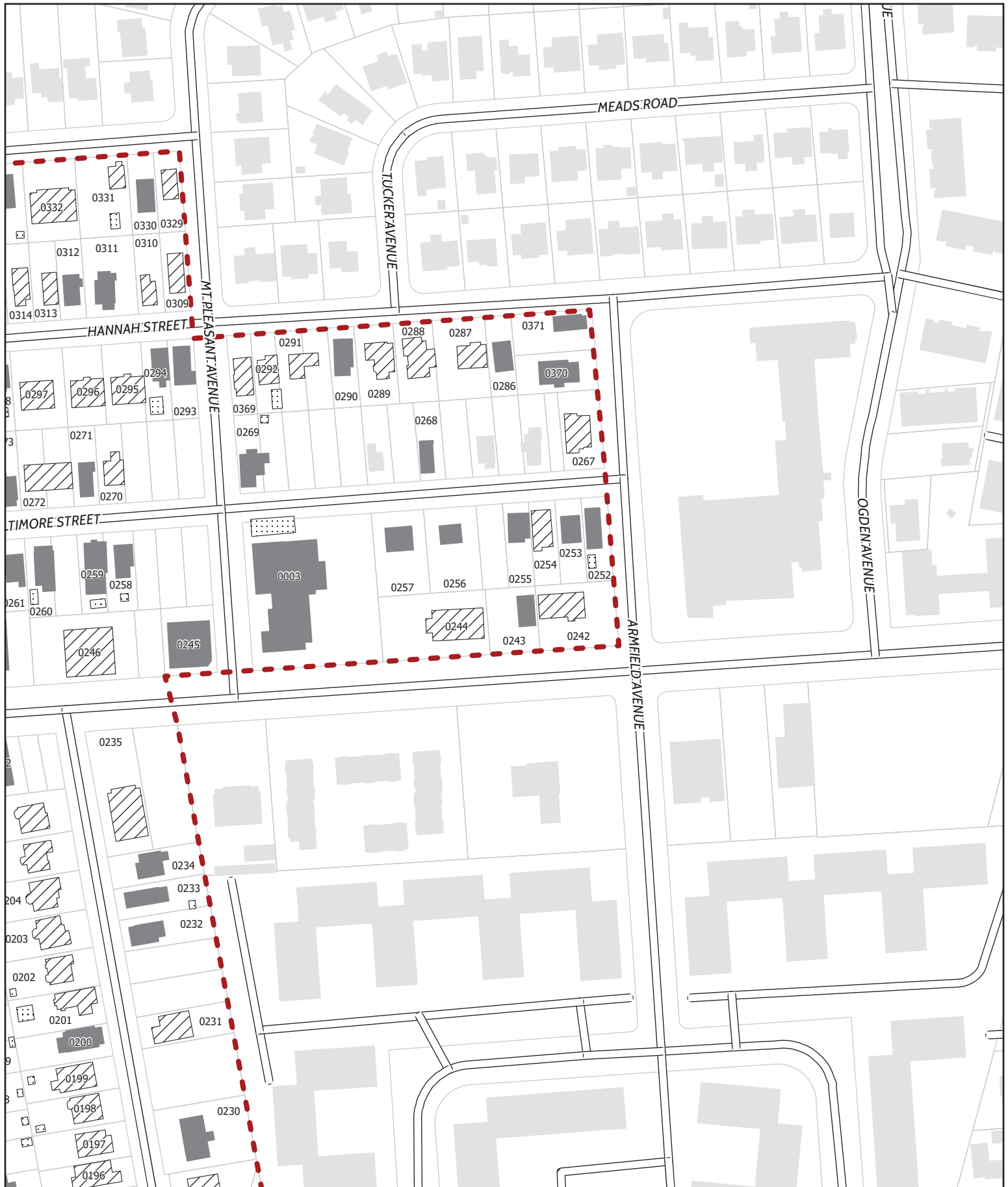
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Feet

