

CULTURAL RESOURCE SURVEY

COLLEGE TERRACE AND HANOVER HEIGHTS NEIGHBORHOODS



SURVEY PREPARED BY
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EXECUTIVE SUMMARY

In September of 2012, a reconnaissance level historic resources survey of the Hanover Heights and College Terrace neighborhoods in Fredericksburg, Virginia, was conducted by students from the University of Mary Washington's Department of Historic Preservation. The objective was to qualitatively assess each property within the survey area to determine potential architectural and/or cultural resources that would be eligible for inclusion in the National Register of Historic Places. Additionally, the survey would indicate whether these neighborhoods, or any part of them, merit the formation of an historic district or overlay zone.

The survey area was located between the downtown commercial district and the University property, and roughly bounded by Littlepage and Kenmore Avenue to the east, Hanover Street to the south, Sunken Road to the west, and Fitzhugh Street to the north (Figure 1). The 397 properties included residential, commercial, and industrial structures, as well as a cemetery.

Archival research contributed to establishing a period of significance for these neighborhoods in relation to the economic and social evolution of Fredericksburg. At a time when most of America was suffering through the Great Depression, Fredericksburg was experiencing a surge in residential construction powered by diverse employment opportunities.

Data analysis, using SPSS, ascertained that the neighborhoods remain mostly intact, with 81% of the properties rated as potentially contributing to a National Register nomination for a historic district. However, it is likely that they face the threat of escalating property values for prime in-town locations that could result in the replacement of historic fabric and/or more tear-downs. For this reason, it was recommended that the survey area be nominated to the National Register of Historic Places, so that property owners can take advantage of tax incentives for rehabilitation work. Furthermore, the city should implement a Neighborhood Conservation Overlay District, a zoning tool used to preserve, revitalize, protect, and enhance significant older areas within a community beyond what is specified in the standard zoning code.

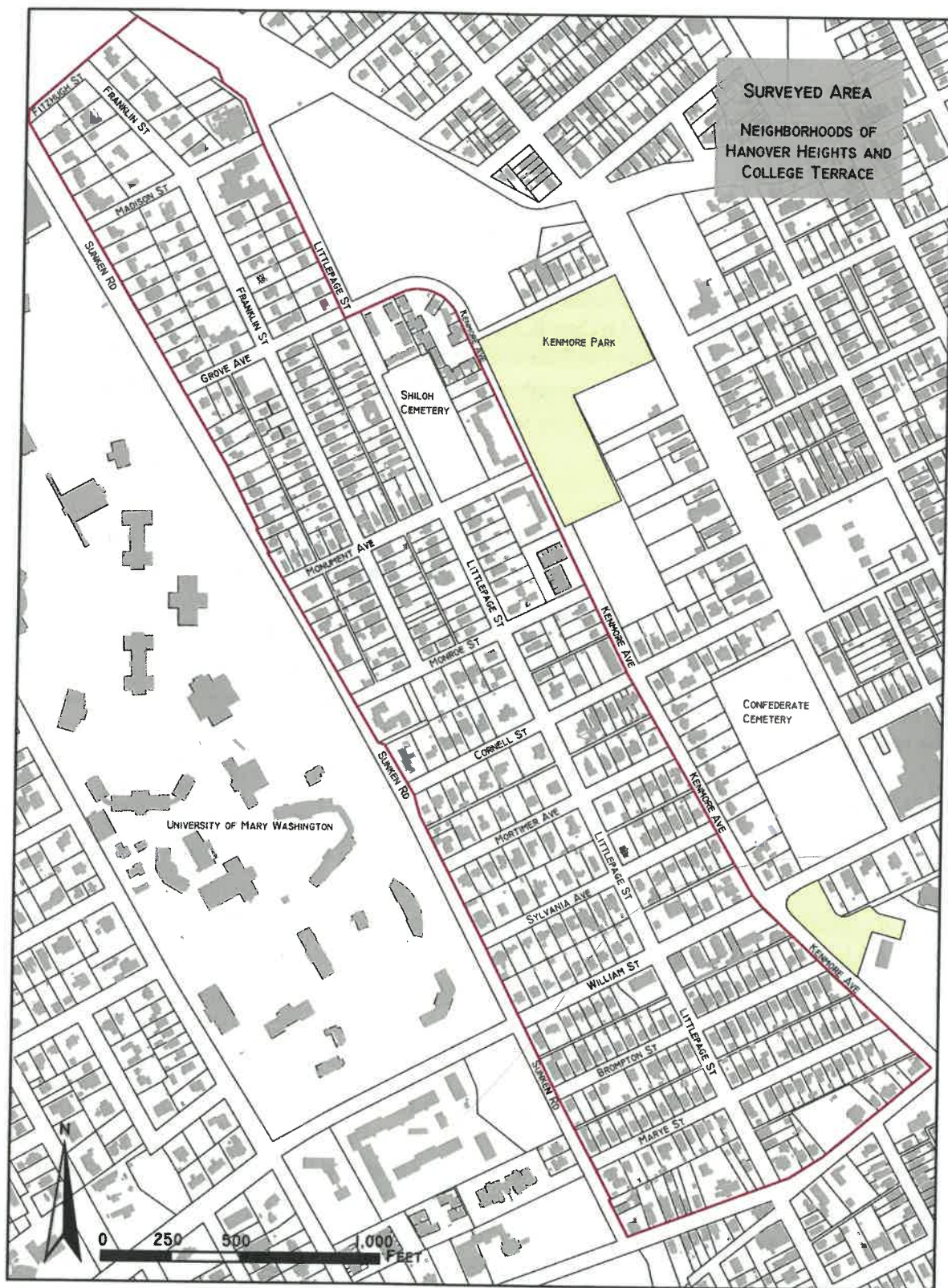


Figure 1: Map of survey area.

METHODOLOGY

RESEARCH DESIGN

In September of 2012, students from the University of Mary Washington's Department of Historic Preservation conducted a cultural resource survey in Fredericksburg, Virginia, under the supervision of Dr. Andréa Livi Smith. The class was divided into ten teams and each group surveyed a portion of 397 properties that included residential, industrial, and commercial buildings in the Hanover Heights and College Terrace neighborhoods. Students focused on each property's significance and contribution towards a nomination to the National Register of Historic Places.

FIELD SURVEY

The reconnaissance level survey was conducted September 19-26 and teams used a composite form provided by Dr. Smith. Information gathered for the survey included current and historical use of each property, date of construction, building materials, and architectural style (Figure 2). Additionally, properties were evaluated for their integrity and potential contribution to a National Register nomination. The properties were also sketched and photographed. Drawings recorded details such as building footprints, secondary structures, and landscaping. Photographs of the property provided a reference for students and detailed any unique construction features.

ARCHIVAL RESEARCH

Students researched Fredericksburg's general history, as well as the survey area to provide an historical context. Archival research included sources such as the City Clerk's Office, the Central Rappahannock Regional Library, the Central Rappahannock Heritage Center, and the Historic Fredericksburg Foundation, Inc. Other resources included databases provided by the University of Mary Washington's Historic Preservation Department and various websites.

ANALYSIS OF DATA AND RECOMMENDATIONS

After each group compiled their data, Dr. Smith created a master database in Microsoft Excel encompassing all the survey forms, drawings, and photographs to assist teams in research and analysis. The database was checked for discrepancies, and then the Statistical Package for the Social Sciences (SPSS) program was used for a qualitative analysis of data. Charts and graphs were generated to illustrate trends such as current and historic uses, building condition and building styles by decade. Maps from the city of Fredericksburg's GIS website were also used as an integral reference for analysis. Dr. Smith provided a base map of the district and Adobe Photoshop was used to add color-coded

information regarding architectural styles and eligibility considerations. The creation of graphs, charts, and maps facilitated the analysis which would provide justification for or against a nomination to the National Register, as well as recommendations for further preservation efforts.

