

**ARCHITECTURAL SURVEY
CLEVELAND STREET PHASE IV PROJECT
CITY OF VIRGINIA BEACH, VIRGINIA
CIP 100123; UPC 110803**

**PREPARED FOR:
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ABSTRACT

In September 2023, Commonwealth Heritage Group, LLC, dba Chronicle Heritage, completed an architectural survey in support of planning for the Cleveland Street Phase IV design project located in Virginia Beach, Virginia. The work was conducted for Kimley-Horn and Associates, Inc. (Kimley-Horn), and the City of Virginia Beach as part of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, and in accordance with the Advisory Council on Historic Preservation's regulations for compliance with Section 106, codified as 36 CFR Part 800. The survey effort and this report meet expectations set forth in *Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines* (National Park Service 2019) and the *Guidelines for Conducting Historic Resources Survey in Virginia* issued by the Virginia Department of Historic Resources (VDHR 2017).

The project involves an approximately 1.2-mile corridor along Cleveland Street between North Witchduck Road and South Independence Boulevard plus additional areas along intersecting roads as well as Southern Boulevard. The 56.2-acre project area includes the anticipated project limits including potential parcel acquisitions as well as areas where construction laydown may occur. The project area for the proposed road improvement project is within an area of primarily commercial and industrial development. The Area of Potential Effects (APE) includes the project area as well as architectural resources on parcels extending into the project area or that are clearly visible from the project area. The purpose of the survey was to determine if architectural resources that are on, eligible for, or potentially eligible for listing in the National Register of Historic Places (NRHP; National Park Service 1995) are present in the APE.

Examination of the Virginia Cultural Resources Information System (V-CRIS) indicated that there are eight previously recorded architectural resources within the APE, a number of which were recorded in 2015 as part of a proposed light rail transit project. The resources include a sculpture, a segment of the Norfolk and Virginia Beach Railroad, a former African American training school, commercial buildings, offices, and warehouses (VDHR#s 134-0976, 134-5052, 134-5145, 134-5321, 134-5323, 134-5324, 134-5326, 134-5328). All the resources except for two were previously determined not eligible for the NRHP and are recommended to remain so. The Norfolk and Virginia Beach Railroad (VDHR# 134-5145), was determined eligible for the NRHP in 2008, and this report recommends that it, including the portion in the current APE, remain eligible. The Princess Anne Training School (VDHR# 134-5052) was determined potentially eligible for the NRHP in 2005 but has since been destroyed.

Forty-nine above-ground architectural resources were newly recorded in the APE as a result of the architectural survey. The newly recorded resources include primarily commercial buildings, auto garages or repair shops, and warehouses with the exception of two dwellings, one of which has been converted to an office, a mobile home park, and three municipal utility resources. The newly recorded resources are recorded in V-CRIS as VDHR#s 134-6098 through 134-6146. The resources were constructed between 1955 and 1978. All of the newly recorded resources are recommended as not eligible for listing in the NRHP.

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1.0 INTRODUCTION

1.1 PROJECT OVERVIEW AND COMPLIANCE

In September 2023, Commonwealth Heritage Group, LLC, dba Chronicle Heritage, completed an architectural survey in support of planning for the Cleveland Street Phase IV design project located in Virginia Beach, Virginia (Figure 1.1-1). The work was conducted for Kimley-Horn and Associates, Inc. (Kimley-Horn), and the City of Virginia Beach as part of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, and in accordance with the Advisory Council on Historic Preservation's regulations for compliance with Section 106, codified as 36 CFR Part 800. The survey effort and this report meet expectations set forth in *Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines* (National Park Service 2019) and the *Guidelines for Conducting Historic Resources Survey in Virginia* issued by the Virginia Department of Historic Resources (VDHR 2017).

The project involves an approximately 1.2-mile corridor along Cleveland Street between North Witchduck Road and South Independence Boulevard plus additional areas along intersecting roads as well as Southern Boulevard. The 56.2-acre project area shown in Figures 1.1-2 and 1.1-3 includes the anticipated project limits including potential parcel acquisitions as well as areas where construction laydown may occur. As the limits encompass urban development including commercial buildings and paved parking areas suggesting extensive disturbance, no archaeological survey was conducted for the current undertaking. The only known archaeological resource within or near the project limits is the previously recorded Kempsville Canal (44VB0060), which has been previously determined ineligible for the National Register of Historic Places (NRHP). Therefore, the cultural resources investigation focused on above-ground historic architectural resources.

The project area for the proposed road improvement project is within an area of primarily commercial and industrial development. The Area of Potential Effects (APE) includes the project area as well as architectural resources on parcels extending into the project area or that are clearly visible from the project area. The purpose of the survey was to determine if architectural resources that are on, eligible for, or potentially eligible for listing in the NRHP (National Park Service 1995) are present in the APE.

1.2 PROJECT TIMELINE AND STAFF

Fieldwork for the architectural survey was conducted on September 14 and 25, 2023, by architectural historian Megan Funk, MSHP. Susan E. Bamann, Ph.D., was the project manager. Ms. Funk prepared the V-CRIS documentation with assistance from Jay Mayfield-Loomis, and D. Allen Poyner was the GIS coordinator.



Figure 1.1-1: General Location of the Project Area.

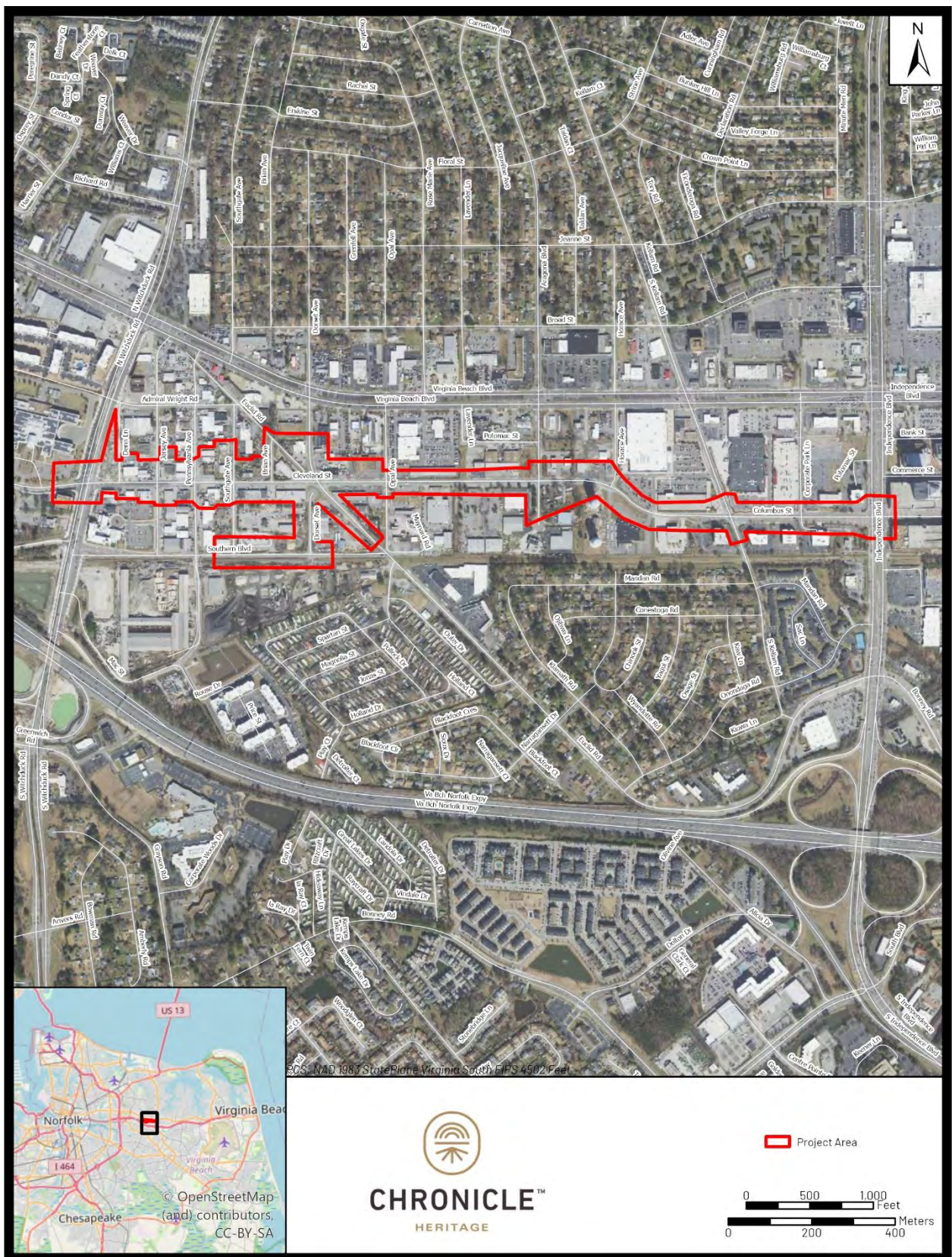


Figure 1.1-2: Project Area on Current Orthoimagery (ArcGIS Image Service 2023).

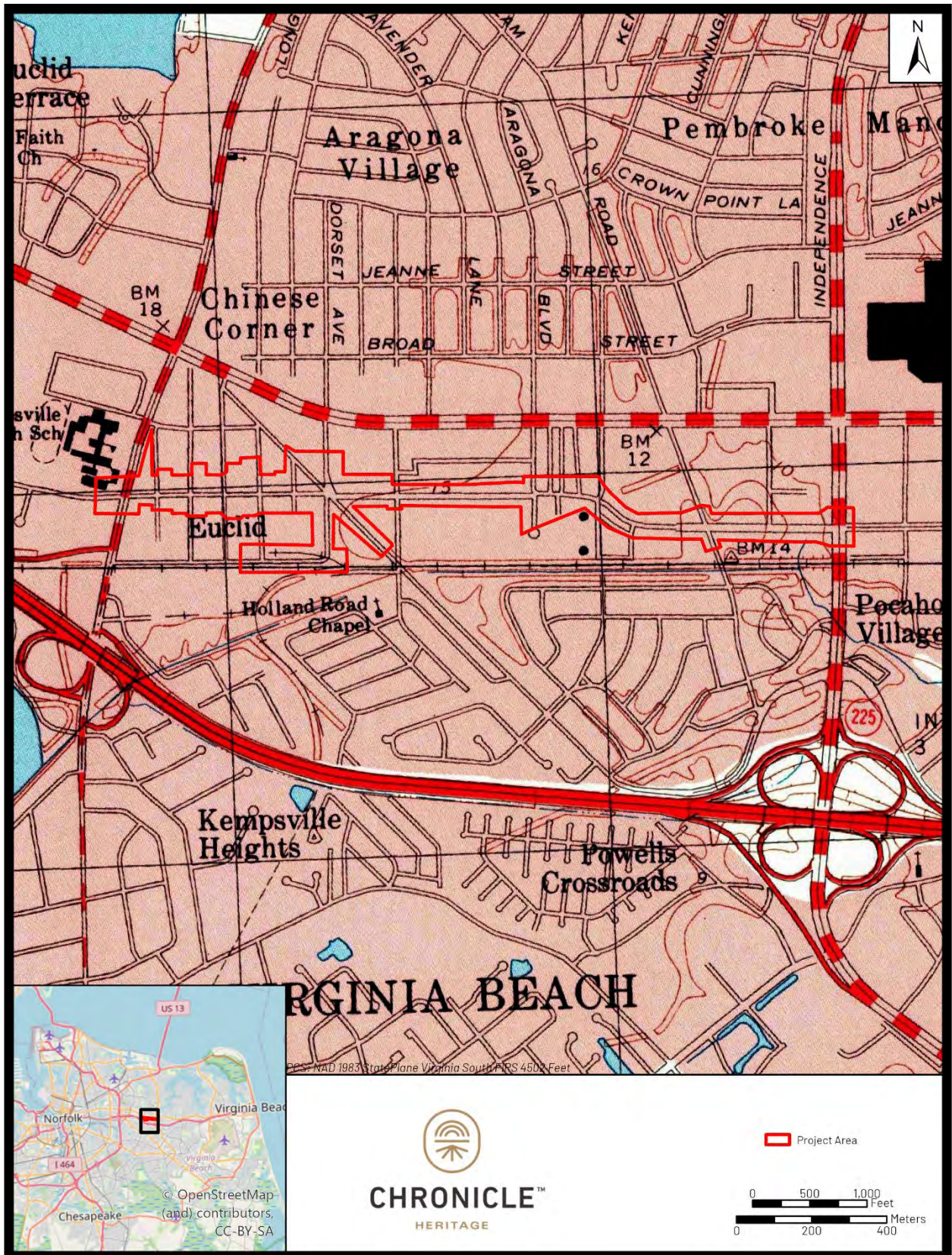


Figure 1.1-3: Project Area on the 1994 USGS 7.5-Minute Kempsville, Virginia, Topographic Quadrangle (USGS 2023).

2.0 HISTORIC AND ARCHITECTURAL CONTEXT

2.1 HISTORIC OVERVIEW

The current project area is in the City of Virginia Beach, roughly halfway between the city's original coastal location and Norfolk. The project area is within the Southern Coastal Plain geographic region of Virginia described by VDHR (VDHR 2017). This area is part of the Tidewater region and contains evidence of human settlement from Paleoindian times. The earliest European settlers in Virginia established their colony in this region at Jamestown in 1607. However, the project area for the Cleveland Street improvement project is characterized predominately by twentieth-century commercial and industrial development with many buildings dating to the mid-twentieth century. This development reflects the growth of the now heavily populated region during the mid-twentieth century, which is in part related to the area's connection to seaport industries and military facilities as well as the late-nineteenth-century establishment of Virginia Beach as a resort community.

A previously recorded resource in the APE that pre-dates the twentieth century development is the Norfolk and Virginia Beach Railroad (VDHR# 134-5145). The railroad line was laid through the area in 1883 to connect Norfolk with the oceanfront resort community of Virginia Beach. As the coastal community grew in popularity, the area around it grew as well. In 1916, the construction of Fort Story began at Cape Henry, north of the coastal community, and brought even more growth to the area. By the outbreak of World War I, Virginia Beach was large enough to justify the construction of a highway linking it to Norfolk. The highway, which was the first concrete road to Virginia Beach, was completed in 1921 (Mansfield 1989). Today it passes east-west immediately north of the project area.

In the 1920s, an agricultural depression led to a decrease in the rate of growth and prosperity prevalent in Virginia Beach. The Great Depression and a drought in the 1930s compounded the situation (Mansfield 1989). As a result, the area between Virginia Beach and Norfolk, including the project area, remained primarily agricultural through the mid-twentieth century. The agricultural character of the area is exemplified by topographical maps from 1907 and 1918, as well as a later aerial image from 1958 (Figures 2.2-1 through 2.2-3).

The period following World War II, however, represents a boom in the area's economy and size. An aerial image from 1963, the same year Virginia Beach was incorporated as an independent city, shows that while the project area was virtually unchanged from five years prior, the areas to the north and south were filled with post-war planned neighborhoods (Figure 2.2-4). A topographical map from 1968 further emphasizes the rapid growth and a map from 1971 shows the first segment of Cleveland Boulevard, the focus of the proposed road improvement project, between Witchduck Road, the western terminus of the project area, and Euclid Road (formerly Holland Swamp Road) (Figures 2.2-5 and 2.2-6). A majority of the resources surveyed as a part of this study are located on this segment of Cleveland Street and the intersecting north-south streets. In the later part of the 1970s or early 1980s, Cleveland Street was extended west to Horace Avenue where it continues as Columbus Street. Columbus Street was also constructed during this period and extends east to Independence Boulevard, the eastern terminus of the project area (see Figure 1.1-3).

