

**ARCHITECTURAL EVALUATION
HAMPTON ROADS BRIDGE TUNNEL STUDY
DRAFT ENVIRONMENTAL IMPACT STATEMENT
CITIES OF HAMPTON AND NORFOLK, VIRGINIA**

VDOT Project # 0064965-004, P100/UPC 102419; VDHR File No. 2011-0804

Prepared for:

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ABSTRACT

Cultural Resources, Inc. (CRI) has conducted a field verification of historic properties and an intensive level architectural survey in the City of Hampton and City of Norfolk for the I-64 Hampton Road Bridge Tunnel Environmental Impact Statement (VDOT Project # 0064965-004, P100/UPC 102419; VDHR File No. 2011-0804) per the requirements of Section 106 of the National Historic Preservation Act of 1966 (36 CFR 800). The purpose of the current effort was two-fold. The first part of the effort was to verify contributing architectural resources within the National Register of Historic Places (NRHP) eligible Pasture Point Historic District (VDHR #114-0118) and the NRHP-listed Phoebus Historic District (VDHR #114-5002) which are located within the study's area of potential effect (APE). The second part of the effort involved an intensive level architectural survey of the Donlin House (VDHR #122-0775), 134 W. Bayview Boulevard, Forest Lawn Cemetery (VDHR #122-0531), 8100 Granby Street, and Merrimack Park/Merrimack Landing Apartment (VDHR #122-5434), 8807 Monitor Way, to evaluate their NRHP eligibility.

Pasture Point Historic District (VDHR #114-0118)

Pasture Point Historic District, located in Hampton, Virginia, is eligible under Criterion A for community development and under Criterion C for its architectural merit with a period of significance of 1885 to 1938. The current study verified the status of 18 properties within the current boundaries of the district as described in the 2008 NRHP nomination and within the current APE. All contributing primary and secondary resources within the APE maintain their status including the dwellings located at 511 and 513 Marshall Street which are sited on the same tax parcel. Four properties have had secondary resources demolished including buildings listed as contributing elements to the district. The status of the non-contributing properties within the APE remains unchanged as the construction dates are outside the District's stated period of significance (1885-1938).

Phoebus Historic District (VDHR #114-5002)

The Phoebus Historic District, also located in Hampton, was listed under Criterion A for broad patterns of history and under Criterion C for its architectural merit with a period of significance of 1874 to 1957. The current study verified the status of 21 properties within the current boundaries of the district as described in the 2006 NRHP nomination and within the current APE. All previously identified contributing primary and secondary resources within the APE maintain their status. Three properties have had secondary resources demolished including buildings which were listed as contributing to the district. The status of the non-contributing properties within the APE remains unchanged as the construction dates are outside the District's stated period of significance (1874-1957).

Donlin House (VDHR #122-0775)

The style of Art-Moderne was commonly employed in commercial structures or as architect-designed larger scale dwellings. It is uncommon for modest income single-family dwellings of the time period to utilize this style. The style is individualistic and open to adaptations and

therefore does not perpetuate the same formulaic appearance as more traditional architecture of the same time period. The Donlin House, rooted in the basic philosophy of Art-Moderne, is one of two known one-story mid-twentieth century residential representations of this style in the City of Norfolk and the only example of its type constructed in the Granby Shores neighborhood. Although a rare example, the house has suffered the loss of its metal multi-light casement windows, a major character defining feature. Therefore, in the opinion of the surveyor, the Donlin House is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C, or D due to its compromised architectural integrity resulting in the loss of character defining windows.

Forest Lawn Cemetery (VDHR #122-0531)

The purposely designed landscape of Forest Lawn Cemetery reflects the continuation of the “rural” cemetery movement of the mid-nineteenth century and the change in philosophy of the early twentieth century cost effective and efficient cemetery maintenance and design. As a whole, Forest Lawn Cemetery retains a high degree of integrity of its original design, association, and feeling. The small mausoleums within the cemetery reflect the Classical Revival style, popular in the early to mid-twentieth century, while the incorporation of a large-scale mausoleum in the then new Art Deco style reflects the modern philosophy of the time period of marketing cremations as memorials.

The initial, early twentieth century (1906 - c. 1935) portion of Forest Lawn Cemetery, and associated mausoleum and gatehouse (Figure 45), is eligible for listing on the NRHP under Criterion A and Criteria Consideration D for broad patterns in history and reflects the “rural” cemetery movement as well as embodies the principals of early twentieth century cemetery planning and design, and professional management and caretaking while including a diverse, but sectioned interment population. The cemetery is also recommended as eligible under Criterion C for its architectural merit and integrity of design of its built environment including the post 1910 mausoleum building and the c. 1910 gatehouse, both of which retain a high degree of original architectural elements distinctive of their time period of construction and are integral components in the design of Forest Lawn Cemetery. In addition the cemetery is also recommended as eligible under Criterion D for its archaeological potential.

Merrimack Park/Merrimack Landing Apartment Complex (VDHR #122-5434)

Merrimack Park, now known as Merrimack Landing, is the first planned, government funded, low-cost defense housing project in the City of Norfolk specifically designed and built to provide military housing during World War II for Naval personnel stationed at Naval Station Norfolk (NSN). The complex retains its curvilinear street pattern, green spaces and building stock with no modern in-fill present. As such Merrimack Park is recommended eligible for listing on the NRHP as a historic district under Criterion A for broad patterns in history as a purpose-built affordable military housing project sponsored in part by the United States Federal government during World War II and the first such community built in the City of Norfolk to serve the military personnel at the NSN. The historic district is also eligible under Criterion C for community planning and development as well as landscape architecture. While the buildings lack individual distinction, the built environment maintains its integrity of location, design,

association, and feeling in its overall historic plan and derives significance as a unified and cohesive entity that projects its early 1940s character. Additionally, Merrimack Landing continues to serve its original function as rental housing for military personnel.

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INTRODUCTION

Cultural Resources, Inc. (CRI) has conducted a field verification of historic properties and an intensive level architectural survey in the City of Hampton and City of Norfolk for the I-64 Hampton Road Bridge Tunnel Environmental Impact Statement (VDOT Project # 0064965-004, P100/APC 99037; VDHR File No. 2011-0804) per the requirements of Section 106 of the National Historic Preservation Act of 1966 (36 CFR 800). The purpose of the current effort was two-fold. The first part of the effort was to verify contributing architectural resources within the National Register of Historic Places (NRHP) eligible Pasture Point Historic District (VDHR #114-0118) and the NRHP-listed Phoebus Historic District (VDHR #114-5002) which are located within the study's area of potential effect (APE). The second part of the effort involved an intensive level architectural survey of the Donlin House (VDHR #122-0775), 134 W. Bayview Boulevard, Forest Lawn Cemetery (VDHR #122-0531), 8100 Granby Street, and Merrimack Park/Merrimack Landing Apartment (VDHR #122-5434) to evaluate their NRHP eligibility (Figures 1-3).

All cultural resources services proposed herein are pursuant to the National Historic Preservation Act of 1966, as amended, the Archaeological and Historic Preservation Act of 1974, Executive Order 11593, relevant sections of 36CFR660-666 and 36CFR800. The CRI Principal Investigator and Architectural Historian directing this survey meet the professional qualification standards of the Department of the Interior (48 FR 44738-9). The fieldwork component of these investigations conformed to the qualifications specified in the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* (Federal Register 48:44716-44742, September 29, 1983), and the *Guidelines for Conducting Cultural Resource Survey in Virginia: Additional Guidance for the Implementation of the Federal Standards Entitled Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines* (48 FR 44742, September 29, 1983) 1999, 2009, rev. 2011. The technical report is compiled with reference to the Virginia Department of Transportation's *Expectations and Standard Products for Cultural Resource Surveys*.

Ellen Brady served as the overall Project Manager for this project with assistance from Sandra DeChard, Architectural Historian, Principal Investigator; and the Operations Manager. Architectural Historian Sandra DeChard conducted the fieldwork on May 29, 2012. Ms. DeChard also prepared the Management Summary, Recommendations Tables and DSS forms. Graphics Technician Sean Sutor prepared the graphics.

This report was prepared with funding from VDOT. The contents of this report reflect the views of CRI, who is responsible for the accuracy of the data presented therein. The contents do not necessarily reflect the official views or policies of VDOT. This report does not constitute a standard, specification, or regulation.

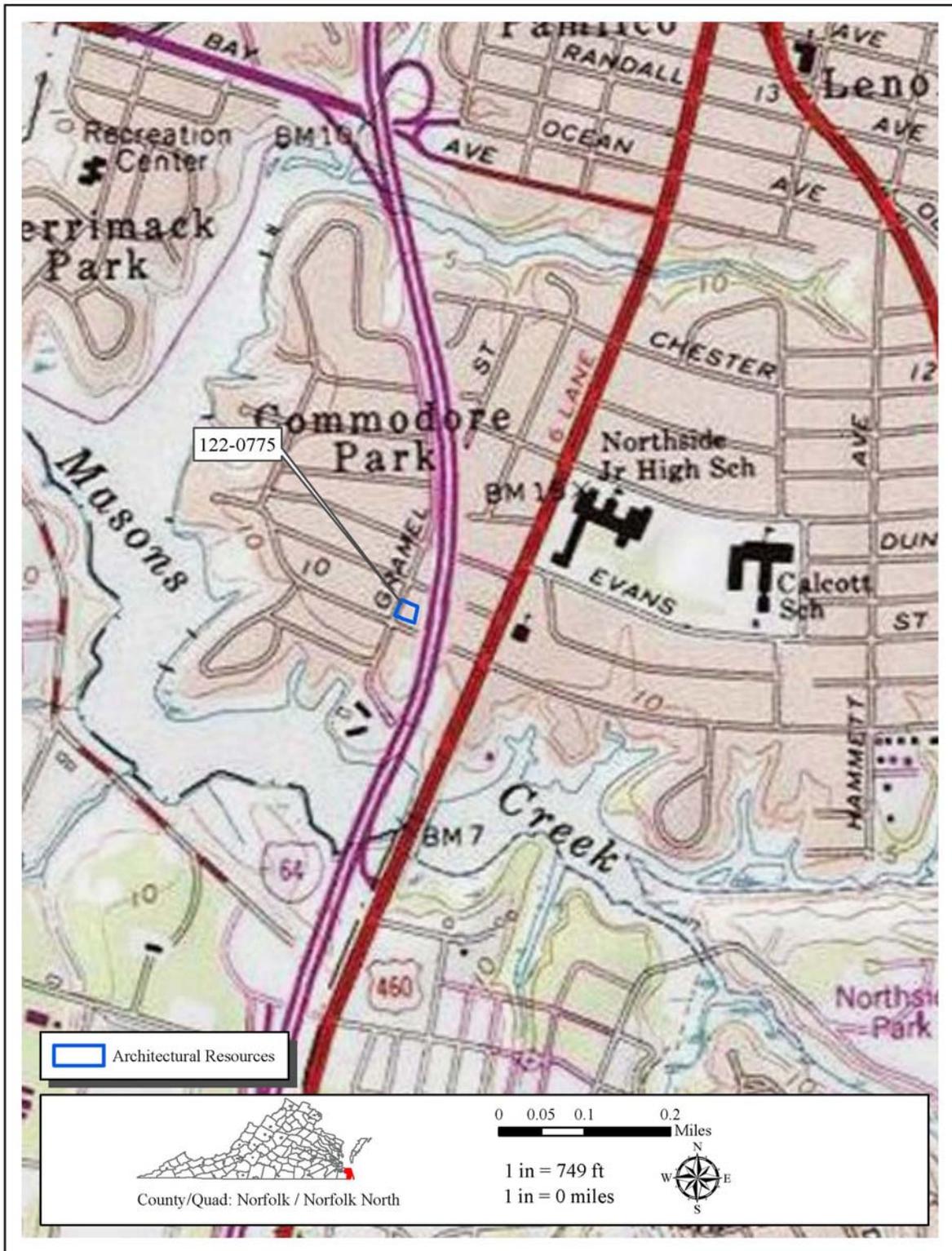


Figure 1. Detail of Norfolk North, VA USGS Topographic Quadrangle Depicting Location of the Donlin House (VDHR #122-0775), 134 W. Bayview Boulevard.