Scale: 1:2,000

Map created in ArcPro





Sketch Map 2026

District Boundary

Building Footprints

Contributing

Non-Contributing

Secondary Resource

Titustown Historic District Boundary

Norfolk, VA

DHR ID# 122-6497

Page 2

0 100 200

Feet

Scale: 1:2,000

Map created in ArcPro





Sketch Map 2026

 District Boundary

Building Footprints

■ Contributing

 Non-Contributing

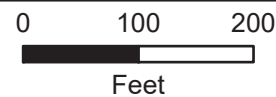
 Secondary Resource

Titustown Historic District Boundary

Norfolk, VA

DHR ID# 122-6497

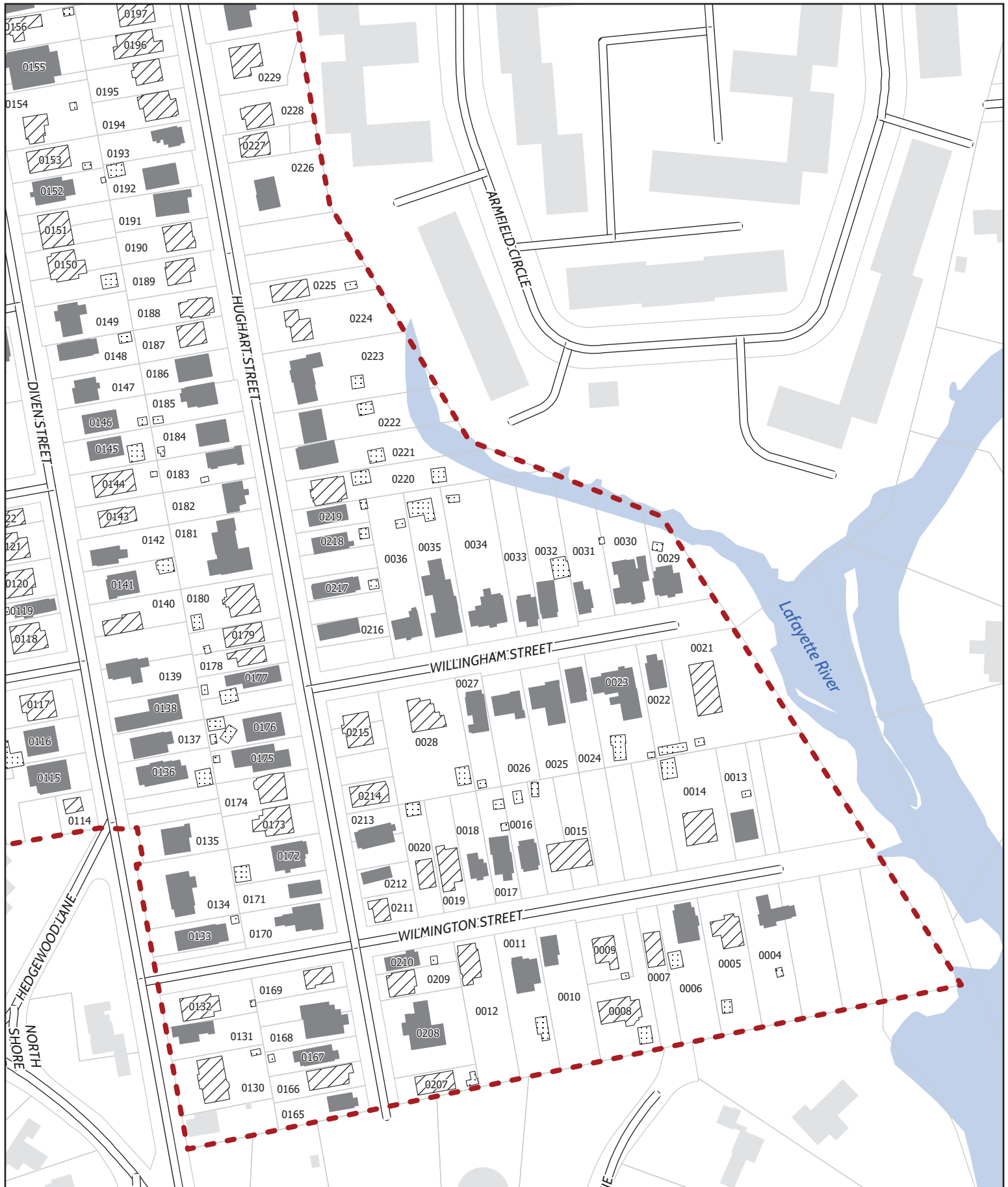
Page 3



Scale: 1:2,000

Map created in ArcPro





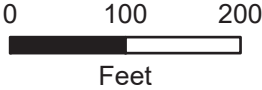
Sketch Map 2026

- District Boundary
- Building Footprints**
- Contributing
- Non-Contributing
- Secondary Resource

Titustown Historic District Boundary

Norfolk, VA

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Scale: 1:2,000

Map created in ArcPro

























