University of
Mary Washington

**HISP 405
SURVEY FORM**

Department of
Historic Preservation

SITE NUMBER			
Name of Surveyors			Survey Date
ADDRESS	Street	Number	
TYPE & NUMBER OF BLGS & STRUCTURES	Type	Number	
Current Use of Primary Building		Historic Use of Primary Building	
Style of Primary Bldg			
Number of Stories		Width (bays)	
Foundation Material		Depth (rooms)	
Structural System		Wall Cladding Material	
Roof Shape		Roof Material	
Decorative Details/Unique Features			
Evidence of Integrity Location/Materials			
Additions/Alterations to Primary Building			
Condition of Primary Building			code
Observable Threats			
Compatibility with Adjacent Land Uses			
Potential NR Eligibility			code
Other Comments / Salient Details			

Figure 2: Survey form (front)

University of
Mary Washington

**HISP 405
SURVEY FORM**

Department of
Historic Preservation

Photo Views			
1	3/4 Front View	2	3
4			

Figure 2: Survey form (back)

HISTORIC CONTEXT

FREDERICKSBURG'S COLONIAL ERA

The City of Fredericksburg is located in north-central Virginia, approximately halfway between Richmond, the state capital, and Washington, D.C. It is positioned just below the fall line of the Rappahannock River, which was once lined on both sides with Native American settlements (Figure 3). In 1608, while on an expedition up this river from the Chesapeake



Figure 3: John Smith's map of Virginia, 1608. The future site of Fredericksburg is located in the center red circle.

Bay, Captain John Smith and his companions were attacked by members from the Mannahoac Indian tribe, who inhabited the land where Fredericksburg now sits. As Captain Smith would later record in his *Generall Historie of Virginia*, the Rappahannock Indians feared that the Europeans "...were a people from under the world, to take their world from them" (Applewood Books). This premonition

was confirmed when in 1651, on a spot near the Rappahannock River, the first land grant was given to Margaret and Mary Brent for their plantation called "Peace" (NWHM 1).

In 1714, Virginia's Lt. Gov. Alexander Spotswood realized that the success of the colony lay in westward expansion. He established Fort Germanna, a German settlement on the banks of the Rapidan River, a tributary of the Rappahannock upstream from the future site of the city (Preservation Plan 5). As interest in the frontier grew, the colonial assembly responded by forming a new county named Spotsylvania in 1720, and establishing Fredericksburg as a port for the county, on land originally patented by John Buckner and Thomas Royston in 1671 (McGroarty 233). Immediately after securing the patent, the property was released to forty colonists who established a settlement there that became known as "Leaseland" (Goolrick 17).

The Virginia House of Burgess finally gave Leaseland its charter in 1727. It would serve as an inland port for trade between the colonies and Great Britain, and was renamed Fredericksburgh Town, for

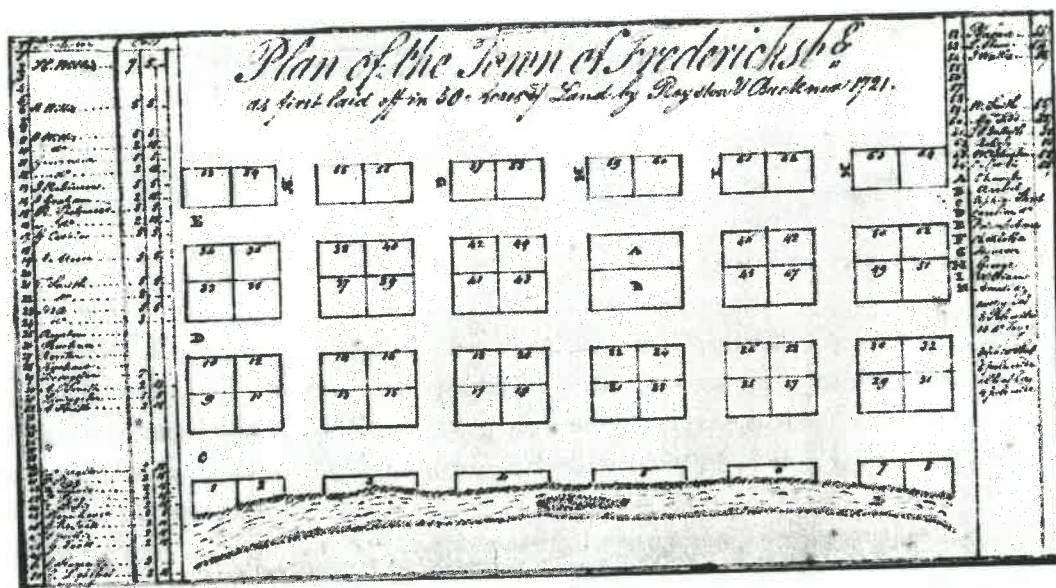


Figure 4: Plan of the Town of Fredericksburg, 1721

Frederick, Prince of Wales (1707-51). The colonial town's streets, laid out in a grid design four years earlier, would be renamed for members of the royal family (Figure 4). The importance of the town was recognized in 1732 when the Spotsylvania county seat was moved to Fredericksburg from Germanna. Fredericksburg served as county seat until 1780, when the courthouse was moved closer to the county center, and in 1781, was incorporated as a town, with its own court, council, and mayor.

FROM COLONY TO EARLY NATIONAL PERIOD

In 1738, George Washington and his family moved to Ferry Farm in Stafford County, just off the Rappahannock River opposite Fredericksburg. Washington's mother, Mary Ball Washington, later moved to the city; at her death she was interred near a rock outcropping, where she would pray for her son's safety during the Revolutionary War. Meditation Rock now overlooks Kenmore Park and the College Terrace neighborhood. A monument was erected here in her name in 1893, through the efforts of the local and national Mary Washington Memorial Associations (NRHP Registration Form). Betty Lewis, George's sister and wife of local merchant Fielding Lewis, lived nearby in a grand Georgian plantation house just outside the city. Kenmore was named by a subsequent owner, Samuel Gordon, who purchased the property in 1819. However, before Samuel Gordon obtained his future Kenmore, Jonathan Thornton aspired to build a subdivision along Commerce (now William) Street, from Barton Road to Sunken Road. This planned tract, comprising 59 residential lots, was named Thornton Town. John Goolrick surveyed the lots for Thornton Town in 1815. By 1819, only a few lots, mostly on the south side of Commerce Street, had been sold; the remainder of the land would become part of Kenmore. Other noteworthy early Fredericksburg residents include the Revolutionary War generals George Weedon and Hugh Mercer, naval war hero John Paul Jones, and U.S. president James Monroe. Thomas Jefferson co-authored the Virginia Statute for Religious Freedom at Weedon's Tavern in Fredericksburg, and another monument on Washington Avenue commemorates this event.

ANTEBELLUM PERIOD

The city's development and success was based on other significant residents critical to its growth—enslaved Africans with varied skills. From the mid 1700's until the Civil War, Fredericksburg had a population of 4000, of which more than a third was black. African Americans outnumbered whites in the surrounding area until after the Civil War. Slaves were sold in front of taverns such as the Rising Sun and the Indian Queen, and at the slave block on the corner of Commerce and Charles Street. Announcements of slave sales and slave runaways were usually made in the newspaper and were viewed in almost every issue during this time (HFFI). Enslaved people were servants and laborers at large plantations such as Chatham, but slaves and free blacks also lived throughout the city and were vital to the local economy and Fredericksburg's development (Sanford). There were 305 free blacks and 1,175 slaves in the Fredericksburg area in 1850. They worked on the docks, in iron industries, mining and quarries, mercantile businesses, construction, domestic services, and mills, and were also skilled blacksmiths, coopers, cobblers, and draymen (Fitzgerald).


During the 19th century, Fredericksburg sought to maintain its sphere of trade. It promoted the development of a canal on the Rappahannock and construction of a turnpike (now Hanover Street) and Plank Road (William Street) to connect the interior country to the market town. By 1837, a north-south railroad, which became the Richmond, Fredericksburg and Potomac Railroad, linked the town to Richmond, the state capital. A much-needed railroad that joined the town to the farming region in the west was not finished until after the Civil War (Fredericksburg Government).

THE CIVIL WAR

Throughout the Civil War, Fredericksburg gained strategic importance due to its location midway between Washington and Richmond, the opposing capitals of the Union and the Confederacy. During the Battle of Fredericksburg, (December 11–15, 1862), the town sustained significant damage from bombardment and looting by the Union forces. The main Federal offensive against the Confederate position occurred at the base of Marye's Heights, named for Confederate Lieutenant Edward A. Marye, who lived at the summit in the Brompton mansion before the war. Union troops were slaughtered as they attempted to surmount the steep terrain from Sunken Road, resulting in a Confederate victory. Extant residences on Hanover and Littlepage Street that were in the line of fire sustained damage during the battle that can still be seen today (Preservation Plan 13). The Second Battle of Fredericksburg was fought in and around the town on May 3, 1863, in connection with the Chancellorsville campaign (NPS).

FREDERICKSBURG'S MILL DISTRICT

In 1811 the state recommended that a fifty-mile canal be built from Fredericksburg to Waterloo in Fauquier County. This waterway would provide an avenue to transport goods and supplies to Fredericksburg, and would connect with ships bound for Europe and England (Dennen). In 1829 the project received initial funding and was completed in 1849 (Dennen).



