

Monument Avenue, 3200 Block
Richmond
Virginia

HABS No. VA-1311

HABS
VA,
44-RICH,
139-

WRITTEN HISTORICAL AND DEXSCRIPTIVE DATA
PHOTOGRAPHS
REDUCED COPIES OF MEASURED DRAWINGS

Historic American Building Survey
National Park Service
Washington, D.C. 20013-7127

HISTORIC AMERICAN BUILDINGS SURVEY

MONUMENT AVENUE, 3200 BLOCK

HABS No. VA-1311

HABS
VA
44-RICH
139-

Location: 3200 block of Monument Avenue, between Cleveland and Tilden streets, Richmond, Virginia.

History and Description:

The 3200 block, between Cleveland and Tilden, is about the same length as neighboring blocks. The south side of the street is an odd-shaped block with a diagonal alley, parallel to West Franklin Street on the south. Nonetheless, all the lots on Monument Avenue are perpendicular to it. The north side of the street has nine lots of uniform depth with an east-west alley at the rear. Lots on the north side of the street are rectangular, but wider than they were in 1916 when subdivided from land owned by Dr. John F. Sheppard. There were fourteen lots platted between Cleveland and Tilden Streets in 1916 and, while lots directly beyond the alley (which border Grace Street) maintain that narrow division today, the lots fronting Monument developed into wider parcels to a total of nine. Along with the 3100 block, this block breaks the general bilateral balance of Monument Avenue, which generally has wider, more spacious blocks and larger-scale architecture on the south side.

The block is entirely residential. The south side was almost entirely developed before the first building was ever erected on the north side. With one exception, construction activity spanned 1911-25 on the south side, while 1922 marked the first year a building was erected on the north side. Sanborn maps show that eleven out of twelve buildings were completed on the south side by 1925, compared to three on the north. There was hurried building on the north side of the block after 1924, with at least one residence under construction each year until 1928. The streetscape of this block is unified by a consistent building setback of 20' that accommodates a generous band of front lawns lying between the street and residences. A variety of architectural revival styles, ranging from one-and-a-half-story to two-and-a-half-story versions, is represented by numerous houses on the block, especially on the north side.

One of the first houses built on the north side of the street was not designed in the ubiquitous Colonial Revival style, but is one of two Mediterranean-inspired residences on this block. Both houses at 3200 and 3220 Monument have two stories, tiled hipped roofs, stucco finishes, and arched doorways and window openings at the first story. The house at No. 3200, designed by Duncan Lee for client Fannie Syele and built in 1922, incorporates a wrought-iron balcony, tiled pent roof and external chimney, giving it an eclectic Spanish appearance, while the house at No. 3220, built in 1926, features a more steeply pitched hipped roof, entablature, and rusticated entrance suggesting a more Italian design influence. Both lots, like most along the north side, have slightly sloping front lawns. Straight walkways and short stairs lead to the respective front doors.

John F. Sheppard owned the property at No. 3220 until 1916 when he sold it and other lots to W. J. Parrish. Parrish kept the land until he sold it to Moses L. Hofheimer in 1922. Hofheimer owned it for one year, then sold the site to Harry Marks. Executors for Marks

MONUMENT AVENUE, 3200 BLOCK
HABS No. VA-1311 (Page 2)

disposed of the property in 1924 when Sayde Greenebaum purchased the lot for \$5,000. Sayde and her husband, Charles, the secretary-treasurer of the Young Men's Shop, might have been newcomers to Richmond since they were not listed in 1924 or 1925 city directories. The Greenebaums owned the property until Thomas and Jessie G. Beath acquired it in 1952.

An example of the rare Dutch Colonial Revival style on Monument is found at No. 3212. It has a three-bay front with a smaller, setback bay to one side and bears the characteristic gambrel roof with flared eaves. The traditional roof line is modified at the upper story by a row of recessed windows with a shallow cantilevered roof. The principal roof has wide overhanging eaves that shelter a central entrance adorned with fluted pilasters and Corinthian capitals. No architect was listed on the 1922 building permit for this house, although A. F. Perrin's name appears as the builder for property owner Jonathan H. Frischkorn. F. Herbert French is identified as the architect on plans filed at city hall.

Tudor-styled houses also appear on this block at Nos. 3206 and 3218. Each is two-and-a-half stories and has sharp cross gables facing the street. The latter house uses more materials than the former one, although both feature interesting brick patterns and slate roofs. Built about one year apart in 1927 and 1928, these are reminiscent of the older, contrasting Tudor pair on the 2600 block of Monument. Arthur L. Straus was the original owner of No. 3206, having acquired the lot from Arthur S. Brinkley and his wife, Alice Rayner, in 1925. The Brinkleys bought the land from Sheppard's heir, May J. Sheppard, in 1921. Straus hired Otis K. Asbury to design this house, which the Straus family possessed until 1940. Charles H. Phillips owned and built the house at No. 3218, not crediting any architect on the building permit.