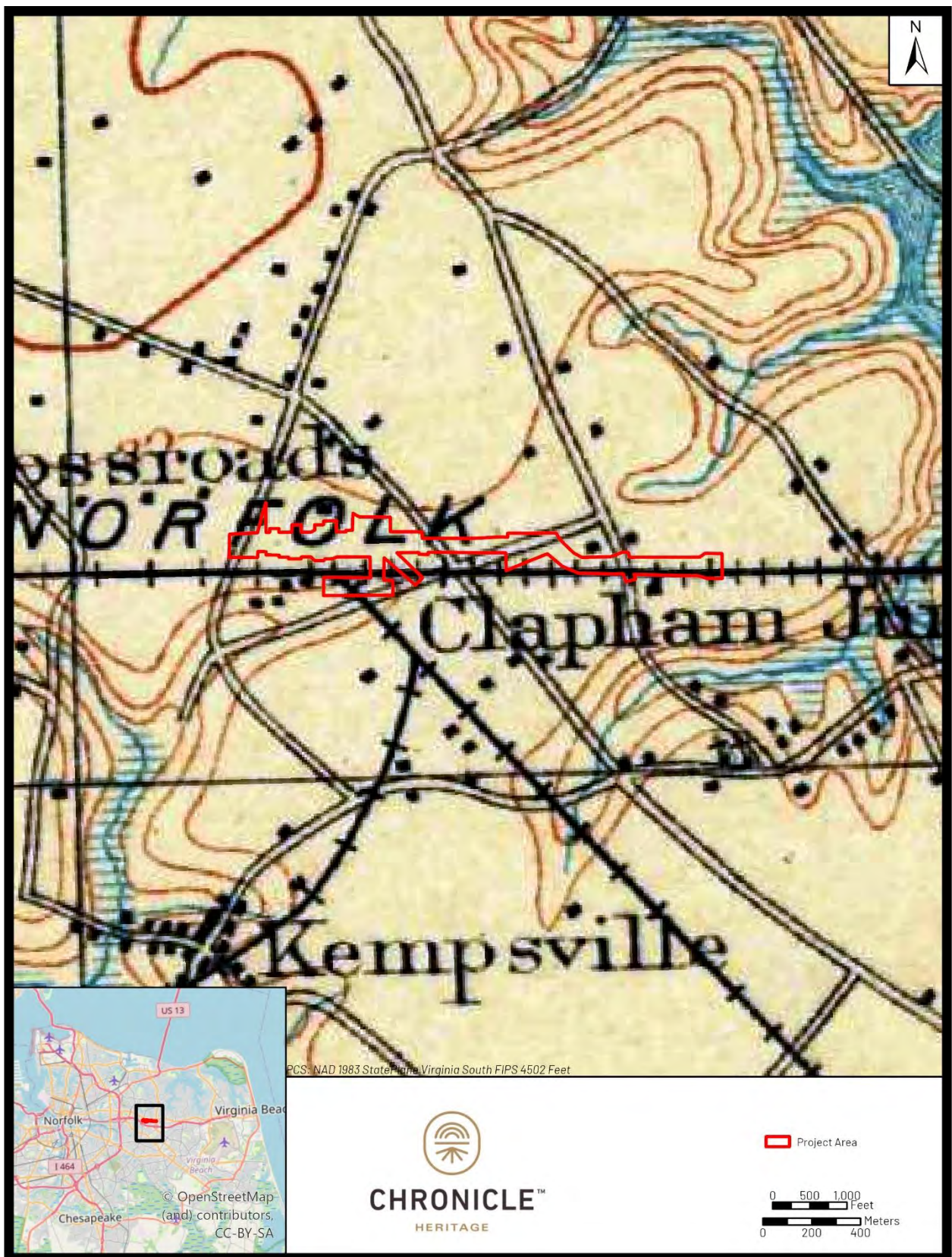


Figure 2.2-1: Project Area on Topographic Mapping from 1907 (USGS 2023).

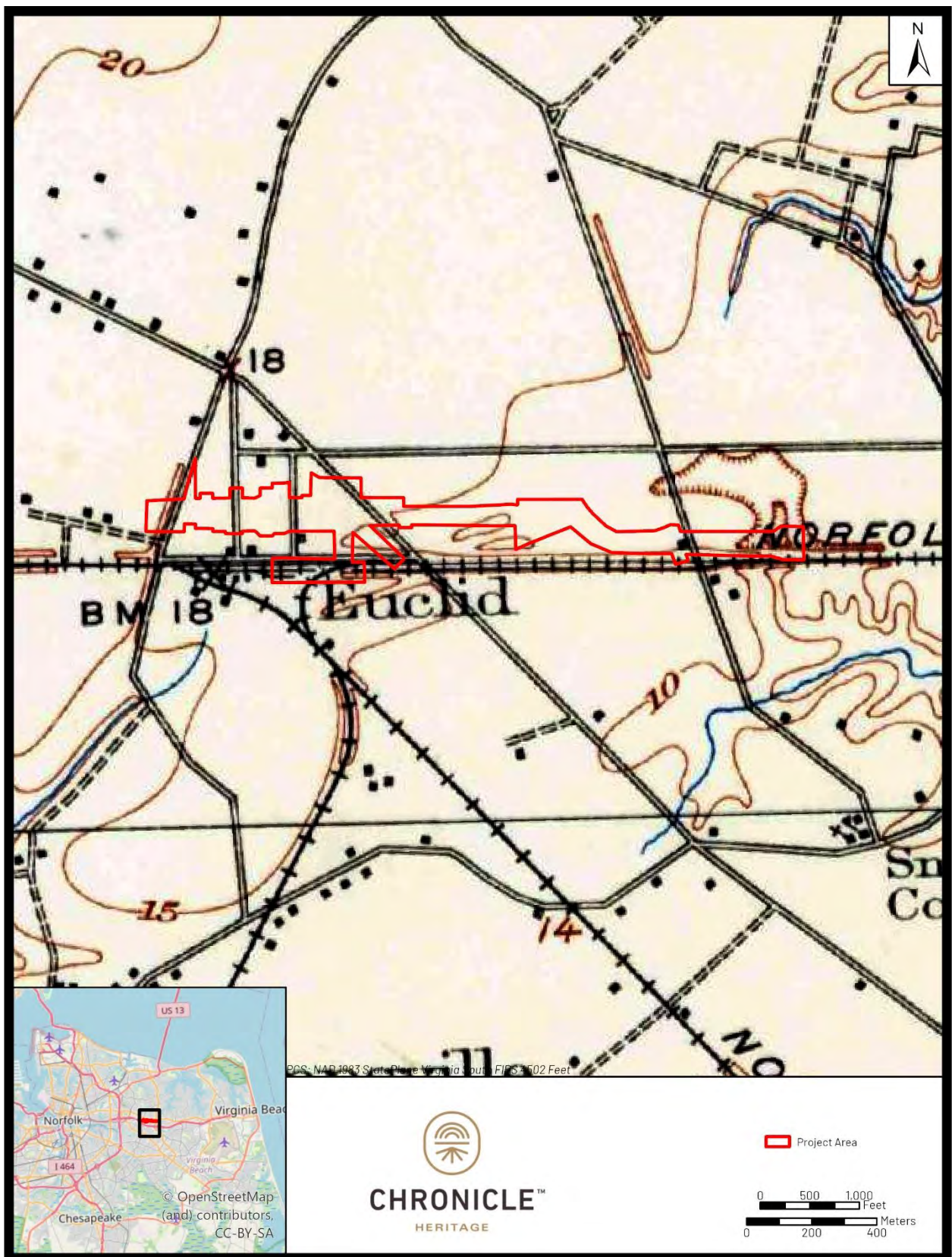


Figure 2.2-2: Project Area on Topographic Mapping from 1918 (USGS 2023).

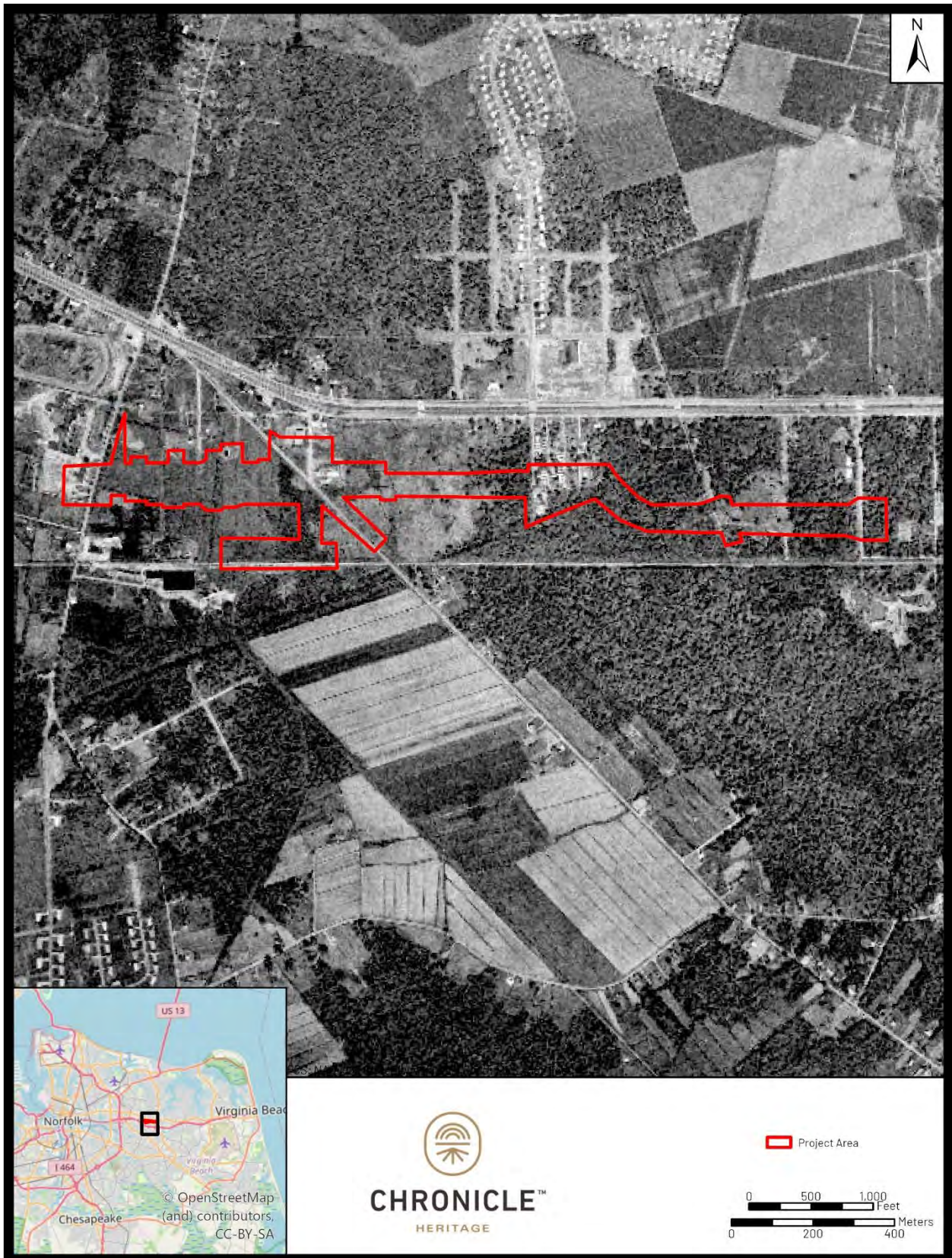


Figure 2.2-3: Project Area on a 1958 Aerial (Virginia Beach Historic Aerial Viewer).

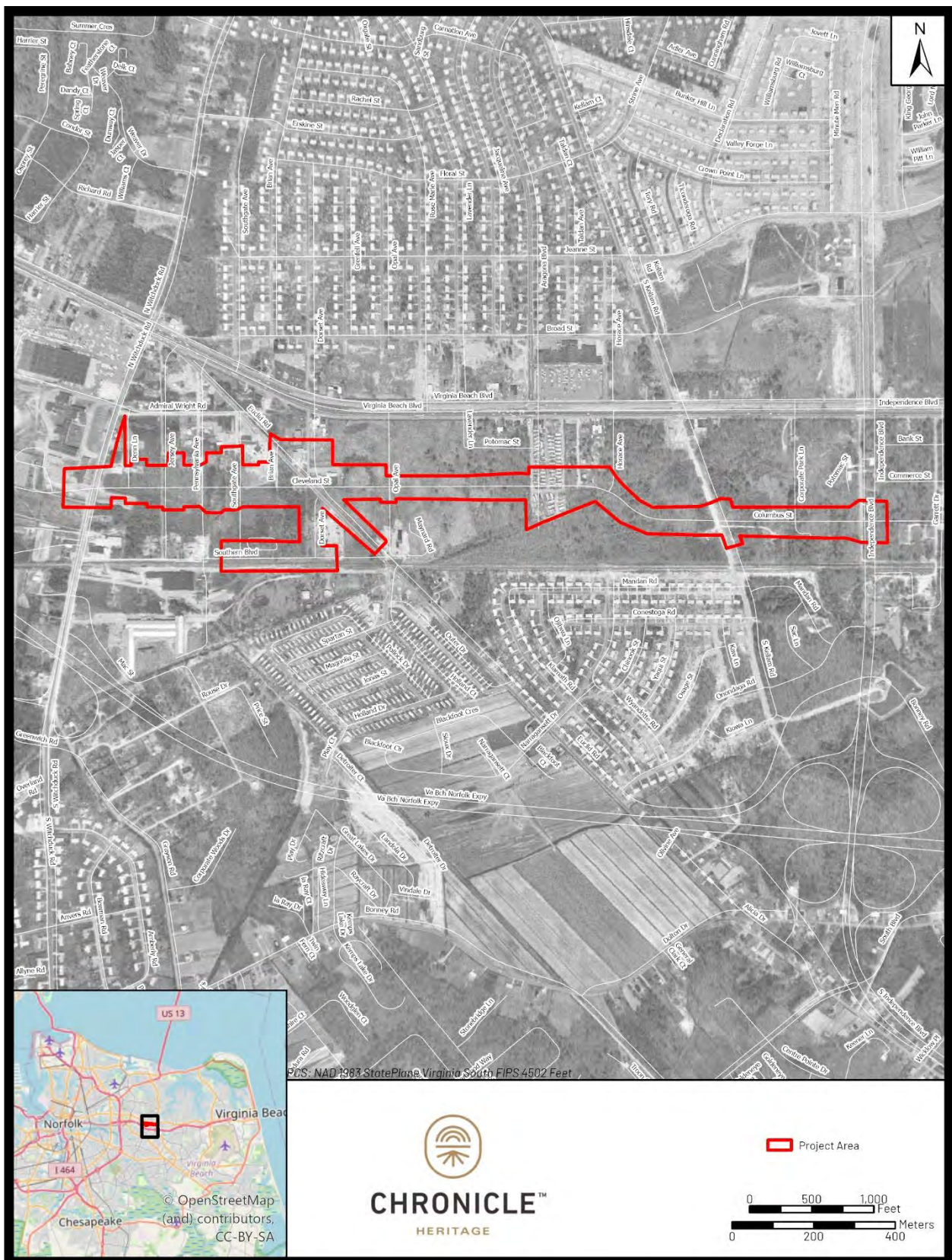


Figure 2.2-4: Project Area on a 1963 Aerial (USGS Earth Explorer 2023).

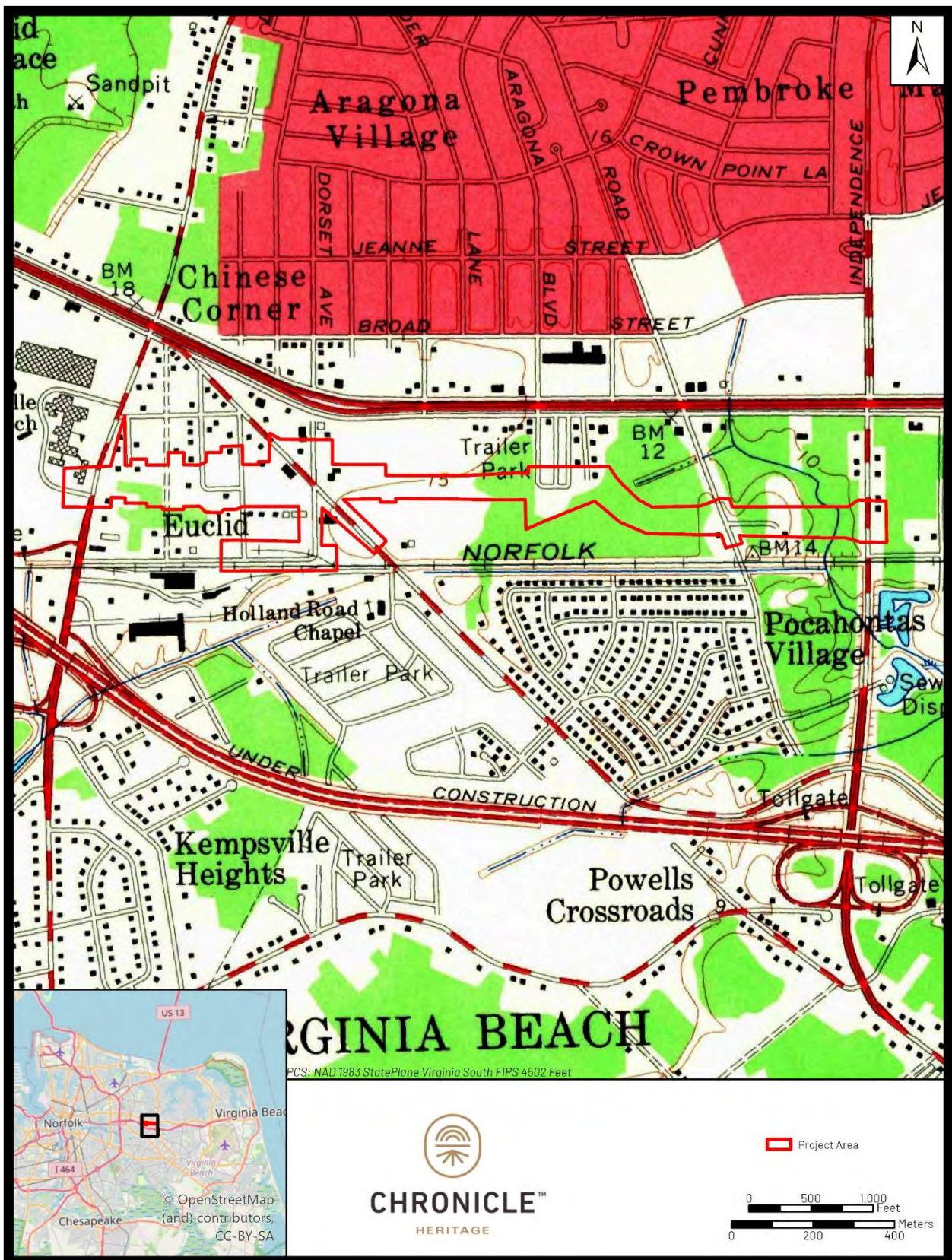


Figure 2.2-5: Project Area on Topographic Mapping from 1968 (USGS 2023).