The canal began at an 18 foot wooden dam that was built across the Rappahannock River, and branched off in three different directions at a turning basin located at Canal Street and Prince Edward. Southeast of this location the canal traveled to Hawke Street, then progressed towards the river and to Sophia Street, where a railroad terminal powered two mills. Northeast of the turning basin the canal traveled to Caroline Street and Princess Anne Street, following the route of current day Ford Street. Another branch followed present day Kenmore Avenue from Mary Ball Street to the current Hanover Heights area, where, during the Battle of Fredericksburg, it was responsible for impeding advancing Union troops. This mill chase went on to the railroad terminal, powering the paper mill and Excelsior Mill (Simply Fredericksburg). When the Rappahannock Navigation Company, operators of the canal, went bankrupt after four years of competition with the Richmond, Fredericksburg, and Potomac Railroad, Fredericksburg took over the canal system, but allowed it to fall into disrepair. In 1855 the Fredericksburg Water Power Company bought the 47 locks, 20 dams, and 15 miles of canal system and began selling empty lots and renting water power to the mills that were being built on them (Pockriss).

After the war, the city recovered its former position as a center of local trade and slowly grew beyond its prewar boundaries. In 1887, after the Rappahannock Electric Light and Power Company built its power plant in the area of what is now Old Mill Park, near the canal on Caroline Street, and once again the canals became central to Fredericksburg. The first electrical power to the city was provided by this plant (Pockriss). In 1909 the new 22-foot Embry Dam fed the network of canals, allowing for an increase in electricity (Simply Fredericksburg). The following year, Spotsylvania Power Company built a plant on the river, at the end of Factory Street (Ford Street), and in 1928 was bought out by Virginia Electric Power Company, who continued operations here until 1960 (Preservation Plan 15). There were at least ten plants or mills between 1884 and 1904, operating in one section of the canal near Caroline Street, in the area of present day Old Mill Park (Pockriss). More progress came in the early 1900s when residential areas were developed near the canals in the southwest and northeast corner of the mill district. This district, and the jobs and electricity it created, was essential to the growth and development of a stable economy in Fredericksburg as it entered the new century.

HANOVER HEIGHTS & COLLEGE TERRACE

In 1909, ground was broken for the State Normal and Industrial School for Women along the top of Marye's Heights, on land once part of the Kenmore plantation. Before construction begun, an unknown "taxpayer" stated: "...no better site could possibly be selected than what is known as Rowe's Woods ['the grove']". It is conceded that for beauty of view and scenery generally it has no superior. It is high and healthy; the residents in the west end, along Washington Avenue can testify to the superior healthfulness of that section, which is the property upon which the Normal School will be located...besides the beautiful rolling land in the rear of this location will soon be made available for erection of residential property" (Spencer 1).

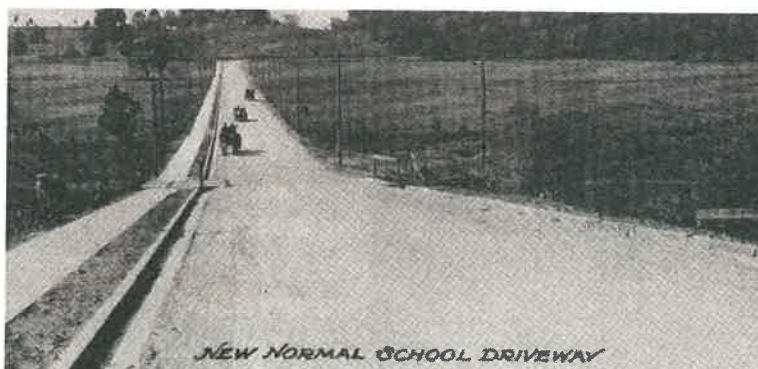
The "beautiful rolling land" behind the campus would eventually become the College Heights neighborhood, while the property below, between Washington Avenue and the new school, would

be subdivided for the College Terrace neighborhood (Figure 5). Surveying and mapping the area began in March of 1917, and the initial plat map depicts 50 foot wide streets laid out in a grid from Cornell to Monument, with Guest Street (now Littlepage), the main thoroughfare, at 60 feet wide (Historic Court Records). Home construction began in the 1920. In April of 1928, A.C. Garrison, a local builder, had two homes open for inspection and 14 lots to choose from, touted as "The Ideal Residential Section of the City" (Free Lance-Star). The roadway to the campus, Cornell Street (Figure 6), had been laid out by the Fredericksburg Development Company in 1891; it was extended to the school from Washington Avenue to Sunken Road (named "College Avenue" on the College Terrace plat), which ran along the base of Marye's Heights (Spencer 8). This drive was asphalted in 1925, and would remain the main approach to campus until the 1940's, when it was moved to the new College Avenue (Spencer 3, 8).



Figure 5: The grove on Marye's Heights; courtesy of Michael Spencer.

In 1928, another subdivision was platted to the south of College Terrace, by the Hanover Heights Development Company. It too, followed a grid, and was on land purchased from the Rowe family, who lived in the antebellum house at 801 Hanover. The first home in this neighborhood was a small Craftsman, built in 1929 on the northwest corner of Brompton and Kenmore. Separating the two neighborhoods was William Street, which would become a commercial strip as it headed east towards Fredericksburg's downtown. Both neighborhoods would eventually have paved sidewalks and streets, and the alleys that ran behind properties would include rights-of-way for utilities.



Cornell Street As Extended to College in 1916
(Kishpaugh's Viewbook, Courtesy Orrick F. Johnson)

Figure 6: Road to Campus; courtesy of Michael Spencer.

Streets in the subdivisions referred to local landmarks and important Fredericksburg residents. Brompton, Kenmore, Sylvania, Monument, and Grove were named for neighboring mansions, the cellophane plant, the Mary Washington Monument at the end of the namesake street, and Rowe's Woods, the parcel upon which the college was built (Spencer, 1). Marye, Littlepage, Mortimer, Fitzhugh, and

Monroe recall the doctor and former resident of Brompton, an 18th century general and friend of the Empress of Russia, Mary Washington's physician, the owner of the Chatham estate and good friend of George Washington, and the fifth president and resident of Fredericksburg (Alvey 48). The origins of Cornell Street's appellation remain a mystery.

These residential neighborhoods had much in common, including the architecture. Initially, many of the homes were one-and-one-half story Cape Cods or two-story Georgian or Dutch style brick residences with slate roofs. They were inspired by the Colonial Revival movement that had become popular throughout the country in the late 19th century. Others were Craftsman/Bungalows, a style that evolved from California architects Greene and Greene, who were motivated by the English Arts and Crafts movement. These homes were generally modest, single story residences that exhibited architectural elements such as low-pitched gabled roofs with wide front porches, exposed rafter tails, and battered columns. The American Foursquare was another early architectural style found in these neighborhoods, an indigenous American style influenced by Frank Lloyd Wright and the Prairie School. In its vernacular form, it is basically a square or rectangular two story plan, with a hipped roof and central dormer, and a wide single story front porch, but can

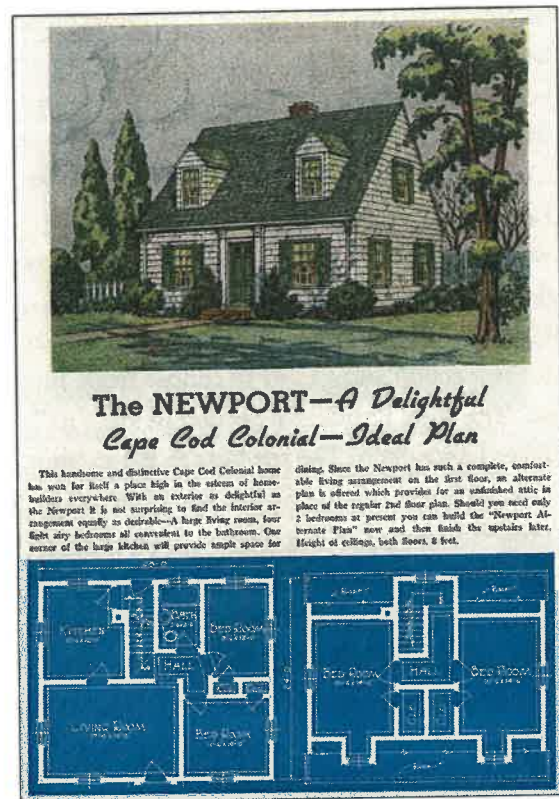


Figure 7: Kit house plans.