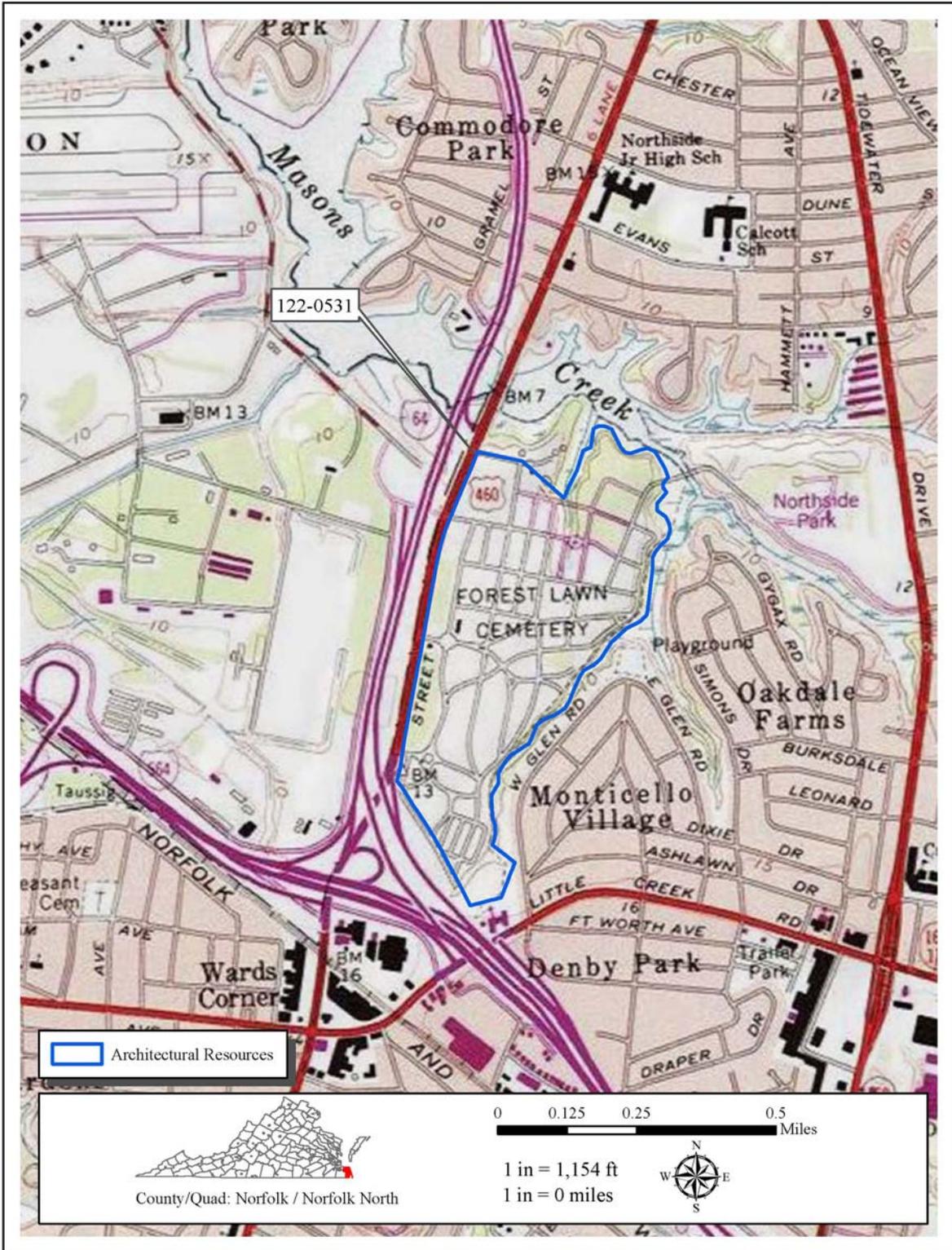


Figure 2. Detail of *Norfolk North, VA* USGS Topographic Quadrangle Depicting Location of Forest Lawn Cemetery (VDHR #122-0531), 8100 Granby Street.

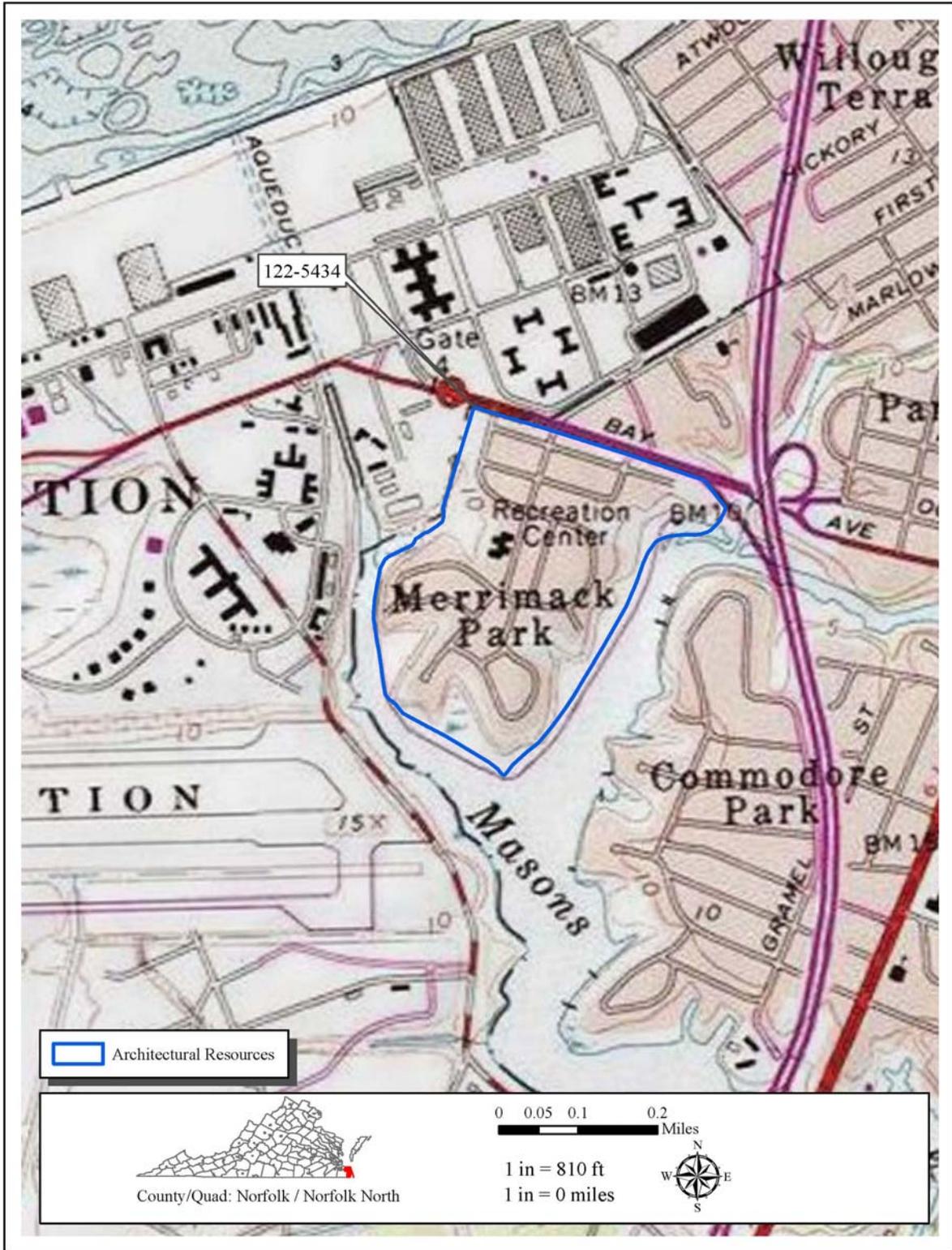


Figure 3. Detail of Norfolk North, VA USGS Topographic Quadrangle Depicting Location of Merrimack Park/Merrimack Landing Apartments (VDHR #122-5434), 8807 Monitor Way.

NATIONAL REGISTER HISTORIC DISTRICTS

As part of the current project VDOT has requested that CRI, in association with RK & K, verify the status of a number of properties described in the Pasture Point and Phoebus Historic District NRHP nomination forms that are located within the study's APE as to whether the buildings retain their status as contributing resources or in the case where no determination was made to provide an evaluation of contributing or non-contributing for that resource. The results of the field verification are as follows.

Pasture Point Historic District (VDHR #114-0118)

The NRHP-eligible Pasture Point Historic District, located in Hampton, Virginia is bounded, as noted in the 2008 NRHP nomination form, by the Hampton River, Bright's Creek, Wine Street, and Syms Street. At the time of the nomination, the District consisted of 189 contributing and 113 non-contributing buildings. Pasture Point was laid out in 1885 as a system of gridded streets, which has since been bisected by I-64. While most of the resources within the district are residential in nature, several commercial and government buildings have also been included. The district was nominated under Criterion A for community development and under Criterion C for its architectural merit with a period of significance of 1885 to 1938 (Dowling 2008).

Eighteen properties within the Pasture Point Historic District were field verified (Table 1; Figure 4). Although not stated on the NRHP nomination form, the status of the house at 202 Cooper Street (VDHR #114-0118-0134) is listed as contributing on the individual DSS form for the property.

Two of the resources, the dwellings located at 511 and 513 Marshall Street, are sited on the same lot and classified as one address according to online City of Hampton tax records. Field verification to confirm that the resources were indeed two separate addresses as noted on the 2008 nomination was also conducted. The house located at 513 Marshall Street (VDHR #114-0118-0152; Figure 5), sited at the corner of Marshall and Poplar Avenue, has been heavily altered. Though documented during the previous survey as a post 1900 Craftsman-style dwelling, it does not retain any of the characteristic features of the style including tapered square columns on brick piers or front dormer. The siding is vinyl and all the windows are replacement one-over-one vinyl double-hung sashes. The dwelling also features a front entry door style typical of the early 1960s. The architectural details have not changed since the 2008 nomination and therefore the dwelling remains a contributing resource to the Pasture Point Historic District. The house at 511 Marshall Street (VDHR #114-0118-0095) remains a contributing architectural resource to the district.

Four of the properties listed in the NRHP-eligible Pasture Point Historic District 2008 nomination form have had contributing as well as non-contributing outbuilding demolished since the previous survey. The properties within the APE not listed below (Table 1) remain non-contributing properties as their dates of construction are outside the stated period of significance (1885-1938) for the NRHP-eligible Pasture Point Historic District.

Table 1. Contributing Properties Verified within the Pasture Point Historic District.