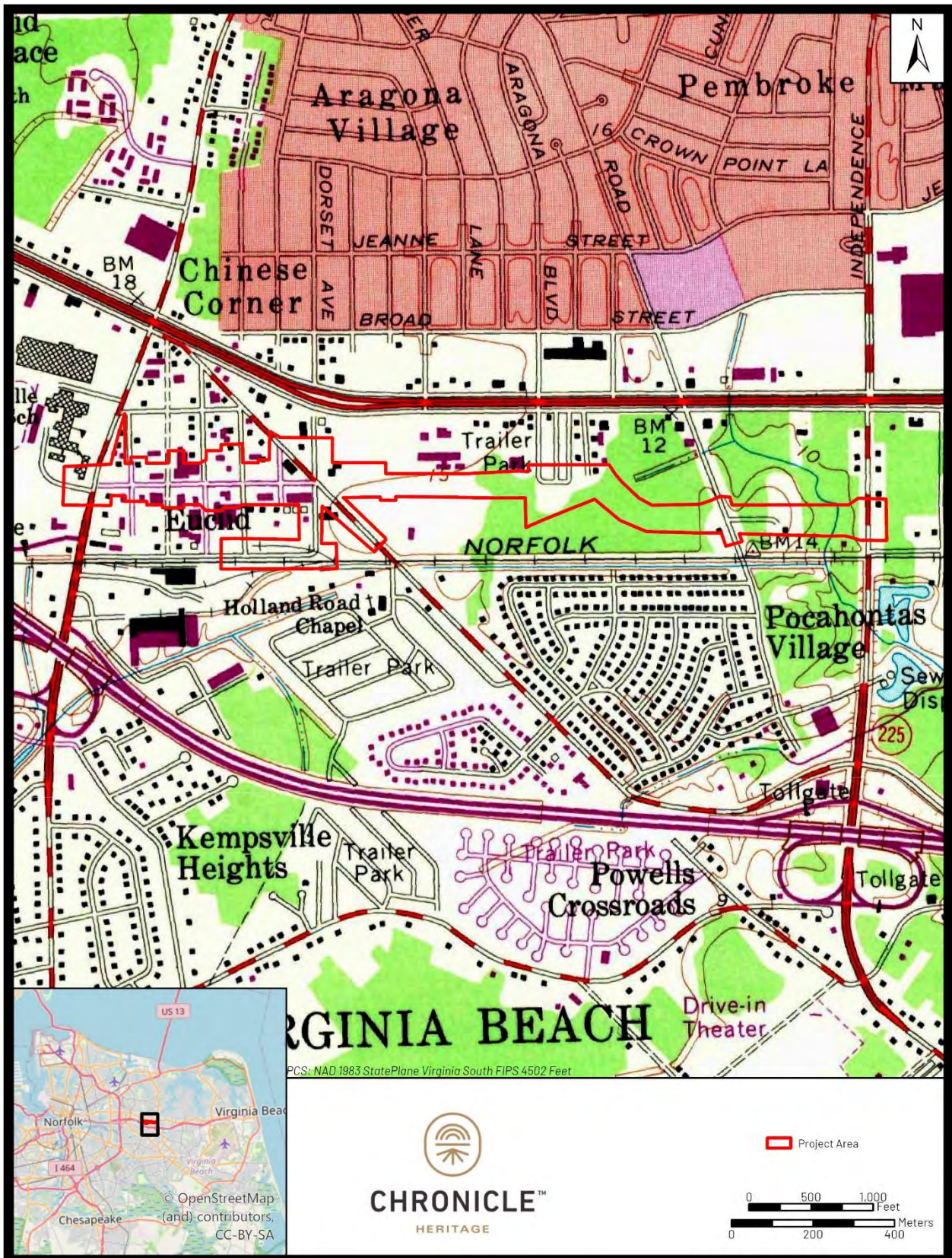


Figure 2.2-6: Project Area on Topographic Mapping from 1971 (USGS 2023).

Though additional buildings were constructed along the later stretches of Cleveland and Columbus Streets, the original segment and intersecting streets were nearly fully populated by the early 1980s and retain many of the same buildings today.

2.2 ARCHITECTURAL CONTEXT

The project spans a 1.2-mile commercial corridor along Cleveland and Columbus Streets between North Witchduck Road and South Independence Boulevard as well as various intersecting and parallel streets. Maps and aerial images from the twentieth century show the development of the area from a sparsely populated and predominately agricultural area along the Norfolk and Virginia Beach Railroad to the highly commercialized corridor that it is today.

The buildings in the project area date from the late 1950s through the current decade with 49 buildings that date to or predate 1978. Aside from a one-story, frame house in the APE that continues to be used as a residence, the buildings in the project area serve primarily commercial, industrial, and automobile-related functions and are simple in composition and construction. Unlike earlier nineteenth and twentieth-century buildings that display classical forms with a wood frame structure and a gabled roof, the majority of the buildings in the project area are constructed of concrete block, a relatively new material at the time, and have flat roofs. The simplest structures in the project area are steel-frame construction with metal panel siding, further emphasizing their industrial and utilitarian purpose. The buildings are either one story or double height further indicating their interior functions though one or two are two story or have a second story section or mezzanine to accommodate offices. They have simple rectangular or L-shaped footprints with some small additions that were added over time. Most are finished with brick veneer and some with stucco or a similar coating.

Many of the commercial buildings are on Cleveland Street and reflect popular architectural trends of the 1960s through 1980s with linear forms and details, mansard-like awnings with asphalt shingles, and deep pilasters that bookend the façades and divide them into separate storefronts. All the windows are simple, mostly single pane with fixed sashes, that serve as storefront windows or mirror their utilitarian function. Some of the single-pane windows have faux muntins. Other buildings have multi-pane industrial windows or metal bars that provide security. Nearly every building has one or more garage door. The garage doors are often located on façades, indicating automobile or industrial functions that require easy movement of automobiles or large equipment into service garages, workshops, or warehouse space. Such buildings often have additional garage doors on secondary elevations. Other buildings only have garage doors on secondary elevations. Most of these buildings appear to serve commercial functions with the rear garages providing a space for unloading goods, while others appear to combine a front office with a rear workspace or warehouse.

The majority of buildings in the project area retain their original configuration and overall appearance, though some have been altered by filling door and garage openings, adding small additions, or replacing windows. In a few cases, the exterior of a building has been modernized with new materials.

3.0 RESULTS OF THE ARCHITECTURAL SURVEY

3.1 METHODS

3.1.1 Background Research

Prior to conducting architectural fieldwork, background research for the current project was conducted using material from VDHR in Richmond to gather information on previously recorded architectural resources in the APE. Preliminary research using online aerial and street view imagery and the City of Virginia Beach online tax information was used to identify unrecorded resources known, or appearing, to be more than 45 years old (1978 or earlier).

3.1.2 Architectural Field Methods and Evaluation

Fieldwork for the architectural investigation was conducted by vehicle and on foot. The purpose of the study was twofold: 1) to provide specific information on the location, nature, and significance of resources more than 45 years old in the APE; and 2) to identify resources that appear eligible or potentially eligible for the NRHP. Each resource was recorded and photographed. V-CRIS documentation was prepared for newly recorded resources and updated as needed for previously recorded resources.

Architectural resources are assessed against the NRHP criteria for integrity and significance to determine eligibility. The NRHP criteria require that the quality of significance in American history, architecture, culture, and archaeology should be present in buildings, structures, objects, sites, or districts that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that the buildings, structures, objects, sites, or districts:

- A. are associated with events that have made a significant contribution to the broad patterns of our history;
- B. are associated with the lives of persons significant in our past;
- C. embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. or have yielded, or may be likely to yield, information important in prehistory or history (National Park Service 1995).

3.2 PREVIOUSLY RECORDED ARCHITECTURAL RESOURCES

Eight resources previously recorded in the APE include a sculpture, a segment of the Norfolk and Virginia Beach Railroad, a former school, commercial buildings, offices, and warehouses (VDHR#s 134-0976, 134-5052, 134-5145, 134-5321, 134-5323, 134-5324, 134-5326, 134-5328) (Figures 3.2-1 and 3.2-2). All the resources except for two were previously determined not eligible for the NRHP and appear to remain so (Table 3.2-1). The Norfolk and Virginia Beach Railroad (VDHR# 134-5145), including within the current APE, was determined eligible for the NRHP in 2008, and this report recommends that it remain eligible. The Princess Anne Training School (VDHR# 134-5052) was determined potentially eligible for the NRHP in 2005 but has since been destroyed. Complete updated photographs and V-CRIS forms are in Appendix A.

Table 3.2-1: Summary of Previously Recorded Architectural Resources in the APE.

VDHR #	Resource Name, Location	Date	Previous NRHP Determination or Status	Recommended NRHP Eligibility
134-0976	<i>Tunnel Vision</i> , 5101 Cleveland St.	1987	Not Evaluated	Not Eligible
134-5052	Princess Anne Training School/Union Kempsville High School	1937	Previously Potentially Eligible (2005); No Longer Extant	n/a
134-5145	Norfolk and Virginia Beach Railroad	1883	Determined Eligible (2008)	Eligible
134-5321	Warehouse, 120-128 Dorset Ave.	1965	Determined Not Eligible (2015)	Not Eligible
134-5323	Commercial Building, 4985 Euclid Rd.	1965	Determined Not Eligible (2015)	Not Eligible
134-5324	Commercial Complex, 4920 Southern Blvd.	1959	Determined Not Eligible (2015)	Not Eligible
134-5326	Office and Machine Shed, 4999 Euclid Rd.	ca. 1990, 2014	Determined Not Eligible (2015)	Not Eligible
134-5328	Commercial Building, 152 North Witchduck Rd.	ca. 1965	Determined Not Eligible (2015)	Not Eligible

3.2.1 Individual Previously Recorded Resource Descriptions and Recommendations

VDHR RESOURCE NUMBER: 134-0976

RESOURCE NAME/TYPE: *Tunnel Vision*, 5101 Cleveland Street

DATE: 1987

DESCRIPTION: The sculpture is located in a landscaped area shaded by pine trees within a parking lot associated with a 1985 office building to its east. Created by Virginia Beach sculptor Matthew Fine, *Tunnel Vision* is formed from a single rough-cut block of marble that is roughly 15 inches tall, 8 inches deep, and 3 feet long. Two horizontal “tunnels” are carved into the block. One tunnel passes through the block near one end while the second enters at the opposite end and passes longways until it meets the first tunnel. Part of the block is broken away, exposing the first half of the longer tunnel. The sculpture rests on a wooden plain supported by two wide, flat stones that are arranged perpendicular to one another mirroring the tunnels above.

RECOMMENDATIONS: The sculpture retains integrity of location, setting, design, materials, workmanship, feeling, and association due its unchanged state and its similarity in material and expression with other works by Matthew Fine. However, despite being created by a well-known Virginia sculptor, the piece is not yet 50 years old and does not represent the work of a master sculptor or possess high artistic value and is not known to have any outstanding historical associations. It does not have the ability to yield data for research purposes. The sculpture is recommended as not eligible for the NRHP under Criteria A, B, C, or D or Criteria Consideration G.

VDHR RESOURCE NUMBER: 134-5145

RESOURCE NAME/TYPE: Norfolk and Virginia Beach Railroad

DATE: 1883

DESCRIPTION: A roughly 900-foot segment of railroad spans east-west through the project area, just south of Southern Boulevard. The segment is roughly bound by Mac Street on the east

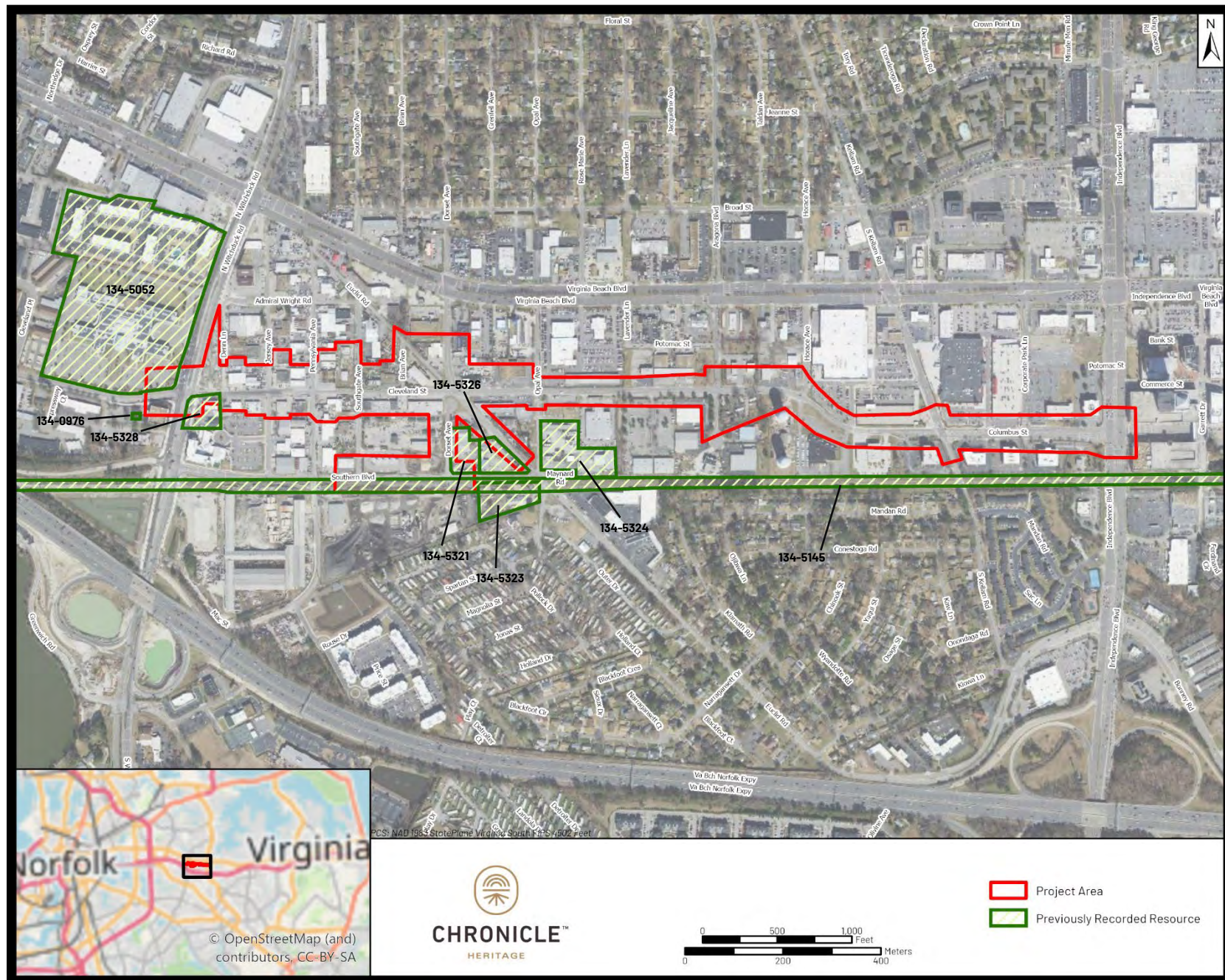


Figure 3.2-1: Location of Previously Recorded Architectural Resources (ArcGIS Image Service 2023).