The remaining houses on the north side of the street at Nos. 3216, 3202, 3224, and 3208 are in the Colonial Revival style, but are smaller versions of those depicted on eastern blocks of Monument. These houses, built from 1924 to 1928, suggest the continued popularity of this style and its versatile application for modern residences of the mid 1920s. They demonstrate the variety of effects that could be achieved by adjusting the width of the facade and changing door placement.

The house at No. 3208, built 1928, is two bays wide with two stories, an entrance with oversized arched pediment, and a bay window. A symmetrical three-bay version with central entrance and side porch at No. 3216 suggests moderation when compared to the other Colonial Revival examples on this block. It is two-and-a-half stories with a pair of dormers centered over a middle bay. The front door is enclosed by a columned porch supporting a broken pediment. Regular fenestration is emphasized by louvered shutters with crescent-moon designs in the top panel. The 3216 residence was built by A. F. Perrin for three Van Vort sisters--Ray, Fannie, and Carrie--in 1924. The Van Vorts bought the land from W. J. Parrish, a widower who had purchased two parcels in 1916--one from John F. Sheppard and the other from Marie and T. A. Parsons.

The other Colonial Revival-style houses on the north side are two-and-a-half-story brick houses with three dormers and gable roofs, but are broader than the previous three examples: No. 3202 is 39' wide with four bays, while No. 3224 has a five-bay front. Robert L. Wallerstein built

the house at No. 3202 for Real Estate Holding Corporation according to designs by architect Carl Lindner.

There are two Colonial Revival-style houses on the south side, both three bays wide, but very different in their massing. The residence at No. 3203 was built about 1911. Its blocky facade is softened by a filleted porch and upper deck supported by four columns and a pair of pilasters. Stairs lead to an elevated first story accentuating the symmetry and entrance of this house. Keystones, quoins, sidelights and fanlight, and a Palladian-influenced dormer suggest the relation of this block's early residence to other classically inspired homes down the street. The Colonial Revival town house at No. 3209 was constructed in 1922 by R. M. Anderson & Company for owner Charles Rose. Its simple facade is restricted to one main design element--a pedimented and columned entry with fan motif above the door.

In contrast to traditional architectural forms on this block, the house at No. 3201 is an eccentric composition by Carneal and Johnston. Perhaps the most unusual house on Monument Avenue, its odd form is a response to its site, the triangular lot at the southwest corner of Tilden and Monument. The five-bay front stretches 80' across the lot and gives the house an imposing look, without revealing its shallow depth of 35' at its deepest point. The depth is reduced to just one room, or about 8', at the eastern end.

This intriguing two-and-a-half-story house of 1911 boasts odd design combinations that put it in a class all its own. A wide porch with Ionic columns and balustraded deck is centered on the facade between two slightly protruding parapet walls. Limestone lintels and a dentiled cornice repeat the horizontal emphasis created by the elongated porch, although arched dormers and parapeted gables rise from the roofline, forcing the eye upward. The curving and canted walls of the rear elevation are topped with a modified mansard roof to create an architectural amusement not noted on other Monument residences. A short brick wall with iron fence outlines the front and eastern side yard without isolating the house from the street.

The residence was built for Mary Held and Ida Hawkins at an estimated cost of \$12,200. Both Hawkins and Held were married, yet their husband's names do not appear on the deed. Held resided at her home until 1925, when she sold it to Priscilla Bradley Cabell. The house was the residence of Cabell and her novelist husband James Branch Cabell for the next quarter of a century. Upon Priscilla's death, the house became the property of her husband, until his death in the late 1950s.

No. 3201 is a unique diversion on this block, which tends to render later buildings less interesting. Although the Held house was one of the first on the block, its uniqueness did not intimidate other land owners from constructing what they desired, even if the designs were less original. The two-and-a-half-story house at Nos. 3205-07 was built as a double house about 1919. Its dormer windows, overhanging eaves with knee braces, front porch with pier supports, and stucco exterior and tile roof produce an eclectic composition.

Three pairs of single-family dwellings at Nos. 3215-25 were erected by the Davis Brothers in 1919-23. In November 1919, a building permit was granted for the pair in the middle at No. 3219-21 (formerly No. 3215-17) and, five months later, one for Nos. 3215-17 (formerly Nos. 3211-

13). The four houses are the same size (22' x 40') and plan (fig. 64). They are stucco, brick, or combination thereof and all feature a cross gable (clipped or otherwise) centered on the front, breaking through a cornice with knee-brace supports. A one-story front porch with columns, piers, or both can be found on each. They demonstrate how developers often employ one plan, but alter the facade so neighboring houses do not appear identical. Certain features are used frequently, but not in the same combination. For example, the houses at Nos. 3217 and 3219 were built about one year apart and have the same front porch of pier and column supports, while houses at Nos. 3215 and 3221 have similar porches with double columns. House Nos. 3221 and 3217 exhibit the same fenestration, but it is not immediately noticeable because they are not side by side. These houses share neighboring terraced lots and therefore have common settings, including front yards with stair approaches that lead up to the porch from the sidewalk. Three of the four yards are trimmed at the front and sides by brick curbs of three to four courses.