Address	Date of Primary Resource	2008 NR Status Stated on NRHP Form	Verification or Change (if any) in NRHP Status
House, 200 Cooper Street	1905	Dwelling – Contributing	Dwelling – Contributing
House, 202 Cooper Street	1905	Status not Listed	Dwelling – Contributing Garage – Non-Contributing Shed – Non-Contributing
House, 418 Marshall Street	1895	Dwelling – Contributing	Dwelling – Contributing
House, 502 Marshall Street	1895	Dwelling – Contributing Garage – Contributing	Dwelling – Contributing Garage – Contributing
House, 509 Marshall Street	1905	Dwelling – Contributing Secondary Structure - Non-Contributing	Dwelling – Contributing Secondary Structure - Non- Contributing
House, 511 Marshall Street	1900	Dwelling – Contributing Garage – Contributing Sheds – Contributing	Dwelling – Contributing Garage – Contributing Sheds - Demolished
House, 513 Marshall Street	Post 1900	Dwelling – Contributing	Dwelling – Contributing
House, 718 Marshall Street	1880	Dwelling – Contributing	Dwelling – Contributing
House, 807 Marshall Street	1910	Dwelling – Contributing Shed – Contributing	Dwelling – Contributing Shed – Contributing
House, 415 Colbert Avenue	1905	Dwelling – Contributing	Dwelling – Contributing
House, 421 Colbert Avenue	1905	Dwelling – Contributing Shed – Contributing Barn – Contributing	Dwelling – Contributing Shed – Non-Contributing Barn – Demolished
House, 622 River Street	1910	Dwelling – Contributing	Dwelling – Contributing
House, 623 River Street	c. 1910	Dwelling – Contributing Garage – Non-Contributing	Dwelling – Contributing Garage – Non-Contributing
House, 403 E. Pembroke Avenue	c. 1910	Dwelling – Contributing Garage – Contributing Shed – Non-Contributing	Dwelling – Contributing Garage – Demolished Shed – Demolished
House, 415 E. Pembroke Avenue	c. 1900	Dwelling – Contributing	Dwelling – Contributing
House, 421 E. Pembroke Avenue	1890	Dwelling – Contributing	Dwelling – Contributing
House, 433 E. Pembroke Avenue	1890	Dwelling – Contributing Garage – Non-Contributing	Dwelling – Contributing Garage – Demolished
House, 442 E. Pembroke Avenue	1910	Dwelling – Contributing Dock – Non-Contributing	Dwelling – Contributing Dock – Non-Contributing

***Note: Highlights indicate changes to the property since the previous survey in 2008.*



Figure 4. Aerial Depicting Architectural Resources Verified for Contributing or Non-Contributing Status within the Pasture Point Historic District (Red Line Indicates Potential Limit of Disturbance for Study).



Figure 5. House Located at 513 Marshall Street, View Looking South.

Phoebus Historic District (VDHR #114-5002)

The NRHP-listed Phoebus Historic District, also located in Hampton, comprises 86 acres and is bounded by I-64, Mallory Street, East County Street, and Willard Avenue. As nominated in 2006, the district comprised 259 contributing resources and 183 non-contributing resources and was nominated under Criterion A for community development and under Criterion C for its architectural merit with a period of significance of 1874 to 1957 (Pollard 2006).

Twenty-one properties described as contributing to the district within the APE were verified during the current effort as to whether the primary resources, and any secondary resources, if present, were contributing or non-contributing to the district (Table 2; Figure 6). The contributing shed located at 211 National Avenue appears to have been demolished since the previous survey as well as a non-contributing shed located at 112 Segar Street and at 215 National Avenue. A non-contributing carport located on the property of 22 Segar Street was not previously noted. All other verified properties appear unchanged from the 2006 NRHP nomination form and therefore will retain their status as contributing resources to the district. The properties within the APE not listed below (Table 2) remain non-contributing properties as their dates of construction are outside the stated period of significance (1874-1957) for the NRHP-listed Phoebus Historic District.

Table 2. Contributing Properties Verified within the Phoebus Historic District.

Address	Date of Primary Resource	2006 National Register Status	Verification or Change (if any) in NRHP Status
House, 248 Bickford Street	1948	Dwelling – Contributing Shed – Non-Contributing	Dwelling – Contributing Shed – Non-Contributing
House, 251 Bickford Street	1947	Dwelling – Contributing	Dwelling – Contributing
House, 401 Curry Street	c. 1905	Dwelling – Contributing	Dwelling – Contributing
House, 406 Curry Street	1926	Dwelling – Contributing	Dwelling – Contributing
House, 5 Home Place	1926	Dwelling – Contributing Shed – Non-Contributing	Dwelling – Contributing Shed – Non-Contributing
House, 322 Hope Street	1886	Dwelling – Contributing Garage – Contributing	Dwelling – Contributing Garage – Contributing
House, 323 Hope Street	1915	Dwelling – Contributing Garage – Contributing	Dwelling – Contributing Garage – Contributing
House, 404 Hope Street	1917	Dwelling – Contributing Garage – Contributing	Dwelling – Contributing Garage – Contributing
House, 406 Hope Street	1912	Dwelling – Contributing Garage – Non-Contributing	Dwelling – Contributing Shed – Non-Contributing
House, 408 Hope Street	1933	Dwelling – Contributing Garage – Contributing	Dwelling – Contributing Garage – Contributing
House, 413 Hope Street	Post 1885	Dwelling – Contributing	Dwelling – Contributing
House, 211 National Avenue	1918	Dwelling – Contributing Duplex – Contributing (212 Segar Street) Garage/Apartment – Non-Contributing Shed – Contributing	Dwelling – Contributing Duplex – Contributing (212 Segar Street) Garage/Apartment – Non-Contributing Shed – Demolished
House, 215 National Avenue	1926	Dwelling – Contributing Garage – Non-Contributing Shed – Non-Contributing	Dwelling – Contributing Garage – Non-Contributing Shed – Demolished
Public Works Building, 221 National Avenue	1926	Public Works Building – Contributing	Public Works Building – Contributing
House, 6 Segar Street	1950	Dwelling – Contributing	Dwelling – Contributing
House, 22 Segar Street	1932	Dwelling – Contributing Carport – Not Noted	Dwelling – Contributing Carport – Non-Contributing
House, 23 Segar Street	1938	Dwelling – Contributing Garage – Contributing	Dwelling – Contributing Garage – Contributing
House, 112 Segar Street	1912	Dwelling – Contributing Shed – Non-Contributing	Dwelling – Contributing Shed – Demolished
House, 114 Segar Street	1952	Dwelling – Contributing Garage – Contributing	Dwelling – Contributing Garage – Contributing
House, 116 Segar Street	1952	Dwelling – Contributing Garage – Contributing	Dwelling – Contributing Garage – Contributing
House, 118 Segar Street	1952	Dwelling – Contributing Garage – Contributing	Dwelling – Contributing Garage – Contributing

***Note: Highlights indicate changes to the property since the previous survey in 2006.*

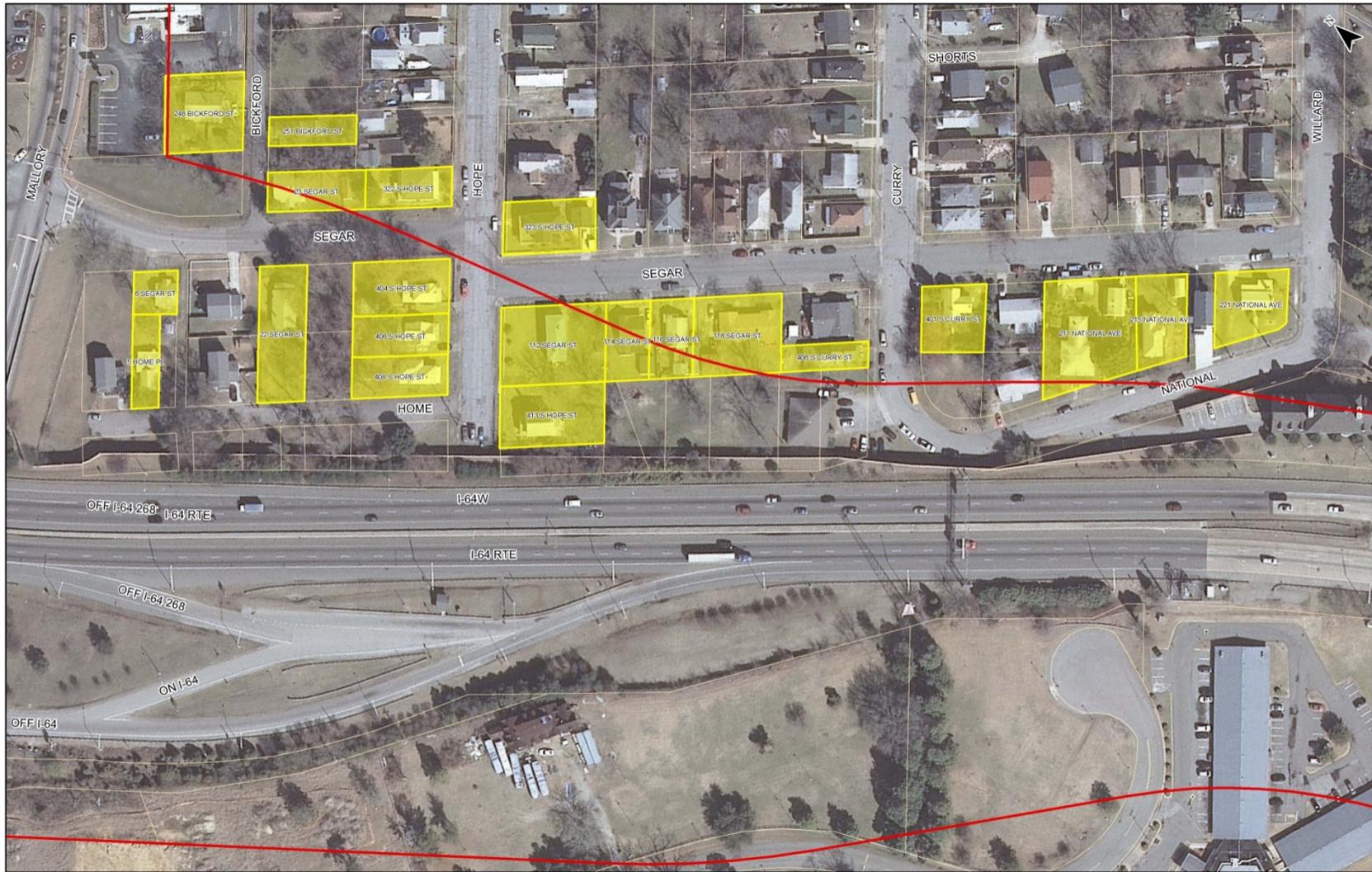


Figure 6. Aerial Depicting Architectural Resources Verified for Contributing or Non-Contributing Status within the Phoebus Historic District (Red Line Indicates Potential Limit of Disturbance for Study).

INTENSIVE-LEVEL ARCHITECTURAL SURVEY RESULTS

Three architectural resources were surveyed at an intensive-level during the current effort and include the Donlin House (VDHR #122-0775) at 134 W. Bayview Boulevard, Forest Lawn Cemetery (VDHR #122-0531), at 8100 Granby Street, and Merrimack Park/Merrimack Landing Apartments (VDHR #122-5434), 8807 Monitor Way. All properties are located in the City of Norfolk, Virginia. The results of the intensive-level survey are discussed below.