View of Norfolk and Virginia Beach Railroad (VDHR# 134-5145) Looking West



View of Commercial Building/Office (VDHR# 134-5323) Looking West

Figure 3.2-2: Examples of Previously Recorded Resources.

and Euclid Road on the west. The vicinity of the railroad segment within the project area is characterized by mid-nineteenth-century and modern industrial, commercial, and municipal development.

The railroad segment within the project area retains railroad tracks and ties, but the ties are partially overgrown with mowed grass in some places and with grass and gravel in other places. The rails appear to remain under the asphalt paving of Mac Street and Euclid Road, which flank the portion of the railroad within the project area. The beginning of a rail spur that served an industrial facility on the south side of the railroad tracks remains as well.

RECOMMENDATIONS: In 2008, VDHR staff determined the Norfolk and Virginia Beach Railroad eligible for listing in the NRHP under Criterion A. At the time, the railroad line was described as retaining the rail bed, wood ties, and metal rails and being overgrown in some places. The railroad segment surveyed as a part of this study also retains those elements and is similarly covered by grass and/or gravel in areas but remains easily distinguishable. The segment was also surveyed as part of a larger segment in 2015, and it was recommended that the resource retain its previous status as eligible for the NRHP. As the segment within the project area remains unchanged since the earlier surveys, Chronicle Heritage recommends no changes to its current status as eligible for the NRHP under Criterion A.

VDHR RESOURCE NUMBER: 134-5321

RESOURCE NAME/TYPE: Warehouse, 120-128 Dorset Avenue

DATE: 1965

DESCRIPTION: Two buildings face west to Dorset Avenue in a primarily commercial and industrial area. They are set in the northwest corner of a large parcel, and a shed-roofed addition to the south building serves as a connector between them. The north building abuts the parcel line, and there is only a sliver of space between it and the adjacent 1965 building. A concrete parking area spans the façades of the buildings, and a chain-link fence encompasses a large gravel area south and east of the buildings. Shipping containers line the interior of the fence on the south and west.

Both buildings have a steel frame, front-gabled roof, concrete slab foundation, and rectangular footprint. The north building (128 Dorset Avenue) is not as wide as the south building (120 Dorset Avenue), though both are the same depth. The north building also has a more steeply pitched roof with a roughly 30-degree slope, while the roof of the south building has a very gentle slope that extends over the center addition. The buildings are clad with metal paneling. The façade of the north building has a centered large garage door flanked on the south by a metal door with a single-pane light in the upper half. The façade of the south building contains three garage doors—one on the addition, one at the center of the original façade, and one to the south. There is a metal entry door between each garage. A small, frame lean-to rests against the south elevation and there are two HVAC units that service the building. The east elevations are partially obscured but appear to mirror the facades. The property record indicates the interior of the north building is undivided, while the interior of the south building is divided into five spaces that range from 760 square feet to 3,000 square feet.

RECOMMENDATIONS: The buildings retain integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal exterior alteration and continuity with the surrounding area. The buildings, however, do not convey distinctive characteristics of a type,

period, or method of construction and have no known historic associations. They do not appear to have the ability to yield data for research purposes. The architectural resources are recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-5323

RESOURCE NAME/TYPE: Commercial Building, 4985 Euclid Road

DATE: 1965

DESCRIPTION: The building faces east to Holland Drive, just south of where the road splits from Euclid Road. The building stands near the east end of its parcel and is set back roughly 100 feet from Holland Drive. An asphalt parking area spans the façade and gives way to a gravel area that wraps the north and west elevations and is used as a work yard. A grassy area partially spans the south elevation, and a deep ditch separates the building from County View Trailer Park (VDHR# 134-5302) on the south. On the north and west, the parcel is bordered by commercial and industrial development, including a segment of the Norfolk and Virginia Beach Railroad (VDHR# 134-5145).

The one-story, steel frame building has a front-gabled roof, a concrete slab foundation, and a rectangular footprint. The building consists of two sections, a front office section and a rear warehouse/workshop. The gabled roof of the office section slopes significantly beyond the north and south elevations of the building and acts as a carport on the south and a porch or covered walkway on the north. Both sheltered elevations are clad with metal panels and have horizontal-pane windows and an entry door. The façade of this section is divided into six sections that alternate between sections of brick veneer and horizontal-pane windows in columns of vertical wood or metal siding. The north bay contains a recessed entrance with a glass entry door flanked by large single-pane fixed-sash windows below a gabled fabric awning. The north corner of the recess is supported by a steel column that tapers toward its base.

The rear section of the building is taller than the office section. It is clad with metal panels and has two large garage doors on its north elevation, one on its west elevation, and one on its south elevation. A pedestrian entry door flanks the west garage door.

The property record indicates the interior of the building is divided into front and rear spaces.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continuity with the surrounding commercial and industrial area. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-5324

RESOURCE NAME/TYPE: Commercial Complex, 4920 Southern Boulevard

DATE: 1959

DESCRIPTION: The gas station stands on the northeast corner of Opal Avenue, Euclid Road, and Southern Boulevard in a primarily commercial and industrial area. Aside from the gas station, the parcel contains two groups of storage silos, two office buildings, two warehouses,

and multiple canopies. The buildings and structures are surrounded by asphalt and concrete parking lots.

According to property records, the earliest building was constructed in 1959. A 1963 aerial photograph shows an extant building as well as one that is no longer extant to its north. The area around the complex was undeveloped with only the diagonal path of Euclid Road and the east-west path of the Norfolk and Virginia Beach Railroad (VDHR# 134-5145). Over the next two decades, Opal Avenue and Southern Boulevard were laid west of the complex and additional businesses were established. By 1982, the surrounding farmland and wooded areas were almost entirely replaced by commercial and residential properties.

The 1959 office stands near the center of the complex and consists of a linear, flat-roofed, masonry, one-story section (south) that may be an addition and/or expanded over time and a wood frame, gabled, two-story section (north) with a roughly square footprint. Together, the sections form an upside down “T”. Both sections are finished with stucco, have concrete slab foundations, and are lit by single-pane fixed-sash windows. The gabled elevations (north and south) of the two-story section rise to form parapets and a raised section follows the peak of the roof from one end to the other. A bay projects from the west elevation and contains the name of the business in raised letters below a ribbon of three windows and an entry door exists on the north side of the bay.

The one-story section faces south to an extension of Southern Boulevard. The asymmetrical elevation has three bays. The center and east bays are wider than the west bay and the center bay projects from the elevation and is flanked by stuccoed Tuscan pilasters. It contains a recessed entry door at the east end of the bay. The glass entry door is flanked by full-height, single-pane sidelights. The east bay contains a window sheltered by a boxy, stuccoed projection/awning with curved bracket-like supports. The west elevation is sheltered by a ca. 2005 large, detached canopy supported by metal columns. The canopy is taller than the one-story section and shelters gas pumps. The west elevation contains two small single-pane windows and a larger window with a projection/awning like on the south elevation. A stucco band spans the south and west elevations just below the roofline. A shed-roofed utility closet spans the north elevation west of the two-story section and a 1999 picnic shelter stands in the crook east of the two-story section.

Just east of the one-story section is a 1999 modular office building that faces south. The frame building is one story with a gently sloped side-gabled roof, vinyl siding, and a rectangular footprint. At the east end of the south elevation is an entry door with a small light in the top half. The door is accessed by a long ramp that spans the elevation. Five one-over-one, double-hung sash windows span the elevation west of the door.

Northwest of the primary building are three 1990 storage tanks and a 1990 gabled canopy that shelters equipment for filling fuel tanker trucks. To the northeast are groups of additional storage tanks that date to 1990, 2000, and 2019. A 1990 gabled canopy stands between the rows and a 2000 canopy stands to the west.

North of the storage tanks is a 1985 office/warehouse that faces west. The one-story, masonry building has a flat roof, a pebbled exterior, a concrete slab foundation, and a linear footprint that

is oriented east-west. A section at the east end of the building projects north and has a garage bay on its west elevation. The symmetrical façade contains a centered entry door flanked by single-pane fixed-sash windows and sheltered by a steeply pitched full-width roof with asphalt shingles and supported by square columns. A sign with the business name “PAPCO” is inset in the forward edge of the awning. The north and south elevations are spanned by entry doors with sloped cloth awnings and by small windows.

East of the primary building is a 1999 steel-frame warehouse with a gently sloped gabled roof, a concrete slab foundation, and a T-shaped plan created by a 2019 addition that extends from the west elevation. The warehouse is clad with metal and there is a loading well for trucks in the north crook of the main warehouse and addition and a garage bay in the south crook. Additional pedestrian and garage doors provide access to the building.

RECOMMENDATIONS: The gas station and associated resources retain integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal alteration and continuity with the surrounding commercial and industrial area. The resources, however, do not convey distinctive characteristics of a type, period, or method of construction and have no known historic associations. They do not appear to have the ability to yield data for research purposes. The resources are recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-5326

RESOURCE NAME/TYPE: Office and Machine Shed, 128 Dorset Avenue

DATE: ca. 1990 and 2014

DESCRIPTION: The buildings face east to Euclid Road in a primarily commercial and industrial area. Both are in the southwest corner with the industrial building to the south and a modular office to the north. North and east of the buildings is a gravel parking lot/work area scattered with various types of trailer beds and cargo trailers. A chain-link fence surrounds the gravel area and the buildings, and the parcel is accessed from Euclid Road by a gravel driveway at the north end.

The ca. 1990 modular office has a slightly side-gabled roof and is clad with metal panels. The façade contains an off-center entry door flanked by two two-over-two double-hung sash windows on each side. The entry door is accessed by a small porch and sheltered by a sloped awning. There are two entry doors and sliding windows on the west elevation.

The 2014 one-story, steel-frame building has a side-gabled roof, a concrete slab foundation, and a rectangular footprint. It is clad with metal panels and its façade is spanned by three large garage doors. There is a pedestrian entrance on the north elevation and both the south and west elevations are blind.

A ca. 2010 metal carport stands near the southeast corner of the parcel.

RECOMMENDATIONS: The buildings retain integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continuity with the surrounding commercial and industrial area. The buildings, however, which are not yet 50 years old, do not convey distinctive characteristics of a type, period, or method of construction and have no known historic associations. They do not appear to have the ability to

yield data for research purposes. The architectural resources are recommended as not eligible for the NRHP under Criteria A, B, C, or D or Criteria Consideration G.

VDHR RESOURCE NUMBER: 134-5328

RESOURCE NAME/TYPE: Commercial Building, 152 Witch Duck Road

DATE: ca. 1965

DESCRIPTION: The resource is located on the southeast corner of Witchduck Road and Cleveland Street in a primarily commercial and industrial area. It includes two buildings—a ca. 1965 building near the north parcel line and Cleveland Street and a ca. 1985 building in the southeast corner of the parcel. The buildings are surrounded by asphalt and concrete parking areas and grass separates the paved areas from sidewalks along Witchduck Road. Since the ca. 1960 building was constructed, Witchduck Road has been widened from a modest two-lane road to a six-lane road with additional turn lanes at the intersection with Cleveland Street. Surrounding development includes other commercial/industrial buildings from the 1960s, 1970s, and 1980s through a 2009 high school and a 2018 housing development.

The ca. 1965 building was renovated and converted from a service garage to a commercial space in 2017. It is a one-story, concrete block building that faces north to Cleveland Street and has a flat roof, stuccoed exterior, concrete slab foundation, and a rectangular footprint. Prior to renovation the façade contained four garage doors, an office bay with an entry door and three-part window, and a secondary entry door flanked by a two-over-two storefront window. The current façade contains six roughly equal bays. From east to west, the first and third bays contain large windows divided by faux-muntins to create a three-by-two pane grid small upper panes and large lower panes. The fifth bay contains an entrance that repeats the window arrangement but extends to the floor plain and has a glass door in the west column. The remaining bays are blind and the business name, “Price’s Transmission”, is in raised letters in the sixth bay. The four-bay west elevation contains two large windows that extend to the floor plain and have a three-by-four pane grid of faux-muntins made to resemble a garage door in the north bays. The south bays contain a replacement garage door that reflects the windows except for an additional row of panels at the base and a glass entry door. The windows and garage door fill original garage openings and the door (original placement) was once flanked by a single-pane window. A shed-roofed addition on the south elevation was removed and now contains two garage doors or windows like those on the façade and west elevation. The east elevation contains a centered metal garage door that is not original.

The ca. 1985 building was also renovated in 2017. It is a two-story, frame building that faces west to Witchduck Road and has a front-gabled roof, stuccoed exterior, concrete slab foundation, and a rectangular footprint. The renovation replaced a hip-roofed porch with a suspended flat roof, linear single-pane windows with windows divided into a three-by-two pane grid by faux-muntins, and two garage doors on the south elevation with larger doors. The current façade contains a centered double-leaf glass entry door with a window to the north. The door and window are sheltered by the partial-width porch roof. Above are four evenly spaced windows and the business name is in raised letters in the gable. The north elevation contains two large garage doors at the east end, an entry door with a suspended awning, two windows on the upper elevation, and an added window at the lower west corner of the building. The property record

indicates the interior of the building is divided into a two-story office at the front and a double-height service garage at the rear.

RECOMMENDATIONS: The buildings retain integrity of location but have lost integrity of setting, design, materials, and workmanship due to the expansion of Witchduck Road as a major thoroughfare and extensive alterations. They retain integrity of feeling and association due to being used for their original purpose and designing the replacement windows to reflect 1960s commercial garage doors. The buildings, however, do not convey distinctive characteristics of a type, period, or method of construction and have no known historic associations. They do not appear to have the ability to yield data for research purposes. The architectural resources are recommended as not eligible for the NRHP under Criteria A, B, C, or D.

3.3 NEWLY RECORDED ARCHITECTURAL RESOURCES

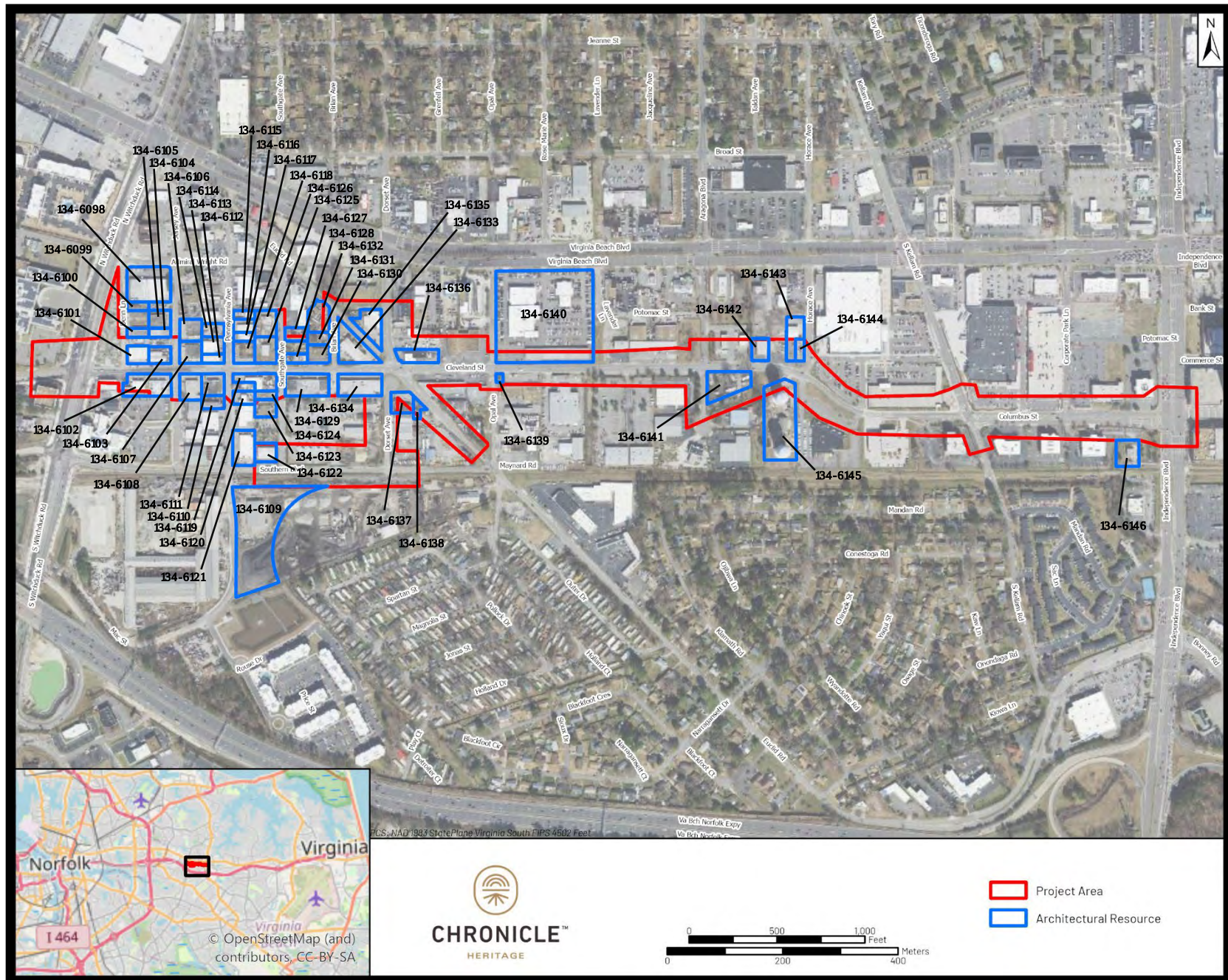
Forty-nine above-ground architectural resources were newly recorded in the APE as a result of the architectural survey. The newly recorded resources are recorded in V-CRIS as VDHR#s 134-6098 through 134-6146 (Table 3.3-1 and Figure 3.3-1). Figure 3.3-2 presents examples of the resources. Appendix A contains V-CRIS forms for the newly recorded architectural resources, sketch maps illustrating key features, and a complete set of representative photographs. The newly recorded architectural resources are described in detail below. All are recommended not eligible for listing in the NRHP.