Figure 8: 809 Marye Street, ca. 1940.

display secondary Mission or Italian Renaissance details (McAlester 439). These traditional architectural styles were promoted heavily by manufacturers of kit houses shipped by rail throughout the country, but plans for these houses were also "borrowed" by local builders (Figure 7, 8).

Another commonality between these two neighborhoods was the covenant set forth by the development



Figure 9: Shiloh Cemetery.

companies regarding the transfer of deeds. As in many southern towns, residential segregation was the norm. In College Terrace, covenants specified setbacks and minimum costs for primary residences, but homeowners were also restricted from leasing or selling the property to people of African descent for a period of 50 years (Johnson). Ironically, it appeared that the only way these people could inhabit the neighborhood at this time is if they were dead, for only African Americans are interred at Shiloh Cemetery, which occupies the corner of Littlepage and Monument Avenue (Figure 9). This cemetery was established by the deacon of Shiloh Baptist Church in 1880, and over the years, has become the final resting place for the three local Baptist congregations that grew out of the church (Church Cemetery). The language of the Hanover Heights Development Company was even more exclusionary, for it restricted anyone other than “white persons” from leasing or buying property for the same time period, which, as each deed was conveyed to new owners in the years to come, re-stated this stipulation (Circuit Clerk’s Office). A deed for a property on Brompton sold in 1968 still stated that “conveyance subject to restrictive covenants set forth in deed book 64-180.”

The need for new residential construction was due to the economic prosperity that Fredericksburg was enjoying. Local industries, such as the Sylvania cellophane plant, G&H Manufacturing, and the Virginia Shoe Company, employed hundreds of workers (Farley). In 1924, Abraham Morgenstern of Baltimore purchased a tanning factory owned by John Hurkamp, located at Commerce Street (now William) at the end of Fair Street (Littlepage), and the Morgenstern Pants Factory would employ another 80-100 people (Farley). The State Normal and Industrial School for Women was expanding, too; in 1928 it became the Fredericksburg State Teacher’s College (Figure 10) and soon after, plans were made to build more dormitories and an athletic field. Progress was stalled when the Great Depression hit, but by 1933, with the advent of the Works Progress Administration (WPA) loan program, funding was secured to commence construction (Alvey 194). The fact that in 1933, Fredericksburg had almost three times the national average in highest per capita retail sales



Figure 10: Fredericksburg State Teachers College, 1928.

is evidence of the continued growth, and the ready availability of jobs helped drive the construction boom in the Hanover Heights and College Terrace neighborhoods during the 1930s (Powell 13).

At the other end of Marye's Heights, where the bloody Battle of Fredericksburg was fought, plans were underway for a new park. The Fredericksburg and Spotsylvania National Military Park was established in 1928, and would include more than 2,100 acres and encompass the Union cemetery (America's Civil War). In 1931, Lee Drive, the park's first tour road opened to the south of Marye's Heights, but because of the Great Depression, park funds ran out, and further construction came to a standstill. Once more, the government would intervene, as ownership in the park was transferred from the War Department to the National Park Service (America's Civil War). Various New Deal programs infused money into the park, allowing roads to be constructed, trees to be cleared from battlefield trenches, and a visitor's center to be built. The stage would be set for interpreting a new chapter in Fredericksburg's history, in addition to its colonial past.

A major thoroughfare through Fredericksburg was Route 1, incorporated into the state highway system in 1918 after the Federal Road Act of 1916 (FHWA). This act allowed for federal funding for improvement of state roads, and the paving of this road would encourage more travel and link Fredericksburg to larger cities up and down the East coast. The growing popularity of the automobile and the resulting influx of tourists visiting Fredericksburg's historic homes, sites, and monuments created a need for service-related industries, such as restaurants, lodging, gas stations, and garages. More homes were built with driveways and garages, or these luxuries were added later (Stanton, Fredericksburg Permits).

Construction in the Hanover Heights and College Terrace neighborhoods continued into the 1940s and 1950s as undeveloped lots were sold. In 1941, city boundaries were expanded to include these neighborhoods (City of Fredericksburg). Predominant housing styles changed again, especially after WWII, as returning servicemen took advantage of VA mortgages to purchase homes. The Minimal Traditional style became popular because they were easy and inexpensive to build, due to their simple form and lack of detail. In 1949, the Betty Lewis Dormitory was built to supplement the Cornell Street Dormitories, which housed students from the now crowded Mary Washington College until more dormitories could be constructed on campus, which also continued to grow (Spencer 1). By the 1950s, the Ranch house was the latest trend from California sweeping the nation, and it appeared in the neighborhoods, as well. In 1955 the A. Morgenstern & Co. factory moved to Willis Street, and the empty building was demolished in 1957, fulfilling a ten-year plan to extend Littlepage to William Street (Free Lance-Star). A. Wilson Embrey, III purchased the southeast corner lot to build a two-story brick building for a photography studio.

An interview with a woman who grew up on Mortimer Street provides a snapshot of what life was like here in the late forties through the mid sixties. The parents of Alice Graube Nuckols bought 809 Mortimer (Figure 11) for \$5,000 from the builder in 1940, soon after it was constructed in 1939. Her father worked at Dahlgren and her mother was a homemaker. The director of the Wheeler and Thompson Funeral Home lived next door, and Alice's friend across the street was the daughter

of Abraham Morgenstern, owner of the Pants Factory on William Street. Many of her neighbors were professors at the college. Children in the neighborhood walked to school, and she remembers that the neighborhood was always white. Alice did not know any African Americans until her high school, James Monroe, was integrated in 1963, and she remembers that to the students, it did not seem like “that big a deal.” She went to Bootsie’s Hairdresser behind William Street Apartments to have her hair done for prom, and Dottie’s Bakery, next to the apartment complex, was a favorite hangout. Her mother continued to live in the house on Mortimer until her death in 2008, and Alice says that with the exception of more rental units, the neighborhood changed little during this time.

The Hanover Heights and College Terrace neighborhoods reflect a significant period in Fredericksburg’s history, and the traditional building styles and materials, manicured boxwoods, and mature trees make this neighborhood a desirable place to live. But as Fredericksburg’s history has proven, nothing is static. The city has flourished and evolved despite fires, war, and economic downturns. It continued to thrive in



Figure 11: 809 Mortimer Street, ca. 1940.

the face of sprawl and resulting commercial and residential developments that can sometimes have an adverse effect on city centers. Even during the biggest economic crisis since the Great Depression, Fredericksburg survived and prospered, with the tenacity it demonstrated eighty years ago.

ANALYSIS

The survey area comprising the neighborhoods of Hanover Heights and College Terrace occupy the base of a ridge known as Marye's Heights. The two neighborhoods, totaling 99.78 acres, are roughly bounded by Littlepage and Kenmore Avenue to the east, Hanover Street to the south, Sunken Road to the west, and Fitzhugh Street to the north ("Measure an Area"). A small commercial strip on William Street separates the two neighborhoods, with Hanover Heights to the south and College Terrace to the north. Lots were laid out in the 1920s following the grid pattern already established on the plat of Fredericksburg, and during the 1930s the rate of construction increased exponentially. Despite the passage of time, these depression-era neighborhoods remain vibrant and stable communities with a relatively intact historic fabric and integrity that reflects their period of significance.

At a time when most of the country was experiencing an economic crisis precipitated by the stock market crash of 1929, Fredericksburg was prospering. As seen on the Decade of Construction Map (Figure 12), the majority of residential growth in the survey area occurred during the 1930s, fueled by Fredericksburg's many employment opportunities. Burgeoning industries, such as the Sylvania plant, G&H Manufacturing, Virginia Shoe Company, and the Morgenstern & Company Pants Factory required housing for owners, managerial staff, and workers (Farley). The advent of the Public Works Administration (PWA) loan program funded the construction of dormitories and athletic fields on the campus of the new Fredericksburg State Teacher's College in 1933, providing employment opportunities beyond the college's instructors, professors, and support staff, and increasing demand for suitable housing (Alvey 194).

These flourishing industries and the college helped Fredericksburg to prosper, but so did the automobile. Development of the Fredericksburg National Military Park and a new visitor's center at the base of Marye's Heights allowed Civil War history to supplement Fredericksburg's colonial past, which had the potential to attract a greater variety of tourists. Facilitating this was the major East Coast transportation corridor, Route 1, which bisected the downtown commercial district. Tourism became another vehicle for economic growth in the city with the infusion of more dollars into local businesses. New jobs were created in support industries such as restaurants, service stations, and lodging (McClelland 52). In addition, the rising use of the automobile is reflected in the layout of the survey area, with its wide streets, driveways, and garages, and the location of nearby service stations on William Street. The automobile also allowed people to live and work in separate places, such as the Dahlgren Naval Base in King George County.