Donlin House (VDHR #122-0775), 134 W. Bayview Boulevard

Prior to the Granby Shores mid-twentieth century development, the land in the mid-nineteenth century was sparsely inhabited. Dwellings dotted the landscape typically sited near the edge of Mason's Creek or other creeks and bays and few roads had been built. The area remained rural until the early twentieth century (Figures 7 and 8).

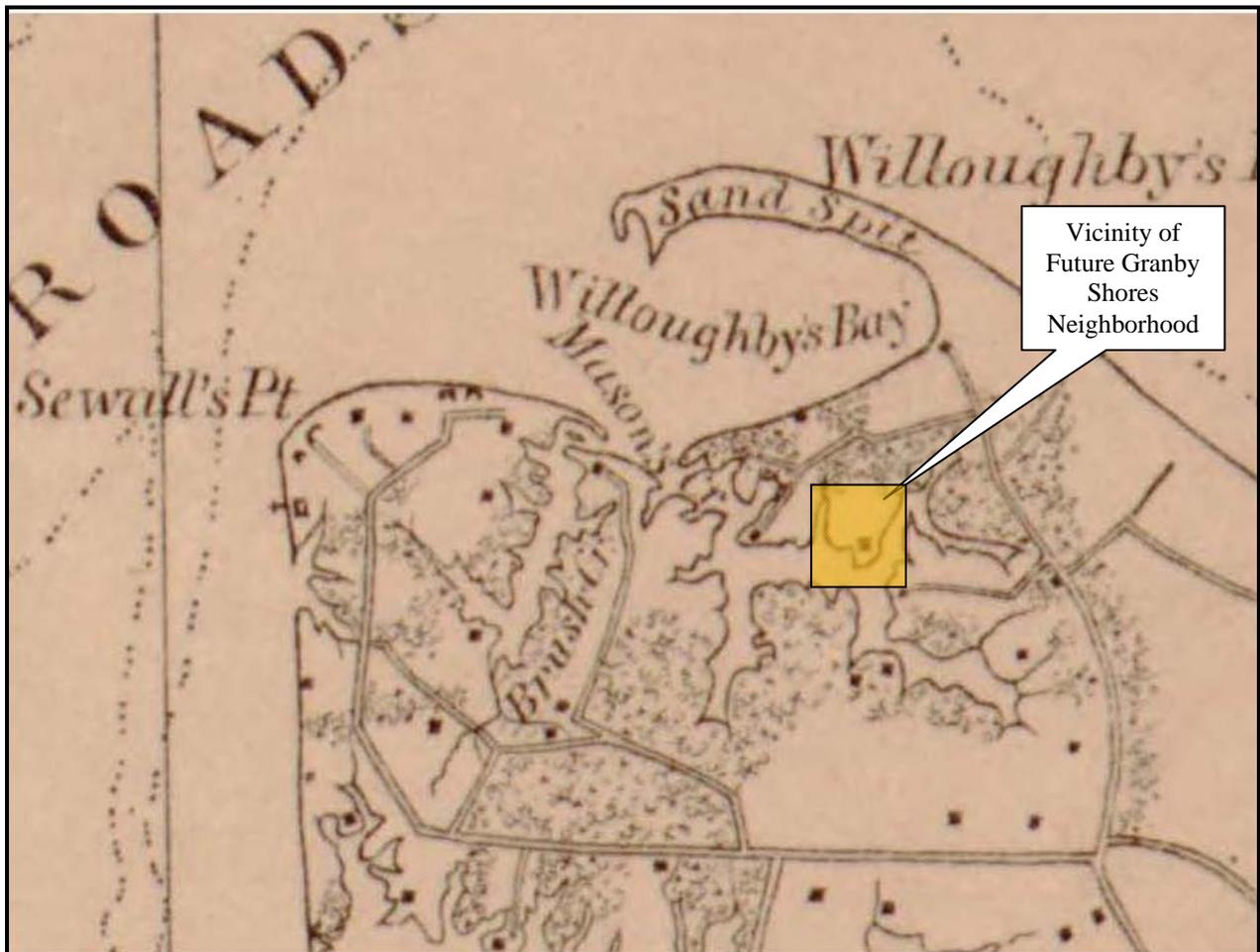


Figure 7. Military map of south-eastern Virginia / compiled at the U.S. Coast Survey Office. Drawn by A. Lindenkohl. H. Lindenkohl & Chs. G. Krebs, lith. (Washington: Coast Survey, 1862? Library of Congress Geography and Map Division Washington, D.C. 20540-4650)

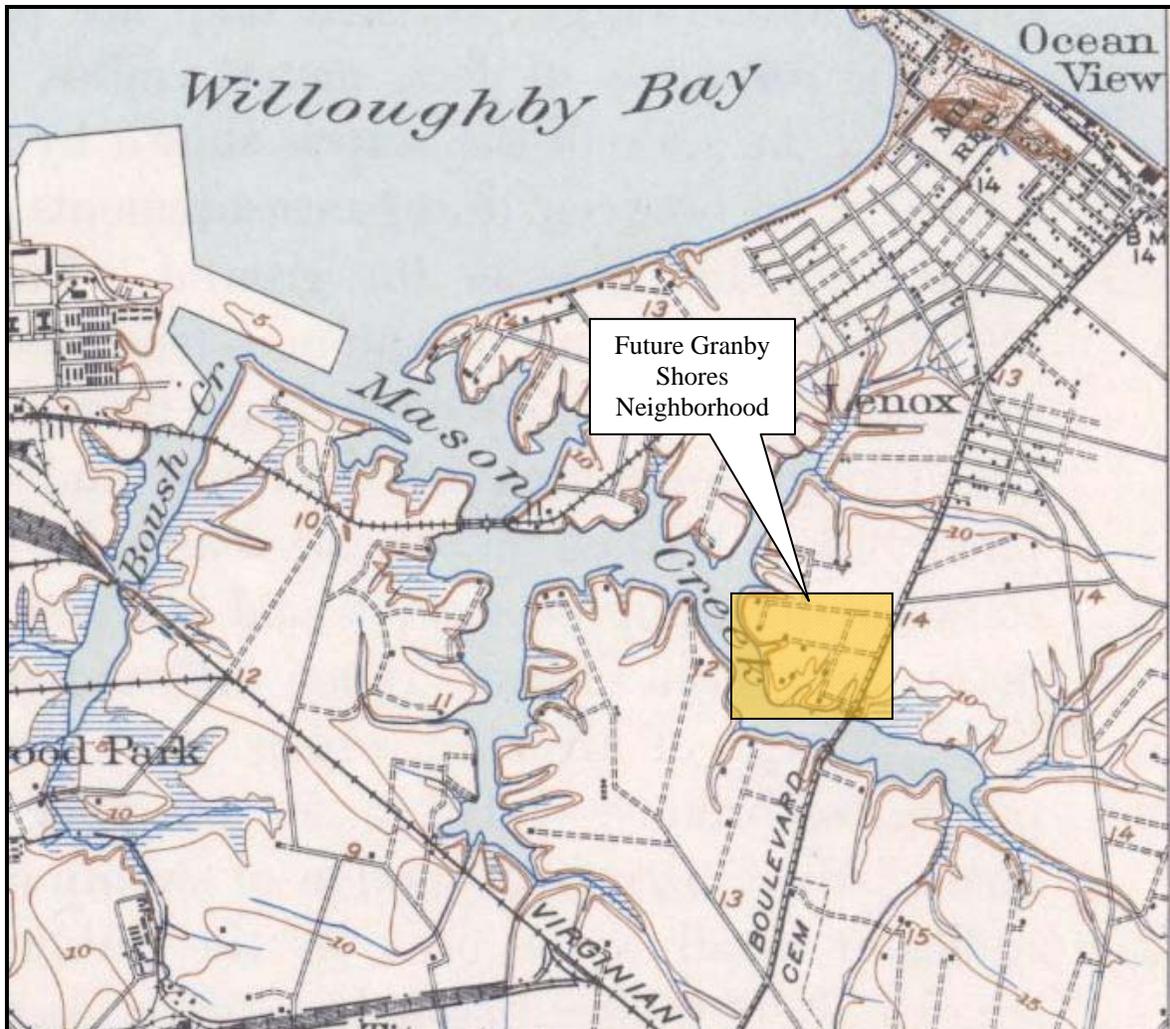


Figure 8. Detail of 1921 *Newport News*, VA 15' USGS Topographic Map showing Future Location of Granby Shores (Maptech).

The property, as purchased by L. R. Foreman, was bounded on the east by the Indian Pole Bridge Turnpike, now Ocean View Boulevard (1928 Plat Map designates the eastern boundary as Granby Street), on the north by the property owned by Land, and on the south and west by Mason's Creek and included a house and other improvements on the property. Subsequent to the purchase of the property by the Foremans in 1928, the parcel was subdivided to create the development originally known as Granby Shores.

A majority of the lots of the original neighborhood measured approximately 103 feet in depth and 25 feet wide. To create lots with suitable widths for construction a number of the parcels were combined. The parcel on which the Donlin House sits was actually lots 21, 22, 23, and 24 of Block 9 (Figure 9). Two of the street names have also been changed and include Bayview Boulevard, originally Foreman Drive, and Granel Street, now Executive Drive. Granby Shores was a planned neighborhood and from its purchase in 1928 for a span of 20 years, the lots were sold with restrictions. These restrictions included at least a 50 foot frontage and set-backs of at least 20 feet on lots less than 103 feet in depth. In addition, dwellings could not be more than

two-stories, could not be rented or owned by African-Americans, and could not have a flat roof (City of Norfolk Deed 303D:562). The roof requirement supports the 1948 date of construction of the Donlin House, not the 1935 date as noted on the 2011 DSS survey form. The remainder of the residences within the neighborhood appear to be one-story Ranch-style and one-and-a-half-story Cape Cod-style dwellings. Although the lots were subdivided in 1928 the building stock appears to date from the 1940s to early 1960s.

In 1946 the four lots, land only, was sold to Maude G. Donlin. Lots 21 and 22 were purchased from Mary M. and George W. Harris and lots 23 and 24 from Dennis Myers and his wife Inez. By the time Ruby and Lola Renn purchased the property in 1950 the house had been constructed as the deed specifically mentions a building on the property (City of Norfolk Deeds 457:498, 457:499, and 572:604). During the 1950s, Ruby owned Renn's TV Services and Renn's Delicatessen, where Lola worked. At Lola's death on October 15, 1957, the property transferred to Ruby as sole owner. Ruby died almost a year later and at that time the property was inherited by Betty Lee Forehand, nee Renn (City of Norfolk Deed 832-70-71; Norfolk City Directory 1954-1959). Betty and her husband, Ralph, an electrician, only lived in the house for a year and in 1960, sold the property to Peter and Florence Barney (Norfolk City Directory 1960). The Barneys resided in the house the longest. Alfred Morris purchased the property in 1987 and in 1999 the house was sold to Jerry L. Payne, the current owner (City of Norfolk Deeds 832-70-71, 1982:55-56, and Instrument No. 990003474). The house remains a single-family residence.