The newly recorded architectural resources in the APE date from 1955 to 1978 and primarily include commercial buildings, auto garages or repair shops, and warehouses. Two resources were constructed as dwellings, one of which is currently used as an office. Most of the buildings are utilitarian in nature and constructed of concrete block or steel framing with flat or gently sloped gable roofs, concrete slab foundations, brick veneer façades.

Table 3.3-1: Summary of Newly Recorded Architectural Resources in the APE.

VDHR #	Resource Type, Location	Date	Recommended NRHP Eligibility
134-6098	Commercial Building, 5045 Admiral Wright Road	1975	Not Eligible
134-6099	House, 248 Denn Lane	1959	Not Eligible
134-6100	Commercial Building, 250 Denn Lane	1978	Not Eligible
134-6101	Commercial Building, 5048 Cleveland Street	1973	Not Eligible
134-6102	Commercial Buildings and Warehouse, 5043-5053 Cleveland Street	1969	Not Eligible
134-6103	Commercial Building, 5044 Cleveland Street	1970	Not Eligible
134-6104	Commercial Building, 213 Jersey Avenue	1977	Not Eligible
134-6105	Commercial Building, 217-221 Jersey Avenue	1970	Not Eligible
134-6106	Commercial Building, 210 Jersey Avenue	1974	Not Eligible
134-6107	Commercial Building, 5030 Cleveland Street	1969	Not Eligible
134-6108	Commercial Building, 5033 Cleveland Street	1969	Not Eligible
134-6109	Warehouse, 5025 Southern Boulevard	1977	Not Eligible
134-6110	Commercial Building, 129 Pennsylvania Avenue	1970	Not Eligible
134-6111	Commercial Building, 5029 Cleveland Street	1964	Not Eligible

134-6112	Commercial Building, 205 Pennsylvania Avenue	1964	Not Eligible
134-6113	Auto Garage, 207 Pennsylvania Avenue	1966	Not Eligible
134-6114	Office Building (former dwelling), 213 Pennsylvania Avenue	ca. 1965	Not Eligible
134-6115	Commercial Building, 220 Pennsylvania Avenue	1978	Not Eligible
134-6116	Commercial Building, 218 Pennsylvania Avenue	1973	Not Eligible
134-6117	Commercial Building, 214 Pennsylvania Avenue	1967	Not Eligible
134-6118	Commercial Building, 5018 Cleveland Street	1971	Not Eligible
134-6119	Commercial Building, 5017 Cleveland Street	1963	Not Eligible
134-6120	Commercial Building, 116-132 Pennsylvania Avenue	1968	Not Eligible
134-6121	Commercial Building, 100-108 Pennsylvania Avenue	1978	Not Eligible
134-6122	Auto Garage, 5024 Southern Boulevard	1974	Not Eligible
134-6123	Commercial Building, 125 Southgate Avenue	1966	Not Eligible
134-6124	Commercial Building, 129 Southgate Avenue	1969	Not Eligible
134-6125	Warehouse, 205 Southgate Avenue	1960	Not Eligible
134-6126	Commercial Building, 221 Southgate Avenue	1960	Not Eligible
134-6127	Commercial Building, 212 Southgate Avenue	1968	Not Eligible
134-6128	Commercial Building, 5008 Cleveland Street	1977	Not Eligible
134-6129	Commercial Building, 4999 Cleveland Street	1967	Not Eligible
134-6130	Commercial Building, 211 Brian Avenue	1977	Not Eligible
134-6131	Commercial Building, 209 Brian Avenue	1961	Not Eligible
134-6132	Commercial Building, 5035 Euclid Road	1960	Not Eligible
134-6133	Warehouse, 5025 Euclid Road	1965	Not Eligible
134-6134	Commercial Building, 4997 Cleveland Street	1969	Not Eligible
134-6135	Auto Garage, 5018 Euclid Road	1955	Not Eligible
134-6136	Auto Garage, 200 Dorset Avenue	1957	Not Eligible
134-6137	Commercial Building, 5005 Euclid Road	1965	Not Eligible
134-6138	Commercial Building, 4999 Euclid Road	1965	Not Eligible
134-6139	Utility Building, 160 Opal Avenue	1975	Not Eligible
134-6140	Automobile Dealership, 4949 Virginia Beach Boulevard	1970	Not Eligible
134-6141	Mobile Home Park, 4873 Cleveland Street	ca. 1960	Not Eligible
134-6142	Warehouse, 4856 Cleveland Street	1973	Not Eligible
134-6143	Commercial Building, 4843 Potomac Street	1966	Not Eligible
134-6144	Office Building, 201 Horace Avenue	1976	Not Eligible
134-6145	Water Towers, 4841 Cleveland Street	1977	Not Eligible
134-6146	Utility Building, 101 Independence Boulevard	1975	Not Eligible





View of Commercial Building and Warehouse (VDHR# 134-6102) Looking Southeast



View of Commercial Building (VDHR# 134-6129) Looking Southwest

Figure 3.3-2: Examples of Newly Recorded Resources.

3.3.1 Individual Newly Recorded Resource Descriptions and Recommendations

VDHR RESOURCE NUMBER: 134-6098

RESOURCE NAME/TYPE: Commercial Building, 5045 Admiral Wright Road

DATE: 1975

DESCRIPTION: The building faces north to Admiral Wright Road and is bordered on the east and west by Jersey Avenue and Denn Lane, respectively, in a primarily commercial and industrial area. A six-lane-with-median section of Witchduck Road passes west of Denn Lane and early twenty-first-century development dominates the area west of the road. An asphalt parking lot spans the north side of the building, and a narrow concrete parking area spans the west side of the building. The east side contains a garage bay and a wooden fence around a work area. The south side of the building is partially encompassed by a chain-link fence.

The one-story, roughly 25,000 square-foot, pre-engineered steel building has a flat roof and a concrete slab foundation. The building has a rectangular footprint except that the southeast and southwest corners are inset to accommodate garage bays on each side. The symmetrical façade is finished with painted brick veneer and contains nine storefronts, each with a single-leaf glass entry door flanked by textured concrete block pilasters. Flanking the center entry door and pilasters are pairs of tall narrow windows. Additional windows, paired and individual, light the remainder of the façade and a deep, boxy metal cornice spans above the apertures.

Though the west elevation is finished with brick veneer the east elevation has metal paneling. Both elevations have a metal cornice that is flush with the north two-thirds of the elevation before meeting an angled, metal awning and have four narrow windows evenly arranged below the flat cornice. The west elevation has a glass-and-metal storefront and a square window set below the awning, while the east elevation has an entry door with a gabled awning between the center windows and an entry door below the angled awning. The inset corners differ in that one is finished with brick veneer and the other with vinyl siding. The south elevation is clad with vinyl and has no apertures.

RECOMMENDATIONS: The building retains integrity of location and setting but appears to have lost some integrity of design, materials, and workmanship due to its varied exterior cladding. Despite these changes, the building retains its feeling as a commercial/industrial resource and its association with the 1960s and 70s development of the area. The building does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6099

RESOURCE NAME/TYPE: House, 248 Denn Lane

DATE: 1959

DESCRIPTION: The house faces west to Denn Lane, a grassy open area, and a six-lane-with-median section of North Witchduck Road. Early twenty-first-century development dominates the area west of the road. The house is bordered on the north by a large 1975 commercial/industrial building and on the south by a vacant parcel. Additional commercial and industrial development characterizes the area to the south and east. The front yard is flanked by two concrete driveways

and a T-shaped concrete sidewalk connects the driveways to one another as well as to the house and street. A mature tree and modest landscaping dot the yard and chain-link fencing separate it from the adjacent properties.

The one-story, frame house has a hipped asphalt shingle roof, vinyl siding, and a concrete foundation. A centered front porch is approached by brick steps and sheltered by a hipped roof supported by decorative iron posts on brick piers. The solid wood entry door is flanked by a paired, one-over-one, double-hung sash window and a three-part picture window, both with vinyl sashes. Individual one-over-one sash windows light the side elevations, and a brick chimney rises from the south slope of the roof.

A flat-roofed shed with vinyl siding stands in the southeast corner of the backyard.

RECOMMENDATIONS: The dwelling retains integrity of location; however, its integrity of setting has been altered by the modern development to the west as well as the likely loss of other dwellings between its construction in 1959 and the construction of nearby commercial/industrial buildings in the 1970s. Its design and workmanship has also been compromised by the replacement of its original exterior materials. The house still serves a residential purpose but changes to its setting have diminished its feeling and association with its period of construction. The house does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6100

RESOURCE NAME/TYPE: Commercial Building, 250 Denn Lane

DATE: 1978

DESCRIPTION: The building faces west to Denn Lane, a grassy open area, and a six-lane-with-median section of North Witchduck Road. Early twenty-first-century development dominates the area west of the road. The building is bordered on the north by a vacant parcel and on the south by a 1973 commercial/industrial building. Additional commercial and industrial development characterizes the area to the north, south, and east. The building fills its parcel from the north parcel line to the south parcel line and its rear wall abuts the building to its east. There is a small parking area flanked by chain-link fencing along the façade.

The one-story, roughly 5,000 square-foot, concrete block building has a flat roof, a concrete slab foundation, and a rectangular footprint. The lower portion of the façade is finished with stucco and the upper portion is covered with wooden or vinyl siding laid diagonally. Deep pilasters divide the façade into two unequal sections. The north section contains two bays. Both are recessed on the first story, but the north bay is more deeply recessed. It contains three square windows below three tall, narrow windows in the upper portion of the façade. The second bay contains a metal entry door. The smaller, south section of the façade contains a roll-top garage door. The property record shares that there is a second-floor mezzanine/office on the interior side of the façade. The side elevations are blind.

RECOMMENDATIONS: The building retains integrity of location, design, materials, workmanship, feeling, and association due to its minimal exterior alteration and continued use as a commercial/industrial building. The building has lost some integrity of setting due to the

development along North Witchduck Road. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6101

RESOURCE NAME/TYPE: Commercial Building, 5048 Cleveland Street

DATE: 1973

DESCRIPTION: The building is on the northeast corner of Denn Lane and Cleveland Street and faces south to Cleveland Street. It is flanked on the north and east by 1960s and 70s commercial/industrial buildings and aside from early twenty-first-century development to the west past North Witchduck Road, other commercial and industrial development characterizes its vicinity. The resource consists of three parcels and has an asphalt parking area and 1978 metal shed on the north parcel, the primary building on the center parcel, and a concrete parking lot on the south parcel. A grassy area with a sidewalk flanks the west side of the southern parcels.

The concrete block building consists of a one-story roughly 2,000 square-foot office (west) section and a double-height roughly 5,500 square-foot warehouse (east) section. Both sections have flat roofs, stucco or EIFS cladding, and a concrete slab foundation. The façade of the office is spanned by a stucco awning that resembles a mansard roof. The awning shelters a ribbon of five single-pane windows over small panels. Together, the windows and panels span from floor to ceiling. A stuccoed section with the business's logo separates the ribbon from an entry door. The west elevation of the building (office section) is divided into nine bays. Five bays slightly project from the elevation and rise above the roofline like crenellations and the four remaining bays contain paired, one-over-one, double-hung, metal sash windows. The façade of the warehouse contains an entry door near the office and a second entry door and large garage door near the east corner. The east elevation abuts the adjacent parcel, and the rear elevation of the warehouse has another garage door.

The metal shed is oriented north-south on the parcel and has a curved roof. It abuts the north elevation of the warehouse, just east of the garage entrance.

RECOMMENDATIONS: The building retains integrity of location and setting. The pattern of bays on the façade appears to indicate that it once contained additional garage bays, the loss of which compromises the building's integrity of design, materials, and workmanship. Despite these changes, the building retains its feeling as a commercial/industrial resource and its association with the 1960s and 70s development of the area. The building does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6102

RESOURCE NAME/TYPE: Commercial Buildings and Warehouse, 5041-5053 Cleveland Street

DATE: 1969

DESCRIPTION: The resource is on the southwest corner of Jersey Avenue and Cleveland Street and consists of two commercial buildings and a warehouse. All the buildings face north to

Cleveland Street. The warehouse and one showroom are on the west side of the parcel and share an adjoining wall, though the façade of the warehouse is set back considerably from the façade of the commercial building. The building is surrounded primarily by 1960s and 70s commercial/industrial buildings though there is a 2018 housing development south of the resource and additional early twenty-first century development to the northwest along North Witchduck Road. The buildings are surrounded by pavement and an alley that accesses a rear work area passes between the commercial buildings.

The paired commercial building and warehouse have roughly square, offset footprints. The approximately 4,000 square-foot, concrete block commercial portion stands forward of the approximately 3,000 square-foot, steel-frame warehouse. The commercial building has a flat roof and houses a retail space in the front and storage space in the rear. Its façade is clad with brick veneer and contains two storefronts with centered, glass entry doors flanked by large single-pane windows and sheltered by a full-width, pressed metal awning that resembles a mansard roof. Deep brick pilasters bookend the façade. Both side elevations contain a garage door. The garage door on the west elevation is just north of where the warehouse abuts the building. The warehouse is clad with metal panels and has a slightly gabled roof. Its façade contains a centered garage door flanked on the east by an entry door.

The second commercial building is similar to the first but over twice its size at just under 9,000 square feet. It is constructed of concrete block, has a flat roof, concrete slab foundation, and houses a retail space in the front and storage space in the rear. Its façade is clad with brick veneer (the east two-thirds is painted) and contains three storefronts. The west storefronts have centered, glass entry doors flanked by large single-pane windows while the east storefront has a double-leaf, glass entry door flanked by paired, single-pane windows. The façade is sheltered by a full-width, metal awning that resembles a mansard roof and bookended by deep brick pilasters. The east elevation contains a paired, single-pane window; a garage door, and an entry door and the west elevation contains two garage doors.

RECOMMENDATIONS: The collection of buildings retain integrity of location, setting, design, materials, and workmanship due to the minimal alteration of the buildings. It also retains integrity of feeling as a commercial/industrial resource and its association with the 1960s and 70s development of the area. The buildings, however, do not convey distinctive characteristics of a type, period, or method of construction and have no known historic associations. They do not appear to have the ability to yield data for research purposes. The architectural resources are recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6103

RESOURCE NAME/TYPE: Commercial Building, 5044 Cleveland Street

DATE: 1970

DESCRIPTION: The building is on the northwest corner of Jersey Avenue and Cleveland Street and faces south to Cleveland Street. It is flanked on the north by a vacant parcel and on the west by a 1973 commercial/industrial building. Additional 1960s and 70s commercial and industrial development characterize its vicinity. The building is to the west side of its parcel and abuts the adjacent building. On the south and east, the building is flanked by an asphalt parking lot, and on the north an area is enclosed by a chain-link fence.

The building consists of two sections, a side-gabled section that parallels Cleveland Street and a flat-roofed section that spans the rear elevation of the side-gabled section. Both sections are one story, constructed of concrete block, and have concrete slab foundations. The façade is clad with metal panels and contains a glass-and-metal storefront at the west end, four large garage doors at the center, and a blind section with the business logo at the east end. The east elevation of the gabled section previously contained garage bay that is now filled with concrete block. The east elevation of the flat-roofed section has a garage door, and its north elevation has two garage doors. Pedestrian entrances may be present as well but are blocked from view by parked vehicles.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal exterior alteration and continued use as a commercial/industrial building associated with the automotive industry. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6104

RESOURCE NAME/TYPE: Commercial Building, 213 Jersey Avenue

DATE: 1977

DESCRIPTION: The building faces east to Jersey Avenue in a primarily commercial and industrial area. It is built to the parcel line on the north, south, and west, nearly abutting the adjacent north and west buildings. There is a small parking area along the façade that is flanked on the south by a chain-link fence.