The range of service, industry, and professional opportunities that provided a sustainable long-term economic base for Fredericksburg also necessitated diversity in housing requirements. Single family

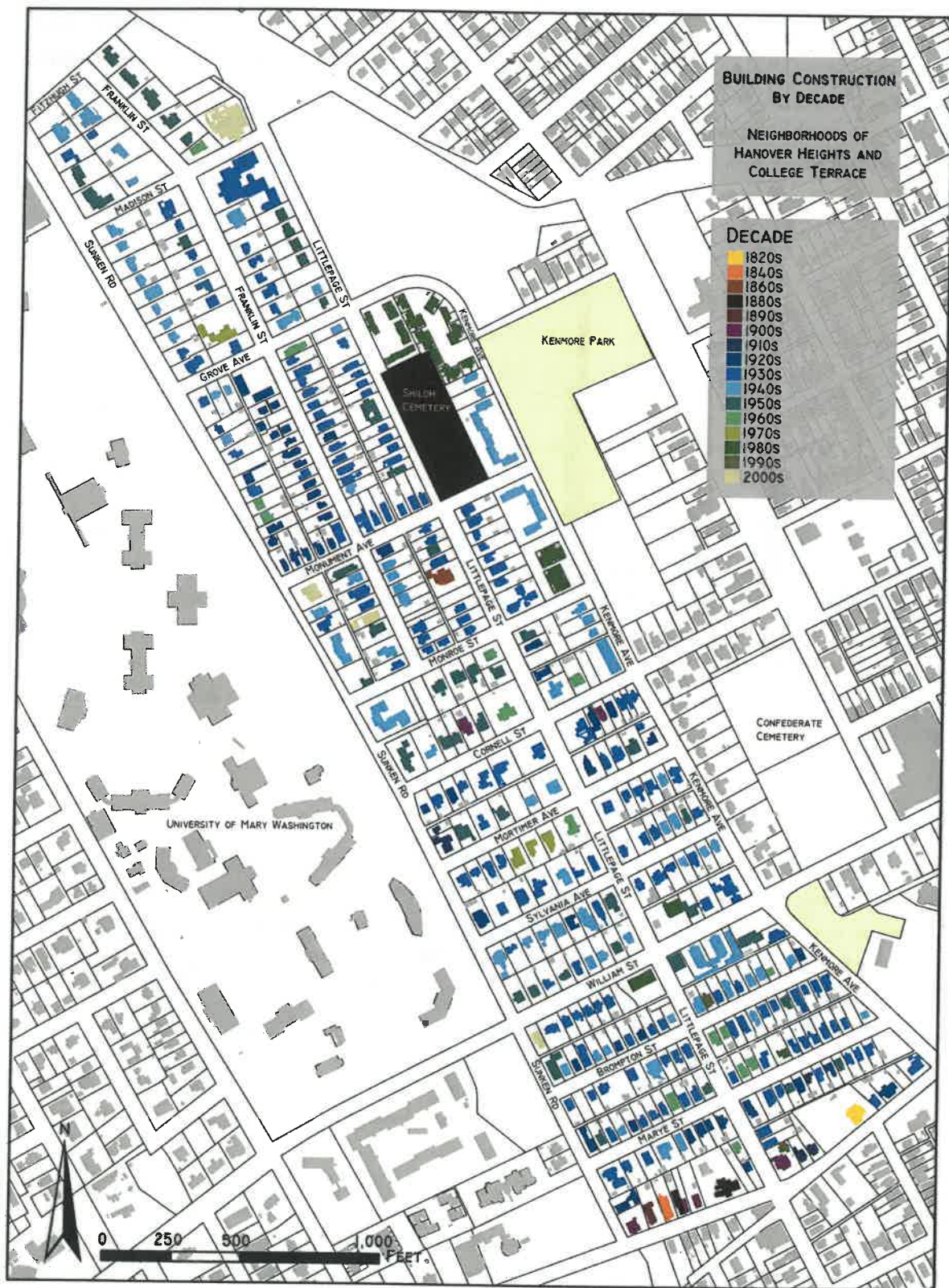


Figure 12: Building construction by decade.

homes being built in the neighborhood attracted business owners and college professors, while the apartments in these neighborhoods housed college staff, store clerks, factory workers, and government employees (1938 City Directory). New construction continued through the forties and fifties, supported by the continued prosperity after WWII, falling off only as lots were mostly built out. In the 1980s, a townhouse complex was constructed, while more recently, houses have been rehabilitated or remodeled, with few actually constructed.

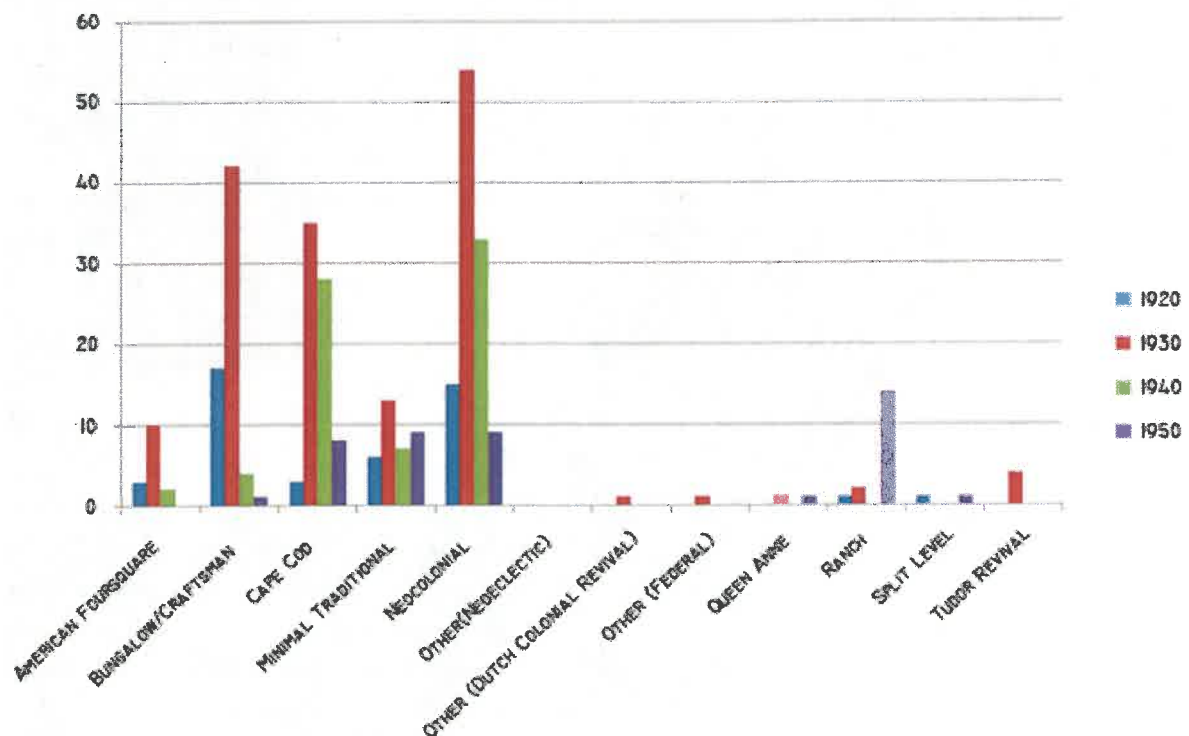


Figure 13: Building styles by decade.

Several properties in the survey area reflect the earlier antebellum and post-Civil War history that Fredericksburg is known for, as indicated in the Building Styles by Decade Graph (Figure 13); however, neighborhood architecture mostly mirrored the evolution of nationwide building trends after the war. By the 1930s, housing styles in the neighborhoods were predominately Neocolonial, derived from the colonial revival style that achieved national recognition in the previous decades. In part, this could also be a manifestation of Fredericksburg's history as a colonial settlement and the popularity of nearby Colonial Williamsburg. Out of the 386 residences, 132 were classified as Neocolonial and 77 were Cape Cod. Less pertinent to Fredericksburg's colonial historic context, but part of the national trend, were the Arts and Crafts influenced Bungalow/Craftsman, and the American Foursquare with its distinctly American pedigree.