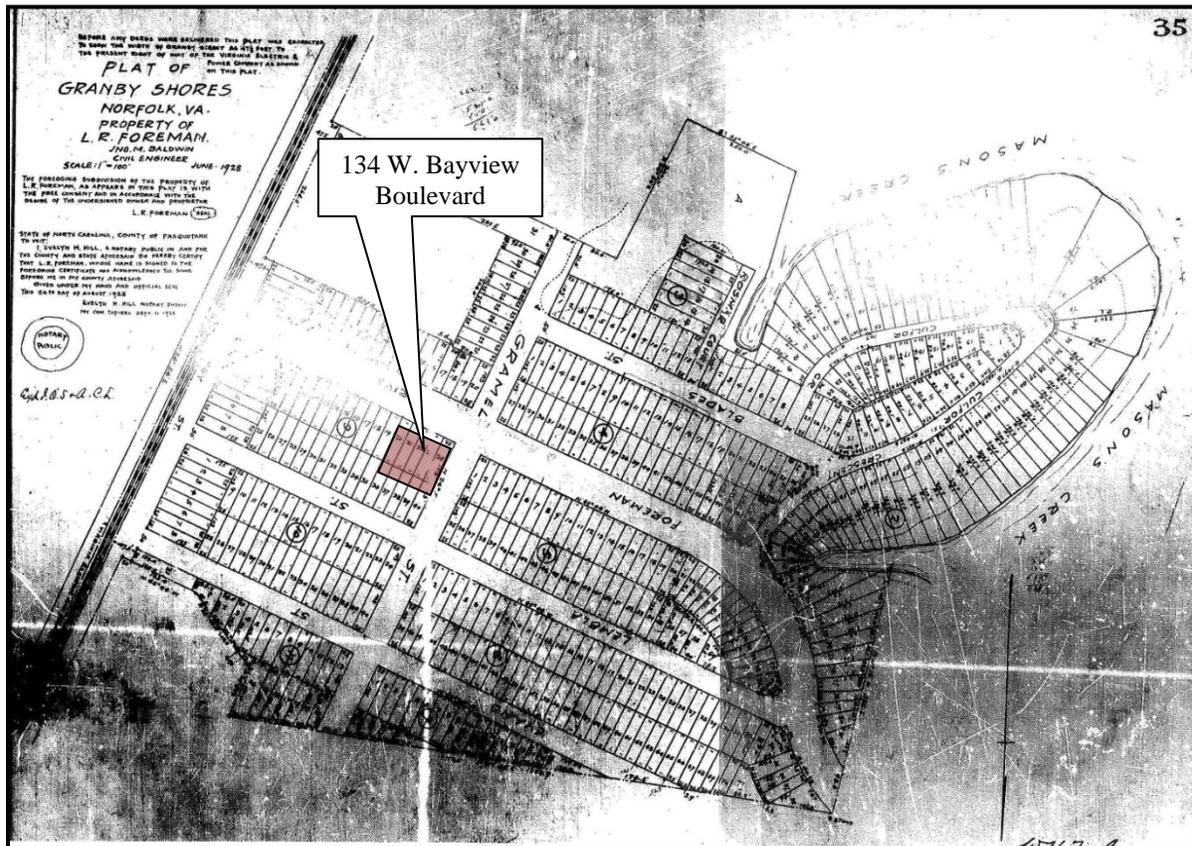


Figure 9. Plat of Granby Shores Development, 1928 (Source: City of Norfolk Registry of Deeds MB 7:35).

The Donlin House is located at the corner of W. Bayview Boulevard and Executive Drive in the City of Norfolk. The house is set back from the street approximately the same distance as the surrounding dwellings per the early to mid-twentieth century restrictions specified in the initial rules of the subdivision. Several mature trees are located on the lot with a poured concrete driveway behind the dwelling. I-64, constructed in the early 1970s, is located southeast of the house.

The exterior reflects the stream-lined appearance characteristic of the early to mid-twentieth century Art-Moderne style and retains a number of its original and characteristic architectural features including stucco walls and stringcourse, stepped parapet roofline, metal vents and downspouts, projecting front entry with flat roof, rounded metal band, and glass block walls as well as flat metal canopy protecting the rear entry (Figures 10-12). The wood front entry door is constructed with a raised panel on the bottom and a mirrored panel on the top. A one-story shed-roofed porch with stucco half walls and metal roof is located off the eastern side of the dwelling and appears original to the building as is the curved wall, also part of the eastern elevation, which functions as the dining room space. Incorporated into the design is an attached garage which creates the rear L-shaped portion of the dwelling. The only visible alteration to the exterior is the replacement of the typical metal multi-light casement windows with vinyl one-over-one double-hung sashes and sliding windows.



Figure 10. Donlin House, 134 W. Bayview Boulevard, View Looking Northeast.



Figure 11. Donlin House, 134 W. Bayview Boulevard, View Looking Southeast.



Figure 12. Detail of Front Entry of Donlin House, 134 W. Bayview Boulevard, View Looking Northeast.

The interior house plan includes an open living room/dining room area, although the dining room is on a separate level, enclosed kitchen, bath, utility room, and three bedrooms. The walls of the living and dining room are paneled with stained mahogany, appears to be a mid-1950s addition (Figure 13; Gottfried and Jennings 2009:112). Areas of the paneling as well as the fireplace surround have been stripped and re-stained a lighter color. The remaining walls are plaster. The dining room retains its curved seating bench and the kitchen and bath retain the gray-blue and pink and black walls tiles (Figure 14), respectively; however, a portion of the wall tiles in the kitchen on the southwest wall have been removed. In the 1970s the original kitchen cabinets were replaced with the current plywood cabinets. Although no longer used, the glass block shower is also extant (Figure 15) and is accessed from the utility room adjacent to the kitchen as well as from the pool area on the east side of the house. The pool itself appears modern. The remaining bedroom spaces are simple in design with little ornamentation. The walls of these spaces are plaster or drywall and the interior doors stained mahogany with single panels (Figure 14). In addition, the interior vestibule door is a multi-light glass panel door with wood frame similar to the exterior rear entry door.



Figure 13. Donlin House Dining Room, 134 W. Bayview Boulevard, View Looking Southeast.



Figure 14. Donlin House Bathroom, View Looking North.

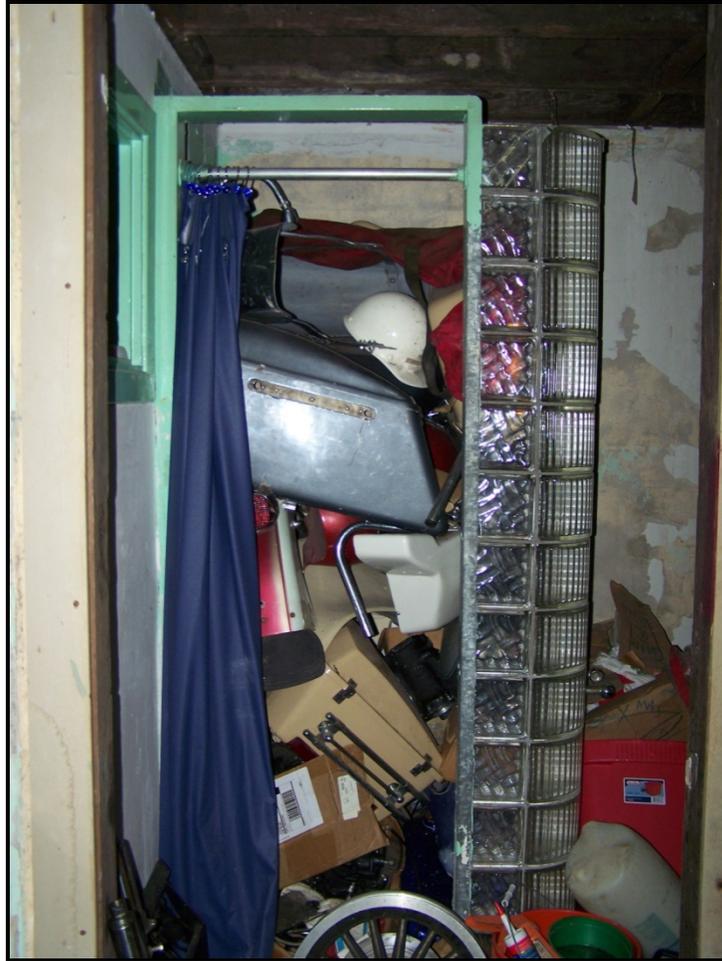


Figure 15. Donlin House Pool Shower, View Looking Southeast.

Forest Lawn Cemetery (VDHR #122-0531)

Forest Lawn Cemetery was established in 1906 on lands purchased from George S. Bunting for \$53,280 and consisted of approximately 166 acres in what was then part of Norfolk County. Historically the property was bounded by Mason's Creek on the north; a cove which is part of Mason's Creek, and the land occupied by Denby's Church, formerly Meeting House, on the east; by a private road on the south and an additional road along the west. The road delineating the western boundary on the 1906 plat map, designated as Shell Road, is now Granby Street. Although the deed states buildings were included with the sale, no buildings are depicted on the plat map to indicate the exact location or number present at the time of the transfer. The dwelling sold with the property, however, was one of the Langley family residences.

Beginning in the late eighteenth century the Langley family owned the property that would later become Forest Lawn Cemetery. The property passed through inheritance to various Langley family members throughout the first half of the nineteenth century. At the death of Agnes Wilkins Langley Peed in 1852, the property transferred to her husband, Robert Peed Jr. Agnes, as well as her first husband Charles Langley and her second husband Solomon Cason are among

the extended family members interred at the Forest Lawn Cemetery in the Langley family plot located at the far north end of the cemetery (Figures 16 and 18). In January 1879, Anna Peed, second wife of Robert sold the property to George S. Bunting. The City of Norfolk, in turn, purchased the approximately 166 acre property, which included the house, Langley family cemetery, and presumably additional outbuildings or improvements, from George S. Bunting in 1906 to be used as a cemetery (Figure 17; Norfolk County Deeds 64:361, 106:58, and 297:419; Uiterwyk). The Langley House, which is also known as the Caretaker's House (VDHR #122-0120), is no longer extant.



Figure 16. Langley Family Cemetery Plot within Forest Lawn Cemetery, View Looking Northwest.

Forest Lawn Cemetery is an early twentieth century planned landscape designed to reflect a picturesque setting with curvilinear roads, large numbers and variety of trees, and manicured lawns (Figure 18). The original section of the cemetery is the southern half with the northern half expanded in the mid-to late twentieth century. The section at the far northern edge of the property designed with low shrubs and small trees in linear alignments is part of a 3.9 acre expansion of the cemetery in 2003 and is designed for over 3,800 interments (Figure 19; Stephen Castiglioni, email to the author, 6 June 2012).