The one-story, masonry building has a flat roof and a concrete slab foundation. It is clad with stucco or EIFS on the façade and south elevation. The symmetrical façade contains two glass entry doors at the center flanked by horizontal, single-pane windows likely with fixed, metal sashes. The doors and windows are sheltered by a mansard-like, angled awning with asphalt shingles. Flanking the apertures are two garage doors. The south elevation is blind, and the other elevations are not visible.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6105

RESOURCE NAME/TYPE: Commercial Building, 217-221 Jersey Avenue

DATE: 1970

DESCRIPTION: The building faces east to Jersey Avenue in a primarily commercial and industrial area. It consists of two sections and spans two parcels. The south and west elevations are built to the parcel line and only a sliver of space exists between the south elevation and the adjacent building. A concrete and asphalt parking lot spans the façade, and a driveway follows

the north elevation. The parcel to the north contains salvaged vehicles and a small structure at the west parcel line and the parcel to the west is vacant.

The one-story, concrete block building has a flat roof, a concrete slab foundation, and a roughly square footprint that consists of a 1970 section on the south and a 1973 section on the north. The façade of the north section is slightly stepped back from the south section. Both sections of the façade are finished with brick veneer and sheltered by a metal awning that resembles a mansard roof. The south section of the façade contains a centered glass entry door flanked by large multi-pane windows. The north section of the façade contains a garage door, a large multi-pane window, a glass entry door, and a second large multi-pane window. Unlike the south section, the door and windows are not symmetrical. The north elevation contains a metal entry door and a garage door near the west corner of the building and the rear elevation is blind. The property record indicates the interior is divided into offices at the front and warehouse space at the rear.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration, and continuity with the surrounding commercial and industrial area. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6106

RESOURCE NAME/TYPE: Commercial Building, 210 Jersey Avenue

DATE: 1974

DESCRIPTION: The building faces west to Jersey Avenue in a primarily commercial and industrial area. It is built to the parcel line on the north and east and surrounded by an asphalt parking lot that spans the façade and south elevation. The parcel to the north contains vehicles within a chain-link fence and additional commercial/industrial buildings populate the parcels to the east.

The one-story, concrete block building has a flat roof, a concrete slab foundation, and a roughly square footprint. The façade contains three storefronts and two garage doors. The first garage door, possibly an addition based on brick color, is at the north end of the façade followed by two storefronts, the second garage, and the third storefront. The façade is finished with brick veneer and bookended by deep, brick pilasters. Identical pilasters separate the garages from the storefronts. The paired storefronts mirror one another with large, single-pane windows at the center and glass entry doors at the opposite ends. The individual storefront is symmetrical with a glass entry door flanked by large, single-pane windows. The storefronts are sheltered by asphalt-shingled awnings that resemble mansard roofs. The south elevation contains a garage door, and the north elevation is blind. The property record indicates the interior is divided into offices at the front and warehouse space at the rear.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6107

RESOURCE NAME/TYPE: Commercial Building, 5030 Cleveland Street

DATE: 1969

DESCRIPTION: The building is on the northeast corner of Jersey Avenue and Cleveland Street and faces south to Cleveland Street in a primarily commercial and industrial area. It is built to the parcel line on the east, nearly abutting two adjacent buildings. The remaining elevations are spanned by asphalt paving.

The one-story, masonry building has a flat roof, a concrete slab foundation, and a rectangular footprint. The façade is finished with brick veneer and bookended by deep, brick pilasters. It contains three identical storefronts with centered glass entry doors flanked by large single-pane windows. The storefronts are sheltered by a continuous asphalt-shingled awning that resembles a mansard roof. The west elevation contains a square, glass block windows, a garage door, a large single-pane window, and a metal entry door. A large sheet of plywood over a shallow box is at the north end of the and may have once served as signage. The north elevation contains three garage doors and an entry door. The property record indicates the interior is divided into three spaces, which are subsequently divided into a small front section and a larger rear section.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration, and continuity with the surrounding commercial and industrial area. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6108

RESOURCE NAME/TYPE: Commercial Building, 5033 Cleveland Street

DATE: 1969

DESCRIPTION: The building is on the southeast corner of Jersey Avenue and Cleveland Street and faces north to Cleveland Street in a primarily commercial and industrial area. It has an L-shaped footprint and is built to the parcel line on the south and east, though only the toe of the “L” touches the east parcel line. The only a sliver of space exists between south elevation and an adjacent 2020 warehouse. The remaining elevations are spanned by paved and gravel parking areas. East of the building, beyond a paved area, is a 1964 building.

The one-story, masonry building has a flat roof, a concrete slab foundation, and an L-shaped footprint. The façade is finished with brick veneer and contains two identical storefronts with centered glass entry doors flanked by large single-pane windows. The storefronts are sheltered by a continuous, hipped, asphalt-shingled awning and a sign above the awning reads “City Lights & Supply Co., Inca.”. The west elevation contains two garage doors, one near the south corner and one near the center of the elevation, and the east elevation contains a garage door and a metal entry door. A small wing extends from the south end of the east elevation. It contains a garage door and a metal entry door on its north elevation. The property record indicates the interior is divided into five spaces, two associated with the west storefront and three with the east storefront.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continuity

with the surrounding commercial and industrial area. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6109

RESOURCE NAME/TYPE: Warehouse, 5025 Southern Boulevard

DATE: 1977

DESCRIPTION: The building is on the southeast corner of Mac Street and Southern Boulevard and faces north to Southern Boulevard in a primarily commercial and industrial area. A former line of the Norfolk and Virginia Beach Railroad (VDHR #134-5145) spans the building's parcel parallel with Southern Boulevard. It stands in the north half of its parcel, which is curved on the east where a former railroad line or spur once ran. A paved or gravel area immediately surrounds the building and south and east of this area are mounds of sand and paving material. An industrial concrete recycling facility is located on the west side of Mac Street.

The building is steel frame with a slightly gabled metal roof, a concrete slab foundation, and a rectangular footprint. It is composed of three sections: an 11,400 square-foot, double-height warehouse that fills the east side of the building, a 720 square-foot, two-story office in the northwest corner of the building, and a long, roughly 3,000 square-foot, open section that spans the west side of the building from the office to the south end. The building is clad with stucco or EIFS except for above the large garage doors that pierce each elevation. The office bay, which faces north, is nearly symmetrical with a centered metal entry door flanked by unequal windows. Equal-sized windows are aligned above, and two staggered windows are located on the west elevation of the office section. All of the windows have metal bars and shutters.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as an industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6110

RESOURCE NAME/TYPE: Commercial Building, 129 Pennsylvania Avenue

DATE: 1970

DESCRIPTION: The building faces east to Pennsylvania Avenue in a primarily commercial and industrial area. It is built to the parcel line on the south and west and surrounded by an asphalt parking lot. A modern 2020 building stands immediately to the west while a remodeled 1969 building and a 1964 building stand to the south and north, respectively. The building is separated from the historic buildings by pavement.

The two-story, steel-frame building has a slightly gabled metal roof, concrete slab foundation, and a rectangular footprint. The façade contains a centered glass-and-metal entrance with a door, sidelights, and a wide transom. The entrance is sheltered by a shed-roofed awning. To the north is a garage door and to the south is a large two-pane window. The upper façade is spanned by three sliding pane windows that were added between 2018 and 2023. The north elevation

contains three small windows, an entry door, and a rolltop garage door on the lower portion of the elevation and two windows on the upper elevation. The south elevation appears to be blind except for a small window near the center of the upper façade.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6111

RESOURCE NAME/TYPE: Commercial Building, 5029 Cleveland Street

DATE: 1964

DESCRIPTION: The building is on the southwest corner of Pennsylvania Avenue and Cleveland Street in a primarily commercial and industrial area and faces north to Cleveland Street. It is built to the parcel line on the south and a paved parking lot spans the façade while grassy areas span the east and west elevations. A 1969 building stands on the parcel west of the building and a 1970 building stands on the parcel to the south.

The one-story, masonry building has a flat roof, a concrete slab foundation, and an irregular footprint. The façade is finished with brick veneer and contains two nearly identical storefronts with centered glass entry doors flanked by large two-pane windows. The storefronts are sheltered by a continuous, hipped, asphalt-shingled awning that briefly wraps the north corners of the building. A concrete block bay projects from the center of the west elevation and contains a garage door on its north elevation. At its rear is a frame addition with an entry door. The east elevation contains three glass block windows, an entry door, and a garage bay. A former entry door was located near the north corner of the elevation but is filled with concrete block. The rear elevation is blind. The property record indicates that the interior includes retail and office space at the front of the building and a shared open space at the rear.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6112

RESOURCE NAME/TYPE: Commercial Building, 205 Pennsylvania Avenue

DATE: 1964

DESCRIPTION: The commercial building, currently used as a gym, is on the northwest corner of Pennsylvania Avenue and Cleveland Street in a primarily commercial and industrial area and faces south to Cleveland Street. It is built to the parcel line on the north and west and is separated from the 1969 building to the west by only a few feet. An asphalt parking lot spans the façade and east elevation, and a narrow alley-like drive extends along the north elevation of the building separating it from the 1966 building to the north.

The one-story, masonry building has a flat roof, a concrete slab foundation, and a rectangular footprint. The east elevation originally served as the façade of the building and the south elevation (current façade) contains two garage doors and a metal entry door. Around 2010, the building was reoriented, and additional apertures were added to the south elevation. The new façade and east elevation (former façade) are finished with stucco. The façade contains four bays. The first and third bays, from the east, contain double-leaf, glass entry doors with sidelights. The second bay contains a ribbon of three single-pane windows and the fourth bay contains a new garage door. The east elevation contains a ribbon of four single-pane windows that abuts a glass entry door. This arrangement served as the original entrance with the most noticeable change being the removal of a sloped awning over the apertures. Six small windows span the north elevation, and the west elevation is blind. The property record indicates the interior of the building is undivided. The original use of the building was likely industrial, possibly related to the automotive industry, but its current use is as a gym.

RECOMMENDATIONS: The building retains integrity of location and setting but has lost integrity of design, materials, and workmanship due to the 2010 remodel of the building, which reoriented it to Cleveland Street from Pennsylvania Avenue. Nonetheless, the building retains some integrity of feeling and association as a commercial building in a commercial area. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6113

RESOURCE NAME/TYPE: Auto Garage, 207 Pennsylvania Avenue

DATE: 1966

DESCRIPTION: The building faces east to Pennsylvania Avenue in a primarily commercial and industrial area. It is built to the parcel line on the west and nearly abuts the adjacent 1969 building. An asphalt parking lot spans the façade of the building and narrow paved areas span the north and south elevations.

The one-story, masonry building has a flat roof, a concrete slab foundation, and a rectangular footprint. The façade was renovated in 2018. It originally had the appearance of other buildings in the area such as 5030 and 5037 Cleveland Street. The new façade is clad with metal panels and scored concrete or EIFS, and a parapet steps up at the southeast corner of the façade like a tower. The façade contains six bays including garage doors at the ends, one-over-one fixed sash windows in the second and fifth bays, and a two-over-two fixed sash window and double-leaf entry door with transoms in the center bays. The south elevation contains two entry doors and a garage door, and the north elevation contains two garage doors. The building appears to have a center reception/office area flanked by garages.

RECOMMENDATIONS: The building retains integrity of location and setting but has lost integrity of design, materials, and workmanship through the alteration of its façade. It has also lost integrity of feeling and association through its conversion from a building with two storefronts, likely used as retail or office space with storage space in the rear, to an automobile mechanics shop. Additionally, the building does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to

have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6114

RESOURCE NAME/TYPE: Office Building (former dwelling), 213 Pennsylvania Avenue

DATE: ca. 1965

DESCRIPTION: The former dwelling faces east to Pennsylvania Avenue in a primarily commercial and industrial area. It is set on the east half of the parcel and two 2003 Quonset huts stand along the west parcel line. An asphalt parking lot fills the former front yard and extends along the north elevation and a concrete work area fills the backyard. A chain-link fence begins at the façade of the building and encompasses the work area. The properties to the north and south contain 1966 and 1974 commercial/industrial buildings.

The one-story, frame, former house has a front-gabled, asphalt shingle roof; asbestos siding; and a continuous concrete foundation. It has an L-shaped footprint due to a gabled wing that projects slightly from the north elevation. The façade contains a gabled entry porch with a concrete stoop and wooden railings and posts that shelters an entry door. The porch is flanked by paired, one-over-one, double-hung, vinyl sash windows. A similar but individual window is in the gable. There is a squat one-over-one, double-hung, vinyl sash window north of the door and paired windows that lights the wing. Paired and individual windows light the north and south elevations as well and a brick chimney rises near the juncture of the primary gable and gabled wing.

The south Quonset hut is larger than the north Quonset hut and has a garage door on its east elevation. The north Quonset hut is open on the east.

RECOMMENDATIONS: The former dwelling retains integrity of location but has lost integrity of setting due to the 1960s and 70s commercial and industrial development that surrounds it. It has also lost some integrity of design, materials, and workmanship due to the replacement of its windows, entry door, roof material, and foundation. Each of these factors have compromised its feeling as a residential resource and its association with the early residential development of the area. Additionally, the building does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6115

RESOURCE NAME/TYPE: Commercial Building, 220 Pennsylvania Avenue

DATE: 1978

DESCRIPTION: The building faces west to Pennsylvania Avenue in a primarily commercial and industrial area. It is built to the parcel line on the north, south, and east, and the remaining portion of the parcel is an asphalt parking lot. The adjacent parcels contain a small 1969 building to the north and a 1973 building to the south.

The double-height, masonry building has a front-gabled roof, concrete slab foundation, and a rectangular footprint with the exception of a one-story, gabled wing that projects from the façade. All of the visible exterior elevations are finished with stucco. The wing is set to the north side of the façade and its south elevation contains an entry door and a single-pane window. The

exposed façade of the larger section contains a small single-pane window, an entry door, and a large garage door. The remaining visible elevations are blind.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6116

RESOURCE NAME/TYPE: Commercial Building, 218 Pennsylvania Avenue

DATE: 1973

DESCRIPTION: The building faces west to Pennsylvania Avenue in a primarily commercial and industrial area. It is built to the parcel line on the east and an asphalt parking lot spans the façade and north elevation. A dumpster stands next to the southwest corner of the building and a strip of grass extends along the south elevation behind it. The adjacent parcels contain a 1978 building to the north and a 1967 building to the south.

The one-story, steel-frame building has a gently sloped front-gabled roof, a concrete slab foundation, and a rectangular footprint. It is clad with metal panels and the forward edge of the roof extends over the façade to provide shelter. The façade contains five bays. The second and third bays, from the south, contain entry doors. The south door has a large pane in the upper half. The remaining bays contain roughly square windows with three horizontal panes. A large sign with the business name spans the center bays. The north elevation contains a garage door and an entry door, and a small shed-roofed wing the size of a closet extends from the elevation near the east end. The south elevation appears to be blind. The property record indicates the interior of the building is undivided though the two doors on the façade suggest one or more room on the west.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6117

RESOURCE NAME/TYPE: Commercial Building, 214 Pennsylvania Avenue

DATE: 1967

DESCRIPTION: The building faces west to Pennsylvania Avenue in a primarily commercial and industrial area. It is built to the parcel line on the north and east and an asphalt parking lot spans the façade while an asphalt area enclosed by a chain-link fence spans the south elevation. A strip of grass on the adjacent parcel spans the north elevation. A small 2003 shed stands at the southeast corner of the parcel. The adjacent parcels contain a 1973 building to the north and a 1971 building to the south.

The one-story, concrete block building has a flat roof, a concrete slab foundation, and a rectangular footprint. The symmetrical four-bay façade is finished with brick veneer and contains

two entry doors behind screen doors in the center bays and large single-pane windows in the outer bays. The apertures are sheltered by a hip-roofed awning with asphalt shingles that does not quite span the full width of the façade. The north elevation is blind, and the south elevation contains three six-over-six, double-hung, possibly wooden sash windows; two entry doors; and a large garage door. The property record indicates the interior of the building is divided into two small retail/office spaces at the front and two large storage/warehouse spaces at the rear.