By the mid-1940s, a more simple style of architecture became popular for new construction. The return of servicemen from the war and the availability of VA mortgages caused the housing market to explode nationwide, and affordable housing that could be constructed quickly became a priority. The Minimal Traditional style fit the bill, for its simplicity and lack of detailed woodwork saved time

and money. The introduction of aluminum siding also contributed to the efficiency and cost savings of new construction, and was touted as a handsome, maintenance free alternative to wood siding. Meanwhile, house styles continued to evolve into the 1950s as previous trends fell out of favor. The Ranch, fashionable in California in the 1930s, became the predominant new style in these neighborhoods during the post-war period (McAlister 479).

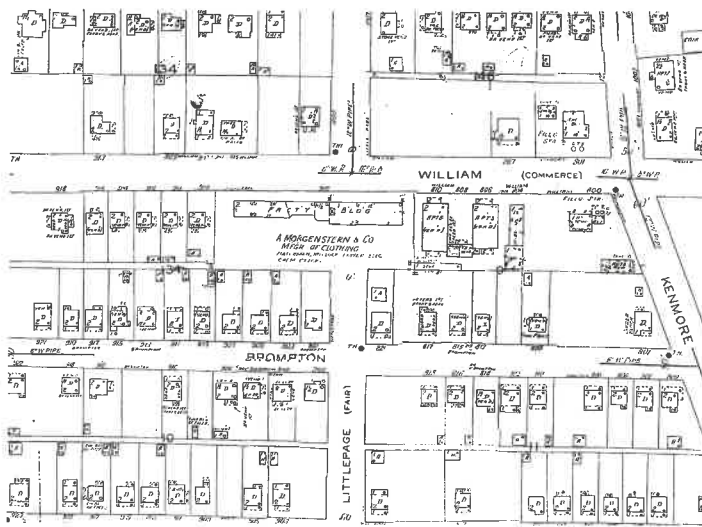


Figure 14: Sanborn Map, circa 1947, Morgenstern Pants Factory.

There was no obvious trend in differences between historic and current building uses, as the survey area has not changed significantly. What was likely the biggest change to the neighborhood is not reflected in the data because it happened in 1957, when the Morgenstern Pants Factory was demolished to make way for the extension of Littlepage to William Street (Figure 14). Along William Street, the building that now houses Jake and Mike's Restaurant was once a bakery, the garage next door used to be a full service gas station, and the Shell station across the street was historically a gas station, as well. Meanwhile, most of the residences have remained single-family homes (Figure 15).

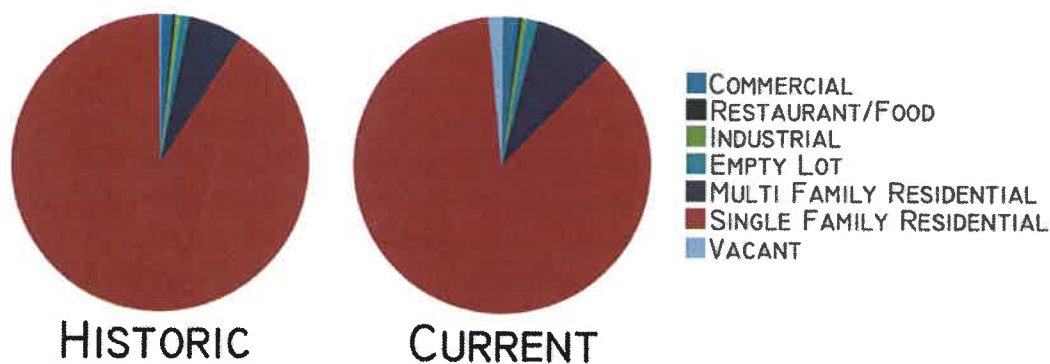


Figure 15: Historic versus current use.

Dormitories constructed in the 1940s for student housing on Sunken Road and Kenmore are now apartments, but still have a number of student residents. Although the data illustrate a 5% decrease in single-family homes, this was due to the present 2% vacancy rate, and to the 3% increase in multi-

family residences. The higher number for multi-family use could be due to the desirability of student rentals in these neighborhoods near the college.

The majority of historic residences in the survey area are in good to excellent condition (Figure 16). This could be contributed to the quality materials used during the construction period. To qualify

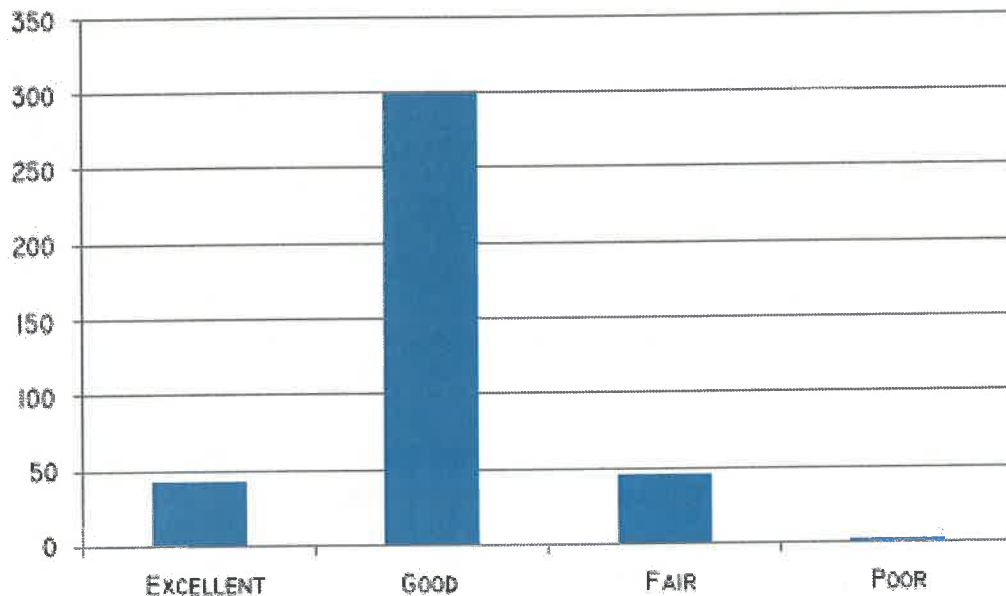


Figure 16: Building condition.

for an “excellent” rating, a building must be at least forty years old, retain its historic integrity, and be in excellent repair, while a “good” rating indicates that the historic building may have lost some of its original fabric. Many of the neighborhood buildings are well built; with traditional materials like brick, slate and stone, that have withstood the test of time. However, the alterations that have been made seem to represent the changes in technology that introduced new low or no-maintenance materials, such as aluminum, vinyl, and fiberglass. These technological “advances” have led to the replacement of original building fabric, such as wood clapboards, trim, and windows. While 299 buildings were considered to be in good condition, many of these residences still maintain most of their historic integrity behind replacement materials; some have been altered by additions or have maintenance issues. For these reasons, only 42 structures are actually ranked as excellent. Many of the buildings considered to be “fair” (45) or “poor” (1) are simply unkempt, and with some repair and maintenance, or appropriate restoration work, could be re-categorized as good, or even excellent.

The same economic and social factors that contributed to the period of significance for these neighborhoods are still in play today. The desirability of quiet, well maintained, tree-lined neighborhoods close to the historic district and commuter trains to Washington, D.C. and the diversity of employment opportunities in the Fredericksburg region keep property values high, so the neighborhoods have never gone through a period of obsolescence or deterioration, which can lead to a loss of his-

toric resources. Traditional architecture and prevalent use of brick, stone, and slate made for handsome, long-lasting houses. For these reasons, the majority of properties contribute to the integrity of the survey area and its importance as a thriving Depression-era neighborhood. (Figure 17). However, it is this cachet that could well be the unintentional agent of change threatening the survey area today. While Fredericksburg's Historic Downtown and Military Park tell the story of founding fathers and bloody battles, these interpretations are only one aspect of the city's varied past. Designation as a National Register Historic District and implementation of a Neighborhood Conservation District Overlay will protect the character and integrity of the Hanover Heights and College Terrace neighborhoods so that they can continue to tell the story of Fredericksburg's prosperity in the midst of the Great Depression.