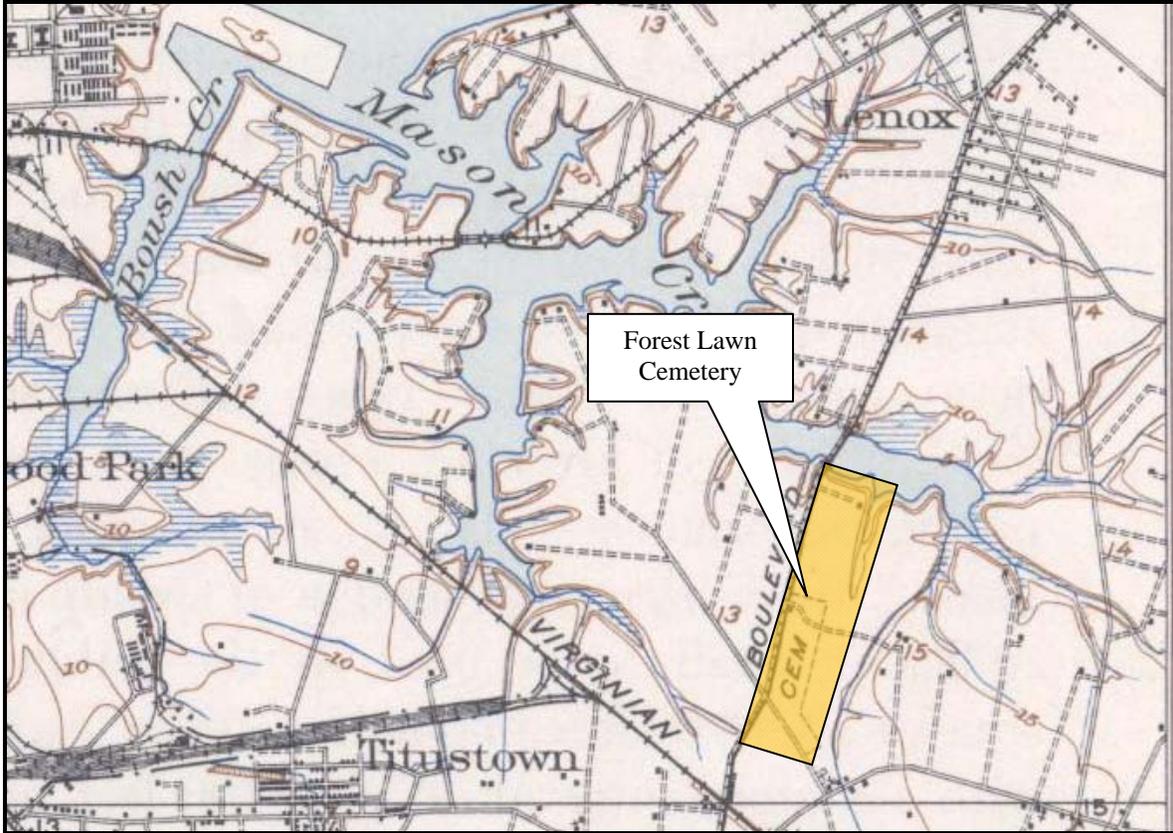


Figure 17. Detail of 1921 *Newport News*, VA 15' USGS Topographic Map showing Location of Forest Lawn Cemetery (Maptech).

The design of the cemetery is a reflection of the continuation of the “rural” cemetery movement of the mid-nineteenth century influenced by the establishment of Mount Auburn Cemetery in Cambridge, Massachusetts in 1831. The philosophy reflected in the design of these nineteenth century cemeteries incorporated expansive views, meandering drives, and planned landscaping all to create an atmosphere of relaxation and casual recreation (National Park Service; Millstein 2011). In the early twentieth century, cemetery planning, though influenced by the ideals of the nineteenth century, also incorporated the new idea of professional management of the grounds and landscaping by a superintendent. The creation of the Association of American Cemetery Superintendents in the late nineteenth century facilitated a more scientific practical approach to cemetery planning and design for more efficient use of space and staffing. Suggestions in cemetery planning during this time period included maximum width of sections between drives as well as where best to place sprinklers and the most efficient manner in which to cut the grass. Similarly the Cremation Association of America extolled the benefits of cremation in the late nineteenth and early twentieth century. As a result, the popularity of large-scale mausoleums increased and was viewed as a viable economic, but no less fitting manner in which to remember a family member (Rudd 1909; Londelius 1928). The plan of Forest Lawn Cemetery incorporates both the “rural” park-like setting of the nineteenth century and the economic philosophy of cemetery design of the early twentieth.

The cemetery is divided into a number of planned sections specifically dedicated to individual religious or ethnic groups, specific age groups, or military service. Some sections simply have letter designations and others are named after types of trees. The original plan for Forest Lawn was not located; however, field observations and study of interment records determined the expansion phases of the cemetery (Figure 18). Sections with early twentieth century interments include Old Single; East and South Lawn; Rest House Lawn; South, East and West Center, Grecian, Jewish Lawn, and Child sections as well as Sections C through H to the south (Figure 18). During this time the cemetery also provided the final resting place for some of the City's poor and indigent. Initial expansion of the cemetery occurred in the 1940s and 1950s and included Sections A through J as well as Northeast Center Sections 1 and 2. Sections designated with trees names were part of the 1950s and 60s expansion with later interment dates further north. The peripheral areas such as the David's Garden, Tree of Life and West Lawn date from the 1970s to present day. The most recent expansion, located in the far northwestern corner of the cemetery, occurred in 2002/2003 (Figures 18-23).

The early twentieth century core consists of curvilinear drives and irregularly shaped sections, while the expanded sections of the mid-twentieth century became more rectilinear for efficient maintenance while trying to remain aesthetically pleasing. Most of the grave markers throughout the cemetery are granite; however, a number of early twentieth century stones are marble. The area designated as the Live Oak Lawn contains only bronze plaques flush with the ground surface. A number of large Classically-inspired marble family mausoleums are also present and tended to be located near the main entrance or along the rear of the cemetery (Figure 24).

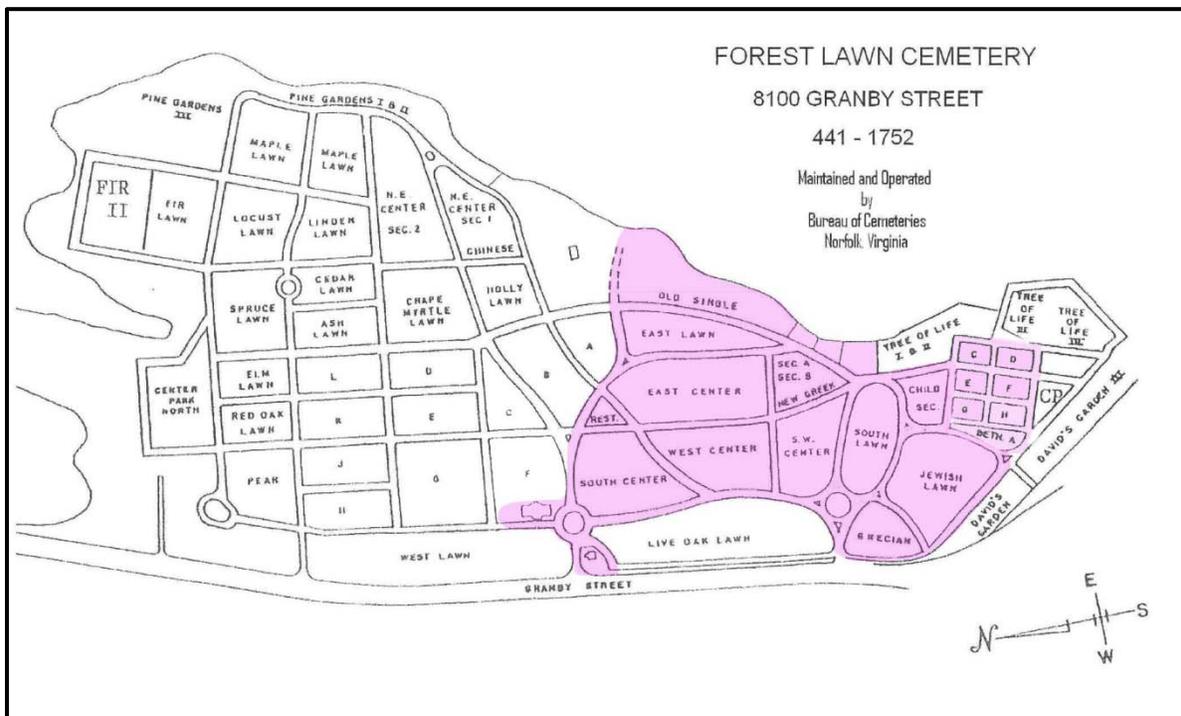


Figure 18. Map of the Forest Lawn Cemetery, 8100 Granby Street, Norfolk, Virginia, mid-to late twentieth century (http://www.norfolk.gov/Cemeteries/Forest_Lawn.asp). Shaded Area Designates Early Twentieth Century Interments (1906-1930).



Figure 19. Site Plan of 2002/2003 Expansion of Forest Lawn Cemetery (Drawing used by permission from MMM Design Group, Norfolk, VA c. 2003).



Figure 20. Overview of Forest Lawn Cemetery, Pear Section (VDHR #122-0531), View Looking Southeast.

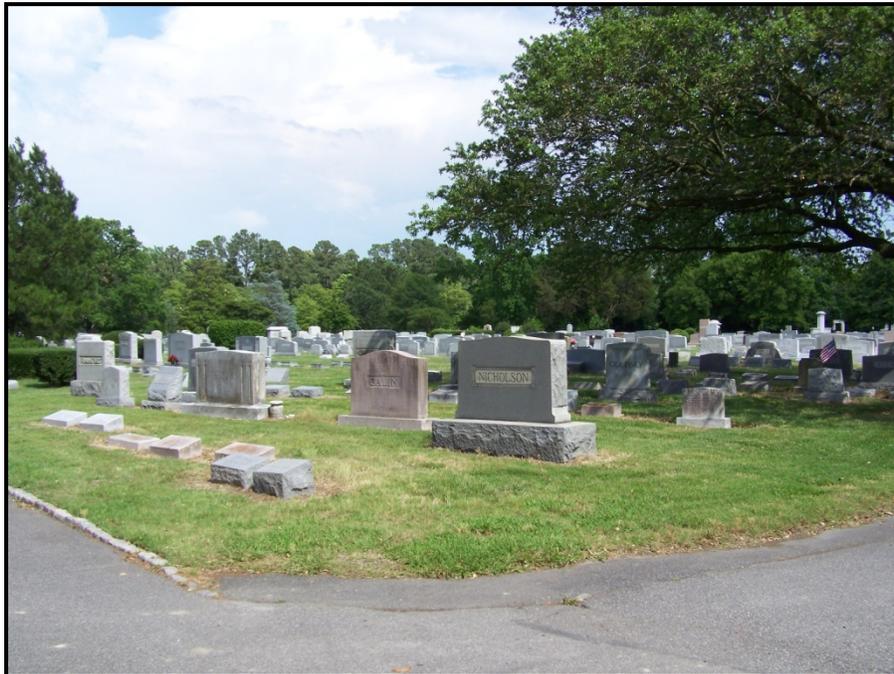


Figure 21. Overview of Forest Lawn Cemetery, Jewish Lawn (VDHR #122-0531), View Looking East.



Figure 22. Overview of Forest Lawn Cemetery, Child's Section (VDHR #122-0531), View Looking Southwest.



Figure 23. Military Section (East Lawn) of Forest Lawn Cemetery (VDHR #122-0531), View Looking North.



Figure 24. Mausoleums along Eastern Edge of Forest Lawn Cemetery (VDHR #122-0531), View Looking South.

The earliest distinguishable markers, with the exception of the previously discussed Langley family plot, date from 1905, a year prior to the purchase of the cemetery by the City of Norfolk. The earlier markers are located in the southern half of the cemetery. Another marble marker in the same section appears to date to 1889, although the inscription is worn. The grave belongs to John S. Widgeon and is distinctive in its design (Figure 25). The marker has a newer granite base suggesting that perhaps the original stone was moved or reset. Gravestones from the early to mid-twentieth century are dispersed throughout. The cemetery remains active and currently contains over 70,000 interments (Forest Lawn Cemetery).