The shed is front gabled, clad with vinyl siding, and has a modern six-panel entry door on the façade.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6118

RESOURCE NAME/TYPE: Commercial Building, 5018 Cleveland Street

DATE: 1971

DESCRIPTION: The building is on the northeast corner of Pennsylvania Avenue and Cleveland Street in a primarily commercial and industrial area and faces south to Cleveland Street. It is built to the parcel line on the east and an asphalt parking lot spans the façade and west elevation. An asphalt paved area associated with the 1967 building to the north spans the north elevation. A 1960 building surrounded by an overgrown workyard stands to the east.

The one-story, concrete block building has a flat roof, a concrete slab foundation, and a rectangular footprint. The façade and east elevation are finished with brick veneer. The façade contains three storefronts. The east and center storefronts contain a glass entry door flanked by large two-pane windows, though one window on the center storefront is boarded over. The west storefront is wider with a glass entry door flanked by two single-pane windows on each side. A hip-roofed awning with asphalt shingles spans the façade and part of the west elevation, which contains two single-pane windows, two metal entry doors, and two garage doors. Two large metal containers abut the north end of the elevation, which is likely blind. The north elevation contains an entry door, a garage door, and an open shed-roofed shelter that projects from the east end of the elevation. The property record indicates the interior of the building is divided into office space at the front and warehouse space at the rear.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6119

RESOURCE NAME/TYPE: Commercial Building, 5017 Cleveland Street

DATE: 1963

DESCRIPTION: The building stands on an L-shaped parcel that spans Cleveland Street from Pennsylvania Avenue to Southgate Avenue in a primarily commercial and industrial area. It stands at the center of the parcels, and its L-shaped footprint abuts the inset parcel line on the south. The building faces north to Cleveland Street, and an asphalt parking lot spans the façade and extends west along the road. The areas to the east and west of the building are a combination of grass and/or gravel. The area to the east is enclosed with a chain-link fence and contains equipment and storage buildings. The L-shaped parcel gets its shape from the exclusion of the southwest one-fourth of the larger rectangle. This parcel contains prefabricated sheds for sale. The parcel south of the eastern half of the larger parcel contains a 1969 building.

The concrete block building consists of a one-story retail and/or office wing on the west and a taller workshop or warehouse wing on the east. Both have flat roofs, a concrete slab foundation, and rectangular footprints, giving the overall building an L-shaped footprint. Half of the façade of the west section and its west elevation are finished with brick veneer. On the façade, this section contains an entry door flanked by single-pane windows and a very small single-pane window. The next section (and the warehouse wing) is painted concrete block and contains a double leaf door painted to blend with the façade and a multi-pane, metal sash window. The warehouse wing has a large garage door set to the east. The east elevation contains two garage doors to the south and a multi-pane, metal sash window set high on the north half of the elevation. This elevation also shows the ghost marks of a former garage entrance. The west elevation contains a single-pane window and the ghost marks of a former garage entrance as well. The property record indicates the interior is divided into two spaces in the west wing and an undivided space in the east wing.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6120

RESOURCE NAME/TYPE: Commercial Building, 116-132 Pennsylvania Avenue

DATE: 1968

DESCRIPTION: The building faces west to Pennsylvania Avenue in a primarily commercial and industrial area and spans two parcels. An asphalt parking lot spans the façade and side elevations, and a chain-link fence spans the east parcel line, separating it from the adjacent 1969 and 1966 buildings. A parcel filled with prefabricated sheds for sale is to the north and a parcel with a 1978 building is to the south.

The one-story, concrete block building has a flat roof, a concrete slab foundation, and a roughly rectangular footprint. The façade is finished with brick veneer and contains six bays. The north bay is setback and has two garage doors. Five identical storefronts span the remainder of the façade. Each one is bookended by deep brick pilasters and contains a center entry door flanked by multi-pane windows and spanned by a mansard-like awning finished with shingles that are or appear to be slate. The north elevation is blind, and the south elevation contains a metal entry door and a barred window. The east elevation at the south end of the elevation contains a garage

door, an entry door, and a barred window. Two sections project from the east elevation of the building and the south section contains two garage doors. The remaining elevations were not observed. The property record indicates the interior of the building is divided into five spaces along the façade in addition to the garage bay and warehouse space at the rear.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6121

RESOURCE NAME/TYPE: Commercial Building, 100-108 Pennsylvania Avenue

DATE: 1978

DESCRIPTION: The building is on the northeast corner of Pennsylvania Avenue and Southern Boulevard in a primarily commercial and industrial area and faces west to Pennsylvania Avenue. It is built to the parcel line on the east, and the remaining elevations are spanned by an asphalt parking lot with strips of grass along the edge of the road. A 1968/9 building stands north of the building and a 1974 building stands to the east.

The one-story, concrete block building has a flat roof, a concrete slab foundation, and a rectangular footprint. The nearly symmetrical façade is finished with a stucco or concrete material scored in a grid pattern similar to soldier bricks. It contains two pairs of storefronts. Both have a shared recessed entrance with two glass doors, each with a sidelight on the outside edge and a transom with the address number. The recesses are flanked by two single-pane, fixed sash windows on each side, except for the north bay which contains only one window. The north elevation contains an entry door at the east end. The south elevation contains three bays. The west bay has a window and metal slab entry door; the center bay is recessed and has two garage doors; and the east bay has a single-pane window, a metal slab entry door below a sign, and a garage door. The property record indicates the building contains an undivided 11,000 square-foot space, though entrances and business signs suggest some interior division.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6122

RESOURCE NAME/TYPE: Auto Garage, 5024 Southern Boulevard

DATE: 1974

DESCRIPTION: The building is on the northwest corner of Southgate Avenue and Southern Boulevard in a primarily commercial and industrial area and faces south to Southern Boulevard. It spans three parcels and is set close to the east parcel line and Southgate Avenue. A narrow driveway follows the east elevation. The remaining elevations are spanned by an asphalt parking lot including a narrow alley between the building and the 1978 building to the west. Strips of

grass separate the parking area from the road. The parcel to the north is vacant except for numerous vehicles that appear to have been parked there for an extended period of time.

The double-height building has a gently sloped side-gabled roof, a concrete slab foundation, and a rectangular footprint. The exterior of the building is clad with metal panels and the façade contains two garage doors, three large windows (Google Streetview 2015) that may have begun as garage doors but are now boarded over, a metal slab door, and a double-leaf glass door. The apertures, aside from the garage openings, are spanned by a mid-height awning with asphalt shingles that resembles a mansard roof. The west elevation contains a large garage door flanked by two entry doors and the east elevation contains one entry door. The north elevation contains two garage doors that appear to align with the garage doors and boarded-over openings on the façade, an additional smaller garage door, and an entry door. The property record indicates the interior of the building is divided into three spaces: a two-story space at the southeast corner, likely an office; a large garage space on the west; and a small space in the northeast corner.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6123

RESOURCE NAME/TYPE: Commercial Building, 125 Southgate Avenue

DATE: 1966

DESCRIPTION: The building faces east to Southgate Avenue in a primarily commercial and industrial area. It is built to the parcel line on the south and west and an asphalt and gravel parking lot spans the façade and north elevation. The south elevation abuts the adjacent parcel, which is paved and encompassed by a chain-link fence. The parcel to the north contains a 1969 building.

The one-story, concrete block building has a flat roof, a concrete slab foundation, and a slightly L-shaped footprint created by a small bay that projects from the west elevation. The façade is finished with brick veneer and contains three storefronts that are separated by deep brick pilasters and sheltered by an asphalt shingled awning that resembles a mansard roof. Each storefront is different. The north storefront has one entry door and one multi-pane window, while the center storefront has an entry door flanked by multi-pane windows. The south storefront is like the center storefront but wider. The south elevation contains a large garage door that opens to the adjacent parcel and the north elevation has two garage doors. The property record indicates the interior of the building is divided into three sections, each with a small office space at the front and large storage/warehouse spaces at the rear.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6124

RESOURCE NAME/TYPE: Commercial Building, 129 Southgate Avenue

DATE: 1969

DESCRIPTION: The building faces east to Southgate Avenue in a primarily commercial and industrial area. It is built to the parcel line on the north, south, and east and an asphalt and concrete parking lot spans the façade. A 1963 building with a fenced work area is north of the building and a 1966 building is to the south.

The one-story, concrete block building has a flat roof, a concrete slab foundation, and a rectangular footprint. The formerly symmetrical façade is finished with brick veneer and contains two single-pane windows at the center flanked by entry doors and garage bays. ca.CA. 2015 the south garage bay was converted to a storefront with a glass entry door set in a glass-and-metal surround with transoms and sidelights. A sloped, asphalt shingle awning that resembles a mansard roof spans the façade. Both the north and south elevations are blind. The property record indicates the interior of the building is divided into an area at the front and one at the rear.

RECOMMENDATIONS: The building retains integrity of location, setting, feeling, and association and moderate integrity of design, materials, and workmanship due to alteration of the façade. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6125

RESOURCE NAME/TYPE: Warehouse, 205 Southgate Avenue

DATE: 1960

DESCRIPTION: The building is on the northwest corner of Southgate Avenue and Cleveland Street in a primarily commercial and industrial area. It is set at the center of the parcel and faces south to Cleveland Street. The building is surrounded by an overgrown work area with mostly grass but some concrete areas. A ca. 1990 shed stands near the northwest corner of the parcel. To the east is a 1971 commercial building and to the north is a 1960 building surrounded by abandoned materials and debris. A path leads from the subject building to the 1960 building and both parcels are surrounded by the same chain-link fence.

The one-story, steel-frame building has a gently sloped front-gabled roof, a concrete slab foundation, and a rectangular footprint. The exterior is clad with different shades of corrugated metal panels suggesting repairs over time. The façade contains a large sliding door at its center. The door is clad with corrugated metal panels like the elevations. The east and west elevations are blind and a raised concrete platform, likely used for loading and unloading trucks, projects from the west elevation. The north elevation contains a large garage door to the west and an entry door to the east. The property record indicates the interior of the building is undivided.

The shed is an open, steel frame structure with a flat or slightly sloped roof.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal exterior alteration (aside from repairs) and appearance as a commercial/industrial building. The building, however, does not convey

distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6126

RESOURCE NAME/TYPE: Commercial Building, 221 Southgate Avenue

DATE: 1960

DESCRIPTION: The building stands on the west side of Southgate Avenue in a primarily commercial and industrial area and faces south. It stands on the north half of its parcel and is surrounded by a worn concrete pad with abandoned materials such as pallets and 55-gallon barrels. A chain-link fence encompasses the parcel as well as the parcel to the south, which contains a 1960 warehouse. A metal Quonset hut stands on the parcel to the north.

The one-story, frame building has a concrete slab foundation and a flat roof that extends beyond the east and south elevations. On the south, a section of roof rises and slopes to the west. This section shelters an open area along the façade of the building. The façade appears to be finished with stucco and contains an entry door. The east elevation is clad with brick veneer and contains a single-pane window with bars. “VA BEACH SALVAGE” is written on the elevation with raised white letters. An open shed abuts the west elevation of the building, and the north elevation appears to contain two entry doors.

RECOMMENDATIONS: The building retains integrity of location and setting but has lost integrity of design, materials, and workmanship due to its neglected state. It retains integrity of feeling and association due its appearance as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6127

RESOURCE NAME/TYPE: Commercial Building, 212 Southgate Avenue

DATE: 1968

DESCRIPTION: The building faces west to Southgate Avenue in a primarily commercial and industrial area. It spans two parcels and is built to the parcel line on the south and east and comes very close to the parcel line and adjacent 1980s building to the north. A gravel parking lot spans the façade and a recessed garage bay on the south. A chain-link fence spans the south parcel line and separates the building from a grassy lot for parking.

The one-story, concrete block building has a flat roof, a concrete slab foundation, and an L-shaped footprint created by a garage bay on the south elevation. The primary façade is finished with brick veneer and contains an entry door flanked by multi-pane windows and sheltered by a sloped awning. North of the door and windows is a garage door. The north and south elevations are blind, and the façade of the garage bay contains a garage door and a metal slab entry door. The property record indicates the interior of the building is divided into three spaces: a small office in the southwest corner, a warehouse to the north and east, and the south garage bay.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued

use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6128

RESOURCE NAME/TYPE: Commercial Building, 5008 Cleveland Street

DATE: 1977

DESCRIPTION: The building is on the northeast corner of Southgate Avenue and Cleveland Street in a primarily commercial and industrial area. It is built to the parcel line on the north and east and faces south to Cleveland Street. The façade is spanned by a grassy area and a sidewalk leads from the west to an entry door. On the west, a concrete driveway that is also used as a work area extends from Southgate Avenue to the building. A chain-link fence spans the parcel to its north, which contains a grassy lot for parking. To the east is a 1977 commercial building.

The double-height, concrete block building has a gently sloped shed roof that slopes to the south, a concrete slab foundation, and a rectangular footprint. The concrete block is painted pale green and the façade contains a grid of six single-pane windows, three on the lower façade and three on the upper façade indicating the location of a two-story office section on the interior. The windows are at the west end of the façade and to their east is a glass entry door, a slender single-pane window, and a metal slab entry door. A metal slab entry door flanked by slender single-pane windows is at the east end of the façade. The east elevation is blind except for a small vent near the roofline. The west elevation contains a grid of four single-pane windows arranged like those on the façade and lighting the interior office section as well as a large garage door. The north elevation appears to be blind. The property record indicates that the interior of the building is divided between the two-story office section at the southwest corner and a large warehouse/workshop.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6129

RESOURCE NAME/TYPE: Commercial Building, 4999 Cleveland Street

DATE: 1967

DESCRIPTION: The building faces north to Cleveland Street and is bordered on the west and east by Southgate Avenue and Brian Avenue, respectively, in a primarily commercial and industrial area. The large building is roughly centered on the parcel with only a small projection that touches the south parcel line. The remainder of the parcel is paved with asphalt and the area along the façade is used for parking while the area on the south is used for utilitarian purposes. South of the building is a large parcel owned by the City of Virginia Beach and used for transportation purposes and the buildings to the north, east, and west serve commercial and industrial purposes.

The one-story, concrete block building has a flat roof, a concrete slab foundation, and an irregular footprint created by two symmetrical projections on the south elevation that extend from one another at the rear of the building. The façade is finished with brick veneer and contains six storefronts. It is bookended by deep brick pilasters and additional pilasters separate the storefronts. The four center storefronts have a centered glass entry door flanked by fixed two-pane windows. Those on the ends are divided by pilasters into three sections. The center section with a fixed-pane window and flush (west) or recessed (east) single-leaf glass door. Each storefront is sheltered by a sloped awning clad with metal. The unusually tall awnings equal roughly half the height of the façade and are also broken by the pilasters. The side elevations are divided into three sections by the projecting rear bays. The north section on the east contains a metal double-leaf door flanked by fixed single pane windows. The center and south sections have garage doors, and the south elevations contain entry doors. Each of the west elevations have a garage door and there is an additional garage door on the far west section of the south elevation. Some of the elevations contain entry doors as well. The north section contains a large mural that reads "Precision". The property record indicates the interior of the building is divided into six spaces that extend from the façade to the rear of the building.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6130

RESOURCE NAME/TYPE: Commercial Building, 211 Brian Avenue

DATE: 1977

DESCRIPTION: The building is on the northwest corner of Brian Avenue and Cleveland Street in a primarily commercial and industrial area. It is built to the parcel line on the west and faces south to Cleveland Street. An asphalt parking lot spans the façade and east elevation, and a narrow, paved driveway spans the north elevation. The parcel to the north contains a 1961 service repair garage surrounded by vehicles, some of which are in disrepair. A 1977 commercial/industrial building and a grassy parcel with parked vehicles are to the west.

The one-story, concrete block building has a flat roof, a concrete slab foundation, and a slightly L-shaped footprint created by a projecting bay at the west end of the north elevation. The façade and east elevation are finished with brick veneer and the façade contains four storefronts arranged as pairs. Each pair has four bays with glass entry doors in the center bays and wide two-pane fixed windows in the outer bays. The east elevation has four bays with a wide two-pane fixed window, a glass entry door, a single-pane fixed window, and a second glass entry door. Both elevations are sheltered by an asphalt shingled awning that resembles a mansard roof. The north elevation contains three metal slab entry doors, and the east elevation of the projecting bay contains a garage door. Though the building likely began with four separate spaces on the interior, the property record indicates it is undivided. It most recently operated as a restaurant.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continuity with the surrounding commercial and industrial area. The building, however, does not convey

distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6131

RESOURCE NAME/TYPE: Commercial Building, 209 Brian Avenue

DATE: 1961

DESCRIPTION: The building faces west to Brian Avenue in a primarily commercial and industrial area. It is set in the northwest corner of the parcel and nearly abuts the 1968 building to the west. The remainder of the parcel contains paved and grassy areas filled with parked vehicles, some of which are in disrepair. A 1977 commercial building stands on the parcel to the south and a 1960 building stands on the parcel to the north, it also contains vehicles in disrepair.