The lengthy chain of title on the No. 3217 parcel involves fourteen owners from the time it was sold by Sheppard heirs in 1909 to the time H. D. Lipford acquired it in 1919 and undertook construction. Lipford, president of Plant-Lipford, Inc., and a proprietor of the Piggly Wiggly food market, lived at 2223 Monument Ave. Title transferred to the builders, L. Thornton Davis and E. Leslie Davis, on September 1, 1920. Walter R. Taylor, a manufacturer agent for Taylor Brothers, bought the house the same day and owned it until 1943.

In 1923, the Davis Brothers erected the two houses at Nos. 3223 and 3225. These fraternal twins of two-and-a-half stories are two bays wide, though dissimilar porches, gabled wall dormers of differing pitches, and subtle brick patterns distinguish these houses from one another. Colonial Revival elements team with Craftsman features on this pair, as well as the previous four cottages, to lend a village-like effect to the southwest corner of the 3200 block.

The last house constructed on the block is at No. 3213. Its existence evidently created an address dilemma since it was built on a lot that did not have a number assigned to it. According to Sanborn maps of 1925 and 1951, the site was a vacant (and unaddressed) lot between Nos. 3209 and 3211. Designed by Frederick Hyland, the house was built in 1964. The scale of this two-and-a-half-story brick house is compatible with other buildings in the neighborhood, but its one-bay form, the absence of a porch, an unconventional setback entrance at a side vestibule, and a repeated series of casement windows reveal a contemporary association not manifested elsewhere on the block.

Sources of Information:

Richmond City Directories.

Richmond Building Permits: 9807, 9808 (3200 Monument); 14963 (3202 Monument); 1527 (3206 Monument); 16810 (3208 Monument); 9487 (3212 Monument); 12473 (3216 Monument); 16798 (3218 Monument); 1983 (3201 Monument); 6212 (3203 Monument); 9853 (3209 Monument); 7341, 7345 (3215-17 Monument); 7066 (3219-21 Monument); 10592, 11177 (3223-25 Monument).

MONUMENT AVENUE, 3200 BLOCK
HABS No. VA-1311 (Page 5)

Deed Books: **3206 Monument:** 239A/140, 275A/246, 316C/446, 399B/210, 424A/173, 438A/238, 491B/82, 548B/179; **3216 Monument:** 239B/201,202, 278A/473, 433C/463; **3220 Monument:** 239B/201, 279D/456, 292C/37, 312A/115, 514D/282, 526C/225, 538/32, 539B/389, 604B/761, 613B/244, 622/466, 756/1044, 86/380, 101/1611; **3201 Monument:** Henrico Co. Deed Book 170B/400 corrected in 171B/266, 204A/432, 285D/361, 361D/115, 374D/159, 201A/251, 201C/271, 203A/270, 325A/453, 522B/384, 10/1165; **3217 Monument:** 201A/256, 201C/451, 203B/20, 204A/461, 205D/73, 206D/98, 218A/219,220, 229C/407, 234A/409, 238D/95, 240D/146, 240C/161, 242B/29, 245D/269, 254C/464, 267D/319,321, 439C/248, 440C/393, 484D/247, 561B/420, 602A/464, 683B/159, 762/1060.

Project Information:

This documentation of Monument Avenue was undertaken in summer 1991 by the Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER), a division of the National Park Service, Washington, D.C., under the general direction of Robert J. Kapsch, chief. The project was sponsored by the Monument Avenue Centennial Committee, Millie Jones and Ceci Amrhein, co-chairpersons, and Sylvia Summers, director of development. Funding was provided by the Historic Monument Avenue and Fan District Foundation, the City of Richmond, the Association for the Preservation of Virginia Antiquities, the Historic Richmond Foundation, the F. M. Kirby Foundation, Inc., and the Robert G. Cabell III and Maude Morgan Cabell Foundation.

HABS senior historian Alison K. Hoagland directed the project and edited this historical report. Kathy Edwards (University of California at Berkeley) was the field supervisor; Esme Howard (Yale University) and Toni Prawl (University of Missouri) were the team historians. Jonathan C. Spodek, AIA, produced architectural drawings and Jack Boucher took the photographs. The team's work resulted in the publication Monument Avenue, of which the report on this one block forms only a small portion. Researchers are referred to that volume for more information.

For more information on 3215 Monument Ave., see HABS No. VA-1325.