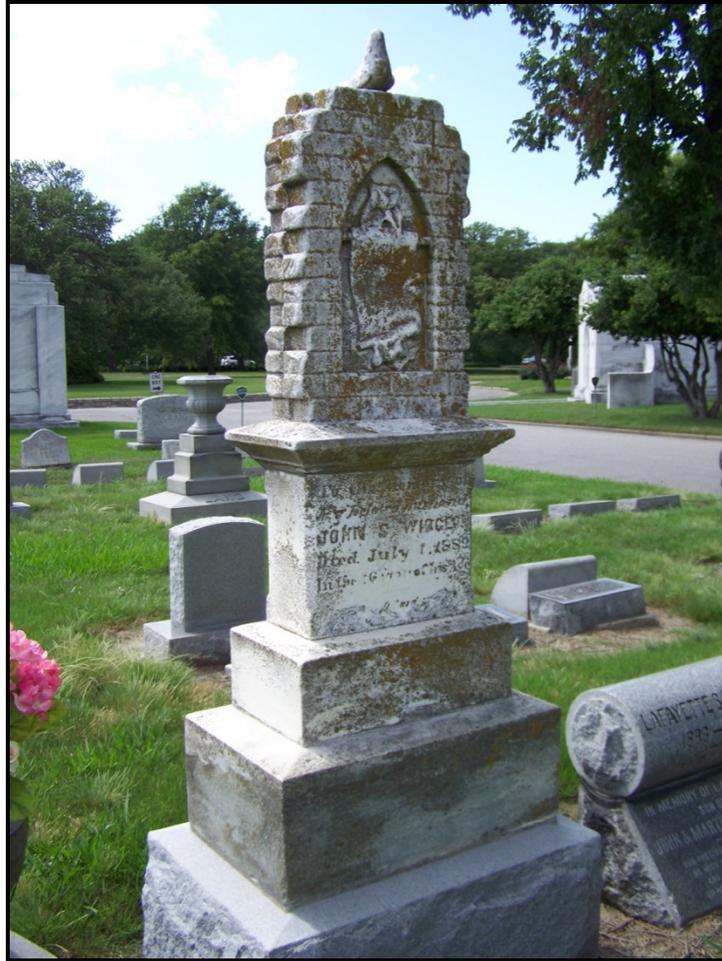


Figure 25. Grave of John S. Widgeon, South Center, View Looking Northwest.

Two extant historic buildings are located on the cemetery property, the post 1910 Mausoleum and the c. 1910 Gatehouse. The Mausoleum is a large marble Art Deco building with a flat roof and reflects the popular early twentieth century movement towards cremation as a space saving and cost savings measure from a professional maintenance perspective (Figure 26; Rudd 1909; Londelius 1928). The center entrance block is accessed by a set of marble stairs with flanking urns and contains a pair of bronze doors with bronze wreaths incorporated in the design. Above the entry is a low sculptural relief influenced by antiquity and depicts a Classical mourning scene (Figure 27). The interior of the building is also polished marble. A center open atrium with stained glass skylight is flanked by two halls at each end of the building which contain interments in each of the walls. The center area also contains marble interment panels as does the entryway. Several family vaults are also present in this section (Figure 28). Although adornment is minimal the architectural ornament within the space includes marble pilasters with simplified Corinthian capitals, egg-and-dart molding within the entablature, and semi-circular reed and tie decorating the ceiling (Figure 29).



Figure 26. Mausoleum within Forest Lawn Cemetery, View Looking South.



Figure 27. Classical Mourning Scene above Main Entry, View Looking East.



Figure 28. Interior Detail of Mausoleum within Forest Lawn Cemetery, View Looking Southeast.



Figure 29. Interior Detail of Mausoleum within Forest Lawn Cemetery (VDHR #122-0531), View Looking Northeast.

The Craftsman-style gatehouse, located at the main entry to the cemetery, is grounded in appearance and reflects the massing characteristic of its time period and style (Figure 30). The exterior is covered in stucco with the hipped roof clad in asphalt shingles. Architectural characteristics include bracketed eaves, a heavy single-bay entry porch with large-scaled stuccoed posts, which extend above the porch roofline, and multi-light over single-light wood sashes. The interior of the building retains much of its original architectural detailing including high chair rail, five cross-panel doors, baseboard molding, and window and door surrounds. Also extant is the original fireplace; however, a gas log insert has been added (Figures 31 and 32).



Figure 30. Gatehouse within Forest Lawn Cemetery (VDHR #122-0531), View Looking South.



Figure 31. Interior Detail of Gatehouse within Forest Lawn Cemetery (VDHR #122-0531), View Looking Southwest.



Figure 32. Gatehouse Fireplace, View Looking South.

Merrimack Park/Merrimack Landing Apartment Complex (VDHR #122-5434)

Merrimack Landing, also known historically as Merrimack Park, is a 56.3-acre planned low-cost housing community adjacent to Gate 4 of the Naval Station Norfolk (NSN). The community is designed with curvilinear tree-lined streets (Figure 33) and constructed with the assistance of the Norfolk Housing Authority, now Norfolk Redevelopment and Housing Authority (NRHA), who currently own the property.

Originally part of the Taylor family estate, known as Willoughby Point, in the late nineteenth century, the parcel left private ownership in 1906 when the heirs of William Simpson sold the property to Water Front Realty Group. The parcel included unspecified buildings, presumably the Simpson house, and other improvements. The property remained undeveloped during the early decades of the twentieth century, although transferred to several other corporate entities including the Simpson Land Corporation, North West Shores Incorporated, and North West Homes Corporation. In September 1940, North West Homes Corporation sold the property to the NRHA, who is the current owner (Norfolk Deeds 364B:216-218, 358A: 61-63, 344C:499-501, 291B:373-375; Norfolk County Deed 301:195-196, 301:31, 270:276, 141:130, 96:301-302; Norfolk County Will 7:246). The property is presently managed by Lawson Realty.



Figure 33. Plan of Merrimack Park, c. 1940 (Used by Permission, Norfolk Redevelopment and Housing Authority Photo Archive).

The creation of the Norfolk Housing Authority in 1940 was two-fold. Originally the Authority's mission was to select areas for slum clearance of the blighted areas of Norfolk. The clearances were a state-wide program designed to rid cities of their most deteriorated areas and provide more adequate housing for low-income families. At the same time, the City of Norfolk experienced a sharp rise in population due to the influx of military personnel. In August of 1940, to facilitate the construction of much needed war-time housing for enlisted men and their families stationed at the Norfolk Naval Base, now the Naval Station Norfolk, President Franklin Roosevelt authorized a 1.8 million-dollar loan. As a result of this need the Norfolk Housing Authority shifted its efforts from slum clearance to assisting Navy personnel stationed in Norfolk find affordable rooms and/or accommodations (Parramore 1994:335; NRHA).

Merrimack Park was the first defense housing project in the City of Norfolk built with funds from the 1.8 million dollar government loan. On October 18, 1940 ground was broken for the project with the dedication ceremony a year later. Five hundred units were planned originally; however, due to the shortage of housing, by 1943, Merrimack Park contained approximately 4,000 units. Other housing projects followed including Oakleaf Park, Roberts Park, Carney Park, and Commonwealth Apartments. After the War these communities were utilized for displaced families of slum clearance areas (NRHA).

The planned community comprises a one-story rental office with attached laundry room and recreation center; one-story, one-to-three bedroom duplexes; and two-story, two and four bedroom multi-family townhouses. The rental office, constructed in 1940/1941, is a one-story, flat-roofed building which has served as the office since Merrimack Park's inception (Figure 34). The exterior walls reflect the same 5-course American bond pattern as the two-story townhouses

located within the complex; however, the original windows have been replaced with vinyl. The interior has been altered and walls added for additional office and conference space. Though the interior has been modernized, it still features the original walk-in vault, now utilized for office supplies.



Figure 34. Rental Office, View Looking Southwest.

The one-story duplexes were built in two variations (Figure 35). The first variation appears to have been frame construction and incorporates a hipped-roof, while the second variation utilized a gable roof, and concrete block walls clad in asbestos siding. Commonalities in the design include two entrances per unit, interior brick flues, and concrete block foundations. In the 1980s the duplexes underwent significant rehabilitation and as a result approximately half of the tile roofs, which were original to these buildings, were removed and replaced with asphalt shingles and the asbestos siding replaced with vinyl. Similarly the windows, which were originally multi-light casement windows, have been replaced with one-over-one vinyl double-hung sashes. The original entry doors were also replaced with flat modern metal doors (Figures 36 and 37).



Figure 35. Duplex Housing under Construction (Used by Permission, Norfolk Redevelopment and Housing Authority Photo Archive).



Figure 36. Example of Hipped-Roof Duplex, View Looking North.



Figure 37. Example of Gable-Roofed Duplex with Intact Tile Roof, View Looking South.

The interiors of the duplexes are relatively unadorned, utilitarian, and functional. The ceilings and walls are textured plaster and the floors, originally 8 x 8 asbestos tiles with a neutral taupe ground, have been replaced with sheet vinyl in the kitchens and baths, but are extant in the remaining rooms (Figures 38 and 39). Interior entry and linen closet doors, on the whole, have been retained and are solid wood two-panel doors with original hinges. The closet doors in each bedroom have been replaced with modern metal folding doors as part of the 1980s renovations. Likewise the kitchens have been updated and more modern bathroom fixtures added. Aside from the original interior doors that remain, the interior door surrounds and window sills are extant as well as the wood trim in the bathrooms on which to attach towel bars and the like to save from drilling into the plaster.



Figure 38. Detail of Interior of Two Bedroom Duplex, View Looking Southwest.



Figure 39. Detail of Living Room of Two Bedroom Duplex, View Looking Northeast.

The two-story townhouses, built in 1940/1941, are designed with six units in each building. The exterior brick walls utilize 5-course American bond and feature bricks of varying colors. Facades are relatively simple in design and feature flat poured concrete hoods over the entry doors. Similar to the one-story duplexes, a number of the tile roofs of the townhouses have been replaced with asphalt shingles. Each unit also features an interior brick flue which is visible above the roofline. Entry doors and windows, which were multi-light casements, also experienced replacement during the 1980s renovations. The doors are the same flat metal as the duplexes and the windows are now one-over-one vinyl double-hung sashes (Figures 40-42).



Figure 40. Townhouse under Construction (Used by Permission, Norfolk Redevelopment and Housing Authority Photo Archive).



Figure 41. Example of Two-Story Townhouse, View Looking Southwest.



Figure 42. Townhouse Front Entry Detail, View Looking Southwest.

The interiors, similar to the one-story duplexes, are simple in design and utilitarian in function (Figure 43). The walls and ceilings are also textured and most of the floors original 8 x 8 asbestos tiles. The kitchens and baths in most units have been updated and include modern wood cabinets in the kitchens and sheet vinyl flooring in both the kitchen and bath. Additional features of the interior are the same as the one-story duplexes and include the original wood two-panel linen closet and interior entry doors, modern metal closet doors in the bedrooms, and the wood trim in the bath designed for towel bars and the like. The stairs to the second floor, although retaining the original risers and stringers, have had vinyl treads added over the original surface (Figure 44).



Figure 43. Interior Detail of Townhouse, View Looking Northwest.



Figure 44. Interior Detail of Townhouse, View Looking North.

CONCLUSIONS AND RECOMMENDATIONS

Pasture Point Historic District (VDHR #114-0118)

Pasture Point Historic District, located in Hampton, Virginia, was laid out in 1885 as a system of gridded streets and has been bisected by I-64. The district was nominated under Criterion A for community development and under Criterion C for its architectural merit with a period of significance of 1885 to 1938. Contributing domestic resources range in style from Italianate, Queen Anne, Colonial Revival, and Craftsman-style, among others of the time period.