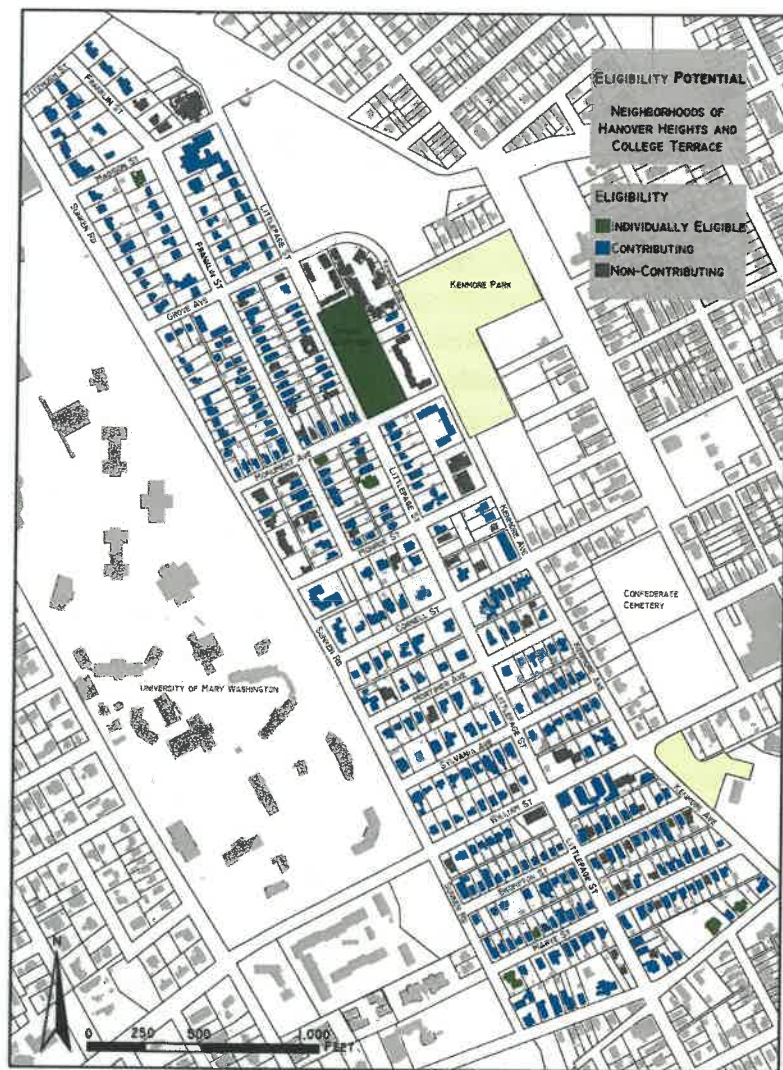


Figure 17: Eligibility potential.

RECOMMENDATIONS

The goal of a Cultural Resource Survey is to evaluate potential architectural and/or cultural resources that would be eligible for inclusion in the National Register of Historic Places. This survey appraised a total of 397 properties and categorized them as contributing, non-contributing, and individually contributing. The overwhelming majority, 299 buildings, were contributing, while 9, including the cemetery, were considered to be individually eligible, and 62 were non-contributing. The guidelines used to make these determinations were the construction date and the integrity of the property. The 62 buildings that fell into the latter category were either built within the past 40 years, or had lost too much of their integrity.

There are four criteria for significance set forth by the National Register (Appendix). The Hanover Heights and College Terrace neighborhoods are intact examples of Depression-era architecture and are communities that prospered

at a time when the country, as a whole, was economically devastated. Therefore, the criteria the survey area meets are the association with events that made a significant contribution to the broad pattern of American history and the embodiment of distinctive characteristics of architecture that, as a whole, is representative of the period of significance.

Individually eligible properties within the survey area include the Rowe House on Hanover Street that is already on the National Register and also on the Virginia

Landmarks Register (Virginia Landmarks 8, Figure 18). The rest meet at least one of the criteria established by the National Register. These properties could be nominated separately, but they would be included in the district.



Figure 18: Rowe House, Hanover Street, 1820.

Once the significance of a proposed district is established, the integrity must be assessed. Integrity is based on the property's physical features and is essential, for it conveys the historical significance of a building. Criteria that must be met are also set forth in the National Register (Appendix). Many of the properties in the survey area retain much of their historic fabric, and while modern materials

have been used for some renovation work, it has not yet significantly altered the aesthetics of the neighborhood as a whole.

As Fredericksburg continues to grow, its close-in neighborhoods will likely feel the effect. The downtown area is protected by historic district ordinances, but the Hanover Heights and College Terrace neighborhoods have no safeguards against inappropriate development. The housing boom of the past decade, coupled with the evolving trend towards larger houses with more square footage, have already greatly impacted Fredericksburg's historic properties. Rapidly escalating property values meant that in some cases, lots were worth more than the generally small houses that occupied them. Demolition or inappropriate additions became more prevalent in many neighborhoods just outside of the historic district, including those in the survey area. The residence described as "Neoecclectic" is an extreme version of the "McMansions" that have sprouted in historic neighborhoods across the country, for in 2000, it was one of the many brick Cape Cods prevalent throughout the neighborhood (Figure 19).


A Neighborhood Conservation Overlay District (NCOD) is one option that could protect the Hanover Heights and College Terrace neighborhoods. This overlay zone has been successfully



Figure 19: "McMansion," Madison Street, ca. 2008

implemented in cities and towns throughout the country. The difference between this type of zoning and historic districts is that NCOD regulations are generally less restrictive and are tailored to fit the needs of the community, and the focus is on protecting significant character-defining features in the neighborhood, such as lot size, building height, setbacks, streetscapes, and tree canopy (What are Neighborhood 1). Communities benefit because a NCOD can prevent inappropriate development.

The town of Chapel Hill, NC has established NCODs in neighborhoods that they feel reflect the character and identity of the town but are not significant enough to qualify as a National Historic District (Questions and Answers 3). Their fear is that the neighborhoods immediately surrounding downtown and the main campus of the University of North Carolina face pressures for infill development and redevelopment. This pressure is the same challenge that the Hanover Heights and College Terrace neighborhoods may face.



NCODs can be administered by planning departments, zoning boards, landmark commissions, preservation departments, and Neighborhood Conservation Commissions (Neighborhood Conservation District Matrix). Generally, resident opposition to most historic district proposals is based on the conception that the regulations are so burdensome that it becomes difficult to maintain or make changes to their property. NCODs are more flexible, and administrators work with property owners to establish guidelines that reflect the needs of that community. They can choose which activities should be regulated, such as alterations, additions, new construction, demolitions, and even land use. This could mean that residents may agree to allow replacement windows, but not those with snap-in grills, or permit Hardiplank siding but not vinyl on new construction. Criteria can be based on Secretary of Interior Standards or be more lax. This leeway may be critical for homeowners in mixed income neighborhoods who want to take care of their property but cannot afford the higher level of work. The intensity of protection is determined by the neighborhood and not government officials.

However, this flexibility can be a drawback if property owners choose to concentrate on character-defining features in the neighborhood rather than details pertaining to individual buildings. Because NCODs do not generally offer tax incentives for rehabilitation work, there is no inducement to keep or replicate original materials of a historic property (Neighborhood Conservation District Matrix). This is why a National Register designation is crucial. Tax breaks may motivate homeowners to follow Secretary of Interior standards for rehabilitation, thereby retaining the integrity of the building, which seems to be more important than ever in these neighborhoods.

Our sense of what is worth saving is generally not prescient in respect to more recent history, but as time passes, we become more aware of what should have been saved. Fredericksburg puts much stock in its protected "Old and Historic" district, but there is more to its history than what the city promotes. A deteriorating Princess Anne Corridor, a remainder of the 1920s automotive era, is still neglected despite a Gateway Corridor Overlay plan, and yet the city is now ready to implement the Lafayette Boulevard Gateway Corridor Overlay District. With home prices rising once more in desirable, close-in neighborhoods, it seems as though the city and its residents need to be more proactive in protecting its more recent historic resources, and the Hanover Heights and College Terrace neighborhoods are deserving of this attention.



Figure 20: Proposed Neighborhood Conservation Overlay District.

GLOSSARY

ARCHITECTURAL STYLES

American Foursquare – One of the few indigenous American styles named for its square shape. These two-story buildings generally have a full width one-story porch, a hipped roof with a wide overhang, and a prominent dormer. Many times they incorporate influences of the early 20th-century Arts and Crafts movement.



Cape Cod – A simple frame house with a shingled, steeply-pitched gable roof, central chimney, and one or one-and-a-half floors. The style originated in colonial Cape Cod, Massachusetts, and has evolved over hundreds of years into several popular variations.

Commercial – Any structure that is used for retail sales. Examples include restaurants, grocery stores, and shopping centers.

Craftsman/Bungalow – A type of dwelling that typically has a low-pitch gable roof extending over the porch, which is supported by short squat columns, often on brick or stone piers. Like the American Foursquare, these buildings often incorporate Arts and Crafts design, such as exposed structural members and wood joinery. Originating in British India, it was often built for worker housing, because it was economical to construct.



Industrial – Any structure that is used for manufacturing or service related industries. Examples include factories, gas stations, and automotive service centers.

Minimal Traditional – This style grew out of the economic depression of the 1930s and reflects the form of traditional eclectic houses, but lacks their decorative detailing. Roof pitches are usually low or intermediate, rather than steep. Eaves and rake are close, rather than overhanging. Usually, but not always, there is a large chimney and at least one front facing gable, suggesting Tudor features. These houses were built in great numbers in the years immediately preceding and following World War II. They were built of wood, brick, stone, or a mixture of these wall-cladding materials.

Although most were relatively small one-story houses, occasionally two-story examples are also seen. More commonly, two-story houses of the period have extra detailing and represent late examples of the Colonial Revival style.



Neocolonial – Any structure built in the Colonial Revival Style that became popular after the Philadelphia Centennial Celebration of 1876. This style copied designs and details from 18th-century Dutch and Georgian colonial buildings, such as gambrel roofs or columned pediments.

Queen Anne – An eclectic style of domestic architecture of the 1870s and 1880s exemplified by asymmetrical façade with partial or full-width one-story porch. Also common is a steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows and decorative balustrading.



Ranch – Loosely based on early Spanish Colonial precedents of the American southwest and modified by Craftsman and Prairie influences of the early 20th century, this style originated in California in the mid-1930s. It gained in popularity, becoming the dominant style throughout the country during the 1950s and 60s. The popularity of “rambling” Ranch houses was made possible by the country’s increasing dependence on the automobile. Asymmetrical one-story shapes with low-pitched gabled roofs and moderate or wide eave overhangs are typical.



Split Level -- This style rose to popularity during the 1950s as a multi-story modification of the then dominant one-story Ranch house. It retained the horizontal lines, low-pitched roof, and overhanging eaves of the Ranch house, but added a two-story unit intercepted at mid-height by a one-story wing to make three floor levels of interior space. The lower level usually housed the garage and, commonly, the family room. The mid-level wing contained the living areas and the upper level the bedrooms.

Tudor Revival -- Popular from 1890-1940, this style is based on early English building traditions that emphasize high pitched gable roofs and elaborated chimneys of medieval origin. Decorative detailing may draw from Renaissance or modern Craftsman traditions.



BRICK TERMS

Header -- A masonry unit (such as a brick) laid so its ends are exposed.

Mortar -- The mixture of lime or cement or a combination of both with sand and water, used as a masonry bonding agent.

Stretcher -- A masonry unit laid horizontally with its length in the direction of the face of the wall.

CONDITIONS

Excellent -- The structure has no obvious problems and retains historic fabric.

Good -- The structure has no obvious problems.

Fair -- The structure has some problems.

Poor -- The structure is in serious disrepair and is susceptible to collapse.

DECORATIVE FEATURES

Arts and Crafts Influences – Part of the first phase of modern architecture, originating in 1900. The Arts and Crafts movement deliberately turned its back on historical precedent for decoration and design. Ornamentation was not eliminated but merely “modernized” to remove most traces of its historic origins. Low-pitched roofs with wide eave overhangs were favored. The two most popular styles that came out of the Arts and Crafts movement are the Prairie style and the Craftsman style.

Balustrade – An entire railing system (as along the edge of a balcony) including a top rail and its balusters, and sometimes a bottom rail.



Battered – A surface that is inclined or tilted with respect to the vertical. It can refer to a wall, foundation, pier, chimney, etc. Battered architectural elements are often found in Craftsman style architecture.

Eave – The lower edge of a sloping roof; that part of a roof which projects beyond the wall.

Pediment – The triangular gable end of a roof.

Rake – The trim that forms the finish between a wall and a sloping roof.

ELIGIBILITY

Contributing – Any historic resource 40 years or older that maintains most of its original integrity.

Individually Eligible – Any historic resource 40 years or older that meets the eligibility requirements as defined by the National Trust. The structure must be related to a famous person, well known event in history, distinctive architectural merit, and/or have archaeological importance.

Non-Contributing – Any historic resource 40 years or older that no longer maintains integrity or any site less than 40 years old.

ROOFING MATERIALS

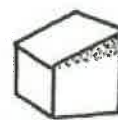
Asphalt Shingles – A roofing material comprised of impregnated felt material covered with colored granules. These types of shingles indicate either a building constructed early in the twentieth century or later or an older type of roof material that was replaced at a later date.



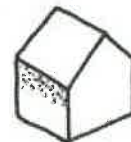
Slate – A fine-grained, brittle metamorphic rock formed from clay or shale. The material splits readily along the parallel planes of its natural cleavage lines. Slate is both non-flammable and durable.

ROOF SHAPES

Gable – A roof comprised of two sloped surfaces and create a triangular piece of wall at the ends (the gable). The pitch of these roofs is usually steep.

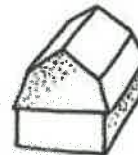


SHED



GABLE

Gambrel – A roof having a double slope on two sides of a building.



GAMBREL



HIPPED

Hipped – A roof formed by four pitched roof surfaces.

Pyramidal – A pyramid shaped roof with four sides of equal slope and shape.

Shed – A roof consisting of one inclined plane. Unlike a lean-to roof, a shed roof need not be carried by a higher wall (i.e. it may serve as the primary roof form for a building).

STRUCTURAL SYSTEMS

Frame – A building consisting primarily or entirely of wood structural members.



Masonry – A building consisting primarily or entirely of brick or stone structural members.

WALL CLADDING

Aluminum Siding – A low-maintenance mass produced exterior cladding, introduced in the 1940s, favored for its ease of application and its ability to be placed over existing siding. This material is lightweight, rust proof, and available in many colors.

Asbestos Shingles – This cement based product was the first practical alternative to wood siding. It is made from the fibers of minerals and is fire and termite proof. However, unlike wood, it absorbs moisture, fades quickly and is a poor insulator and is now considered a hazardous material when friable. It remained popular until aluminum siding was introduced.



Brick – A rectangular shaped building material composed of clay, sand and water that is fired in a kiln until it is hard. It is laid one on top of another in a series of horizontal rows or courses and bonded by mortar or putty. Bricks are commonly used for walls, foundations, piers, columns and chimneys. While historically it was used as a load-bearing material, most modern applications are applied as a veneer on the outside of a frame structure.

Clapboard – Overlapping riven boards, roughly 5 feet long, which are used for exterior horizontal wall cladding on wood frame structures.



HardiPlank – This 20th-century material is made of a combination of cellulose fibers and cement. It is long-lasting, fire resistant material that can be used for new construction or as a replacement for older siding materials. Its popularity is due to the fact that it is considered a green material and that it holds paint well because it doesn't shrink and swell like normal wood.

Stucco – An exterior wall covering consisting of a mixture of cement, sand, lime and water. Sometimes, hair or crushed stone is added for strength or texture. This material is used to protect exterior walls or imitate decorative stonework. It can be applied directly onto masonry or over wood or metal lathe.



Vinyl Siding – A low-maintenance product developed in the late 1950s that has become the dominant material for new home construction and renovations. Like aluminum, it is popular due to its ease of application, weight, and range of color options; however, vinyl resists denting. Because it is made of petroleum products, it is extremely flammable.

Weatherboard – Long, narrow, tapered wood boards used as the exterior covering on a building of frame construction. Generally mass produced and more finished in appearance than clapboards.

APPENDIX

NATIONAL REGISTER CRITERIA FOR EVALUATION

In addition to retaining the integrity of their historic architectural design, properties listed in the National Register of Historic Places must meet certain criteria of historic significance. Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, a state, or the nation. To be listed, properties must have significance in at least one of the following areas.

- (1) Are associated with events that have made a significant contribution to the broad pattern of history;
- (2) Are associated with the lives of persons significant in the past;
- (3) Embody the distinctive characteristics of a type, period, or method of construction, that represent the work of a master, that possess exceptional artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (4) Have yielded, or may be likely to yield, information important in prehistory or history.

ARCHITECTURAL INTEGRITY

All properties eligible for listing in the National Register of Historic Places and for local designation as Landmarks or Historic Districts, whether for individual significance or as contributing elements to a district, must retain sufficient historic architectural integrity to convey the period of time in which they are significant.

The National Park Service uses the following areas to define integrity: location, design, setting, materials, workmanship, feeling, and association.

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