The current study verified contributing or non-contributing status of 18 properties identified in the 2008 nomination form within the current boundaries of the district and the APE. Two of the resources, the dwellings located at 511 and 513 Marshall Street, are located on the same parcel and classified as one address according to online City of Hampton tax records. Field verification to confirm that the resources were indeed two separate addresses as noted on the 2008 nomination was also conducted. The dwelling located at 513 Marshall Street (VDHR #114-0118-0152) has been substantially altered, however, the architectural details have not changed since the 2008 nomination and therefore the dwelling remains a contributing resource to the Pasture Point Historic District. The contributing status of all other primary resources within the APE is also unchanged. The status of secondary resources, with the exception of four demolished buildings, verified within the APE also remain as originally specified in the NRHP nomination form. The status of the non-contributing properties within the APE remains as their dates of construction are outside the stated period of significance (1885-1938) for the NRHP-listed Pasture Point Historic District.

Phoebus Historic District (VDHR #114-5002)

The Phoebus Historic District, also located in Hampton, comprises 86 acres and is bounded by I-64, Mallory Street, East County Street, and Willard Avenue. The district was nominated under Criterion A for broad patterns of history and under Criterion C for its architectural merit with a period of significance of 1874 to 1957.

The current study verified contributing or non-contributing status of 21 properties identified in the 2006 nomination form within the current boundaries of the district and the APE. The contributing status of primary resources studied within the APE remains. A contributing shed and two non-contributing sheds have been demolished and a non-contributing carport added since the 2006 NRHP nomination form was completed. All other verified secondary resources appear unchanged and therefore will retain their original status within the district. The status of the non-contributing properties within the APE remains as their dates of construction are outside the stated period of significance (1874-1957) for the NRHP-eligible Phoebus Historic District.

Donlin House (VDHR #122-0775)

Art-Moderne architecture, as a contrast to the earlier Art Deco style, focuses on minimalist details, cubic design, and horizontality of line. The style is also reflective of the modern machine which focused on clean lines and a sleek appearance which became popular not only in

architecture, but trains, cars, and household appliances. The Donlin House, 134 W. Bayview Boulevard, retains its characteristic stream-lined, cubic appearance and incorporates typical elements of the style such a glass block entry with flat roof and curved steel banding, stucco wall surfaces and stepped parapet; however, a majority of the dwellings distinctive character defining multi-light metal casement windows have been replaced with vinyl one-over-one double-hung sashes and sliding windows.

The interior of the house, although retaining some original architectural features, has also experienced a loss of historic fabric. The original architectural features that do remain include portions of the blue-gray kitchen wall tiles, the wood and glass door between the kitchen and utility room, the glass block shower which is similar in appearance to the exterior front entry, interior wood single-panel doors, pink and black wall tiles in the bath, and the round bench in the dining room as well as the tiled floor in the screened-in porch. The interior walls are paneled with wide mahogany paneling and appear to be a 1950s feature. Changes to the interior include the vinyl flooring throughout the living areas and kitchen as well as the replacement of the kitchen cabinets.

The style of Art-Moderne was commonly employed in commercial structures or as architect-designed larger scale dwellings. It is uncommon for modest income single-family dwellings of the time period to utilize this style. The style is individualistic and open to adaptations and therefore does not perpetuate the same formulaic appearance as more traditional architecture of the same time period. The Donlin House, rooted in the basic philosophy of Art-Moderne is one of two known one-story mid-twentieth century residential representations of the style in the City of Norfolk and the only example of its type constructed in the Granby Shores neighborhood. Although a rare example, the house has suffered the loss of its metal multi-light casement windows, a major character defining feature. Therefore, in the opinion of the surveyor, the Donlin House is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C, or D due to its compromised architectural integrity and loss of character defining features.

Forest Lawn Cemetery (VDHR #122-0531)

The original 166-acre parcel purchased for the creation of Forest Lawn Cemetery, bounded by Mason's Creek, Denby's Church, Granby Street, and what is now Little Creek Road, retains a high degree of integrity of design, association, and feeling. Though purchased as a single parcel with the idea of expansion in mind, the southern portion of the cemetery reflects the continuing ideals of the nineteenth century "rural" cemetery movement with its curvilinear streets and tree-lined drives while the northern portion reflects the early to mid-twentieth century practical ideals in maintaining a cemetery in the most efficient and cost effective way possible. Later expansion in the northern portion of the cemetery occurred in 2003. The small mausoleums within the cemetery reflect the Classical Revival style, popular in the early to mid-twentieth century, while the incorporation of a large-scale mausoleum in the then new Art Deco style reflects the modern philosophy of the time period of marketing cremations as memorials. The gatehouse was also a feature commonly incorporated into the overall planning of cemeteries of this time period.

Forest Lawn Cemetery embodies the design of an age when formal cemetery planning and landscape architecture in combination with economics and the science of proper caretaking and maintenance of cemeteries was in its formative years. The cemetery also incorporates the early twentieth century mortuary practice of cremation as advocated by health and science professionals and the revisions of public health laws which is reflected in the construction of the large Classical Revival mausoleum on the cemetery grounds. The cemetery is also distinctive in its all inclusive yet segregated sections for different religious and ethnic groups as well as serving as a final resting place for the City’s poor. As such, in the opinion of the surveyor, the initial, early twentieth century (1906 - c. 1935) portion of Forest Lawn Cemetery, and associated mausoleum and gatehouse (Figure 45), is eligible for listing on the NRHP under Criterion A and Criteria Consideration D for broad patterns in history and reflects the “rural” cemetery movement as well as embodies the principals of early twentieth century cemetery planning and design, and professional management and caretaking while including a diverse, but sectioned interment population. The cemetery is also recommended as eligible under Criterion C for its architectural merit and integrity of design of its built environment including the post 1910 mausoleum building and the c. 1910 gatehouse, both of which retain a high degree of original architectural elements distinctive of their time period of construction and are integral components in the design of Forest Lawn Cemetery. In addition the cemetery is also recommended as eligible under Criterion D for its archaeological potential.

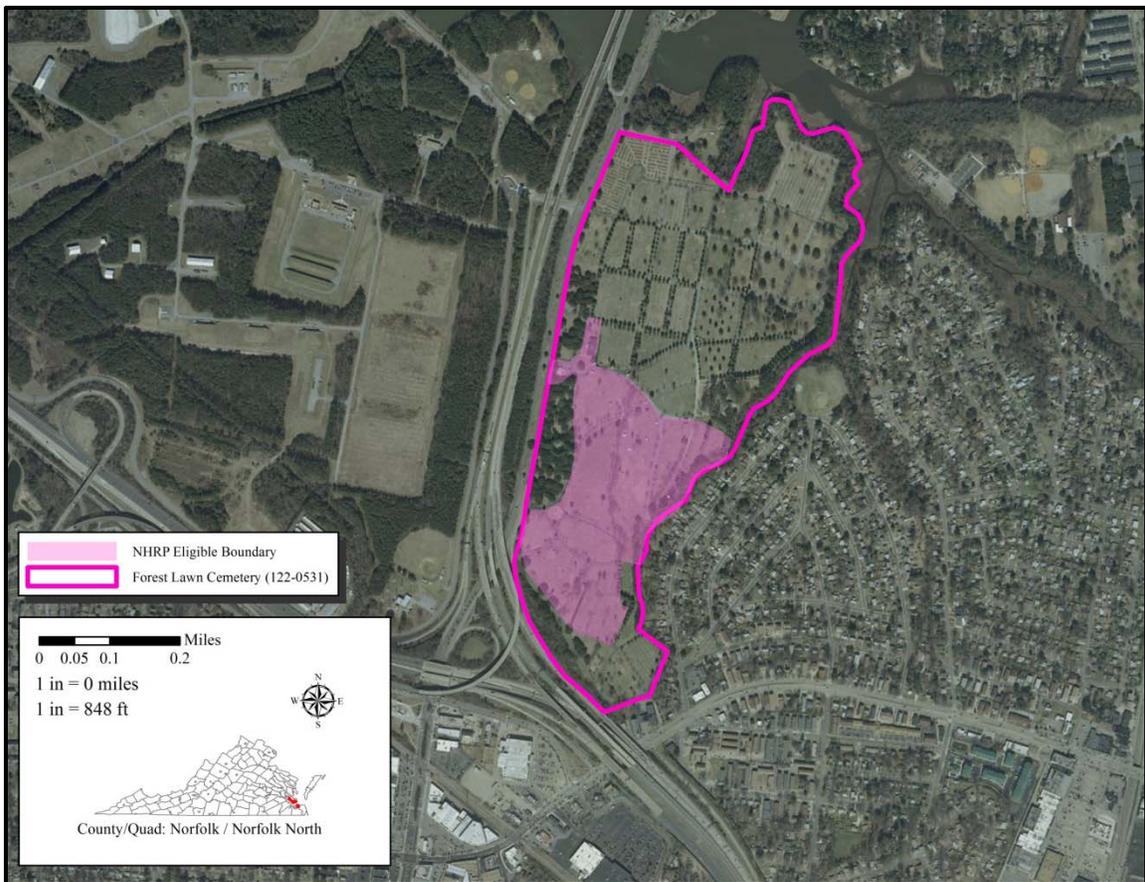


Figure 45. Aerial Photograph Depicting the NRHP-Eligible Boundary of Forest Lawn Cemetery in Relation to the Parcel Boundary.

Merrimack Park/Merrimack Landing Apartment Complex (VDHR #122-5434)

Merrimack Park, now known as Merrimack Landing, is the first planned, government funded, low-cost defense housing project in the City of Norfolk specifically designed and built to provide military housing during World War II for Naval personnel stationed at NSN. The influx of large numbers of enlisted Navy personnel just prior to United States involvement in WWII into Norfolk created unprecedented demand for affordable housing, of which Norfolk lacked. With the collaboration effort of the Norfolk Housing Authority, although originally created to aid in slum clearances in the City, the assistance of a substantial loan from the United States Federal government signed by President Roosevelt, and the help of the Norfolk Association of Architects, Merrimack Park, located just outside Gate 4 of the Naval facility, came to fruition and was the first affordable military housing community to be constructed in Norfolk to alleviate this dearth.

The entire complex of Merrimack Park including the curvilinear street plan as designed is still intact as is the arrangement of all the original buildings. No modern in-fill is present. As such the complex retains its integrity of setting, design and association. The architectural integrity of the buildings; however, has been compromised by the addition of vinyl siding and the replacement of the multi-light casement windows with one-over-one vinyl sashes. Approximately half of the units have had the roof tiles replaced with asphalt shingles. The renovations in the 1980s also altered the interiors including the replacement of the kitchen cabinets, bathroom fixtures, and kitchen and bathroom flooring.

Merrimack Park, in the opinion of the surveyor, is recommended eligible for listing on the NRHP as a historic district under Criterion A for broad patterns in history as a purpose-built affordable military housing project sponsored in part by the United States Federal government during World War II and the first such community built in the City of Norfolk to serve the military personnel at the Norfolk Naval Base, now Naval Station Norfolk. The historic district is also eligible under Criterion C for community planning and development as well as landscape architecture. While the buildings lack individual distinction due to compromised architectural integrity, the built environment as a whole maintains its integrity of location, design, association, and feeling in its overall historic plan including designated green spaces and street patterns. No modern in-fill is present. The district also derives significance by maintaining a unified and cohesive appearance that projects its historic early 1940s character. Additionally, Merrimack Landing continues to serve its original function as rental housing for military personnel.

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