The one-story, concrete block building has a flat roof, a concrete slab foundation, and a rectangular footprint. The façade contains two garage doors, an entry door, and a small boarded-over window. The south elevation is blind, and the north elevation is concealed by vegetation. The property record indicates the interior of the building is undivided.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continuity with the surrounding commercial and industrial area. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6132

RESOURCE NAME/TYPE: Commercial Building, 5035 Euclid Road

DATE: 1960

DESCRIPTION: The building is on the southwest corner of Brian Avenue and Euclid Road in a primarily commercial and industrial area. It stands on an irregular-shaped parcel created by the northwest-southeast path of Euclid Road and the north-south path of Brian Avenue. The building stands against the northwest parcel line and faces northeast to Euclid Road. The façade, northwest (adjacent parcel) and southeast elevations are spanned by asphalt parking lots and grass covers the remainder of the parcel. Parked vehicles, many in disrepair, fill the parking lot and some sections of grass. Adjacent buildings to the west were constructed in 1958 and ca. 1975 and the building to the south was constructed in 1961.

The one-story, masonry building has a flat roof, a concrete slab foundation, and a rectangular footprint. The elevations are clad with vertical wooden panels and the asymmetrical façade contains two entry doors, each flanked by a single-pane fixed sash window on the east, and small one-over-one, horizontal-pane, double-hung sash windows at the corners. The southeast elevation contains a garage door east of a shed-roofed porch that shelters an entry door and a storage closet. The northwest elevation contains three bared windows, a boarded over window, and two exterior mounted AC units. The property record indicates the interior of the building is undivided.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal exterior alteration and continued use as a

commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6133

RESOURCE NAME/TYPE: Warehouse, 5025 Euclid Road

DATE: 1965

DESCRIPTION: The building stands on a triangular parcel bound by Brian Avenue, Euclid Road, and Cleveland Street in a primarily commercial and industrial area. The building is oriented northwest-southeast at the center of the parcel and faces southeast. Concrete parking and driveways and grassy areas wrap the building. Additional 1960s and 1970s buildings stand on the opposite sides of the adjacent roads.

The one-story, steel-frame building has a gently sloped front-gabled roof, a concrete slab foundation, and a rectangular footprint with the exception of an office on the northeast elevation and some small additions on the southwest elevation. The exterior is clad with metal panels and the façade contains a large garage entrance and a pedestrian entrance. It is covered with a large mural of a grassy lawn and house and reads “Geostar” above the garage. The northwest elevation mirrors the façade except for a smaller garage entrance and no mural. The masonry office section projects along the northeast elevation and has a shed roof. It contains an entry door near the center with a window to the east and a three-part ribbon window and individual window to the west. Each window has a one-over-one, double-hung sash. There is a door on the east end of the office as well. The southwest elevation contains two additions, one with a slightly gabled roof and one with a shed roof that is attached to the side of the first addition. Three garage doors span the elevation and gable end of the addition. The property record indicates that aside from the office, a mezzanine along the northeast interior wall, and the additions, the building is undivided.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6134

RESOURCE NAME/TYPE: Commercial Building, 4997 Cleveland Street

DATE: 1969

DESCRIPTION: The building faces north to Cleveland Street and is bordered on the west and east by Brian Avenue and Dorset Avenue, respectively, in a primarily commercial and industrial area. The large building is roughly centered on the parcel, though a long section projects and spans the south elevation and parcel line. The remainder of the parcel is paved with asphalt and the area along the façade is used for parking while the area on the south is used for utilitarian purposes. South of the building is a large parcel owned by the City of Virginia Beach and used for transportation purposes and the buildings to the north, east, and west serve commercial and industrial purposes.

The one-story, concrete block building has a flat roof, a concrete slab foundation, and an irregular footprint created by a section that projects from the center of the south elevation. The asymmetrical façade is finished with brick veneer and contains five storefronts. It is bookended by deep brick pilasters and additional pilasters separate the storefronts or divide them into multiple bays for a total of nine unequal bays. Windows along the façade are single-pane and have fixed sashes. The east storefront is set in the second bay and contains a glass entry door flanked by full-height sidelights and pilasters. This bay is flanked by two windows on each side. The fourth bay contains three windows. The fifth, sixth, seventh, and ninth bays all include a centered entry door flanked by windows. The eighth bay contains two windows. Each bay is sheltered by a sloped awning clad with asphalt shingles. The unusually tall awnings equal roughly half the height of the façade and are also broken by the pilasters. The side elevations are divided into two sections due to the section that project from the south elevation. The north section on the east contains two single pane fixed sash windows and a mural honoring William “Bill” Marcum. The south section contains two garage doors and a loading dock. There is also an entry door on the south elevation of the core of the building. The north section on the west elevations contains two single-pane fixed sash windows, and a hip-roofed asphalt shingle awning at the southwest corner shelters an entry door, and a vinyl clad cut-away bay with windows on the sides. The south section of the west elevation contains a garage door and an entry door. The property record indicates the interior of the building is divided into three primary spaces: a large space on the east and two smaller spaces on the west.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6135

RESOURCE NAME/TYPE: Auto Garage, 5018 Euclid Road

DATE: 1955

DESCRIPTION: The building is on a triangular parcel at the northwest corner of Euclid Road, which runs northwest-southeast, and Dorset Avenue, which runs north-south, in a primarily commercial and industrial area. It stands in the northeast corner of the parcel and faces south to Euclid Road and Cleveland Street. An asphalt parking lot extends from the façade to fill the south point of the parcel. The area to the west is grassy with mature vegetation. A chain-link fence spans the south parcel line and separates the building from a ca. 1980 building.

The one-story, concrete block building has a flat roof, a concrete slab foundation, and an irregular footprint created by projecting bays on the façade and north elevation. The façade is finished with painted brick veneer and the projecting bay is divided into two sections. The west section has a lower roof that projects beyond the façade to shelter an entry door and two-pane fixed sash window and the east section has a large garage door. West of the projecting bay, the façade contains two garage doors and three pedestrian doors. A stand-alone carport is located against the façade, between the garage doors and shelters two of the pedestrian doors. The west elevation contains four garage doors, and the east elevation contains two horizontal-pane windows. A partial-width wing or addition spans the north elevation creating an inset corner on

the east and west. The east inset contains a garage door on each inset elevation and the west inset contains a small shed-roofed addition that slopes to the west. The north elevation is lit by industrial steel-frame windows. The property record indicates the interior of the building is undivided.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6136

RESOURCE NAME/TYPE: Auto Garage, 200 Dorset Avenue

DATE: 1957

DESCRIPTION: The building stands at the northeast corner of Cleveland Street and Dorset Avenue in a primarily commercial and industrial area. It faces west to Dorset Avenue and is built to the parcel line on the north and south. Asphalt parking lots span the east and west elevations and fill the remainder of the parcel. The parcel to the north once contained a ca. 1955 building that caught fire around 2010 and was subsequently removed. To the east is a 1980 commercial building.

The concrete block building rests on a concrete slab foundation and has an L-shaped footprint created by a flat-roofed wing that extends from the east (rear) elevation. It has an asymmetrical façade with a double-height, flat-roofed section flanked by a wide, one-story, flat-roofed section on the south and a narrow, one-story, shed-roofed section on the north. The façade is finished with brick veneer and a flat parapet with quoins and other brick details conceals the shed-roofed section before rising to the height of the center section and lowering on the south. The north and south sections contain a two-pane, fixed-sash window and an entry door with multiple panes over panels while the center section contains a centered garage door with a glass entry door to the south and a two-pane, fixed sash window above. The south elevation has four square glass-block windows. Due to the rear wing, the southeast corner of the building is inset. The resulting elevations contain garage doors, pedestrian doors, and fixed-sash windows. An open lean-to extends from the east elevation of the wing and the north elevation appears to be blind. The property record indicates the interior of the building is undivided though there is a small office space in the southeast corner of the wing.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6137

RESOURCE NAME/TYPE: Commercial Building, 5005 Euclid Road

DATE: 1965

DESCRIPTION: The building faces north to the intersection of Euclid Road, which runs northwest-southeast, and Cleveland Street, which runs east-west, in a primarily commercial and industrial area. It is built against the south parcel line and nearly abuts an adjacent 1965 warehouse. An asphalt parking lot spans the façade and there is a grassy area along the west elevation. A small 1965 flower shop stands immediately east of the building.

The one-story, concrete block building has a flat roof, a concrete slab foundation, and an irregular footprint created by its façade, which steps back from the west to east, as well as its rear elevation, which is at an angle to the rest of the building. The elevations are finished with painted concrete block laid in a grid pattern and the façade and west elevation are capped with an asphalt shingled awning that resembles a mansard roof. The façade is divided into four unequal bays. From the east, the first, second, and fourth bays are blind while the third bay contains a glass entry door and two paired, two-over-two, horizontal-pane windows. There are also recessed entrances that face east set between the first and second and third and fourth bays. The east elevation is blind, and the west elevation contains a garage door near the south end. The property record indicates the interior of the building is undivided.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use as a commercial/industrial building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6138

RESOURCE NAME/TYPE: Commercial Building, 4999 Euclid Road

DATE: 1965

DESCRIPTION: The building faces north to Euclid Road, which passes at a northwest-southeast angle, in a primarily commercial and industrial area. It is set back roughly 50 feet from the road and stands very close to two 1965 buildings to the west. An asphalt parking lot spans the façade of the building, and a wooden fence extends from the east corner of the façade toward Euclid Road. A landscaped area spans the fence and edge of the parking area before meeting a strip of grass along the road and a mature shade tree stands just inside the fence. The area within the fence appears to relate to warehouses that stand to the southwest.

The one-story building has a gently sloped front-gabled roof, a concrete slab foundation, and a rectangular footprint. The façade is finished with brick veneer and the side and rear elevations are finished with metal panels. A nearly full-width, glass-and-metal storefront fills the façade of the building with large glass panes and a centered entry door. Green and white metal panels fill the shallow gable, and an arbor covered with vines arches over a small wooden deck at the entrance. The east elevation is blind, and the south elevation contains a double-leaf door. The property record indicates the interior of the building is undivided.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continuity with the surrounding commercial and industrial area. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic

associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6139

RESOURCE NAME/TYPE: Utility Building (Sewage Pumping Station), 160 Opal Avenue

DATE: 1975

DESCRIPTION: The sewage pumping facility stands on the southeast corner of Cleveland Street and Opal Avenue in a primarily commercial and industrial area. It is set on a small grassy parcel between the parking lot associated with 4967 Cleveland Street and the two roads and faces west to Opal Avenue. A concrete driveway extends from the road along the south elevation and wraps the east elevation where vents and other apparatus are set in the concrete. A concrete sidewalk leads from the driveway to the west elevation.

The one-story, masonry building has a side-gabled asphalt shingle roof, a concrete slab foundation, and a rectangular footprint. The building is clad with brick veneer, and the cornice features simple dentils. The façade contains a six-panel door and a bricked-in window as well as a sign identifying it as part of Virginia Beach Public Utilities. The south elevation has a centered bricked-in window, and the east elevation is spanned by three small vents. A variety of meters and locked metal boxes are attached to the north elevation. The property record indicates the interior of the building is undivided.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continuity with the surrounding commercial and industrial area. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6140

RESOURCE NAME/TYPE: Automobile Dealership, 4949 Virginia Beach Boulevard

DATE: 1970

DESCRIPTION: The parcel fills the entire block bound by Cleveland Street on the south, Opal Avenue on the west, Virginia Beach Boulevard on the north, and Lavender Lane on the east and is surrounded by commercial and industrial development. It contains three buildings: a 1970 dealership, a 1970 service garage, and a 2014 dealership. The 2014 dealership replaced two smaller buildings on the parcel and eliminated the need for a long service garage that formerly paralleled the remaining garage. The 2014 dealership occupies the west half of the parcel while the 1970 dealership is in the northeast quadrant and the 1970 service garage spans the south parcel line. Both dealerships face north to Virginia Beach Boulevard. An asphalt parking lot covers the remainder of the parcel and sidewalks with strips of grass and small mature trees outline the parcel.

The 2014 dealership is a double-height building with a concrete slab foundation, a roughly rectangular footprint, and a flat roof. The north one-third of the building contains a showroom wrapped by a ribbon of full-height windows in an aluminum grid. Three glass entrances are set within the façade and there are additional glass entrances on the side elevations. Metal panels span the elevations above the ribbon and at the rear of the side elevations. The flat roof projects

forward to shelter each elevation and is supported by metal columns. The rear of the building is wider and taller than the front section and contains a large service garage. The exposed sections of its north elevation are finished with metal panels to match the showroom and the remaining elevations are textured concrete block. A few metal entry doors and garage doors span the west elevation, and the customer entrance bays for the garage project from the east elevation. The south elevation contains six small and three large garage doors.

The 1970 dealership is a one-story, stuccoed, masonry building with a concrete slab foundation, a cross-shaped footprint, and a flat roof. The north section of the building is a showroom, and the south section is a service garage. The north half of the showroom is wrapped by ribbons of full-height windows, and a small bay projects from the center that contains a double-leaf glass door, tall sidelights, and a transom. The east and west wings, which comprise the south half of the showroom, each have four slender windows set in the north half of the side elevations. A hefty cornice projects from the façade and side elevations of the showroom section. The east and west elevations of the service garage contain garage doors, glass entry doors, and narrow windows while the south elevation contains roughly square windows and at least one metal entry door.

The 1970 service garage is a one-story, masonry building with a concrete slab foundation, a linear footprint, and a gently sloped side-gabled roof. The building is set in the southeast corner of the parcel and extends west roughly three-fourths the width of the parcel. The long north and south elevations contain 15 or more garage doors that align with one another as well as a few entry doors. The west end contains an office lit by single-pane, fixed-sash windows and accessed by entry doors on the south and west. The east elevation is concealed by vegetation.

RECOMMENDATIONS: The 1970 buildings retain integrity of location, setting (despite the construction of the 2014 showroom), design, materials, workmanship, feeling, and association due to minimal exterior alteration and continuity with the surrounding commercial and industrial area. The buildings, however, do not convey distinctive characteristics of a type, period, or method of construction and have no known historic associations. They do not appear to have the ability to yield data for research purposes. The architectural resources are recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6141

RESOURCE NAME/TYPE: Mobile Home Park, 4873 Cleveland Street

DATE: ca. 1960

DESCRIPTION: The mobile home park is on the south side of Cleveland Street and contains approximately 10 mobile homes. Maynard Avenue passes south between two rows of homes before turning west. The homes are arranged diagonally to Cleveland Street and the north part of Maynard Avenue. The park is shaded by mature trees.

The ca. 1960 mobile homes are all one story and have gently arched or sloped side-gabled roofs and metal exteriors. The side elevations of most of the mobile homes have a brief cornice or extension of the roof that projects over a window. Some have shallow vertical projections that flare or curve upward to bookend the end elevations and windows. Windows range from original single or grouped metal sash windows to vinyl replacements. Entry doors, some replacements, are accessed by small wooden decks. At least one mobile home has additions that flank the entry

door and another, possibly a more recent addition, is clad with vinyl siding. Some have detached sheds. There is a modern camper in the park as well.

RECOMMENDATIONS: The mobile home park retains moderate integrity of location, setting, design, materials, workmanship, feeling, and association due to some modern development, alterations, and reduction in size. The complex does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6142

RESOURCE NAME/TYPE: Warehouse, 4856 Cleveland Street

DATE: 1973

DESCRIPTION: The building faces south to Cleveland Street in a primarily commercial and industrial area. It spans two parcels and is set against the north parcel line with a roughly 50-foot setback from the road. An asphalt parking lot spans the façade and north and east elevations while the west is bordered by a grassy area and mature trees. The parcel to the east is owned by the same entity and a chain-link fence extends from the east elevation of the building to enclose the north half of the parcel.

The double-height, steel-frame building has a gently sloped front-gabled roof, a concrete slab foundation, and a rectangular footprint. The façade and side elevations are clad with metal siding and the north elevation, including the north corners of the building, is painted concrete block. The façade contains four paired windows with single-pane fixed sashes—two have a grid of metal bars and one lights the gable—and a double-leaf door with a security screen. The east elevation contains two large garage doors and a metal entry door. The north elevation is blind, and the west elevation is concealed by vegetation. The property record indicates the interior of the building is undivided. Google Street View imagery from May 2018 shows the building with only a single-leaf entry door on the façade. Later, it was altered and used as a pawn shop.

RECOMMENDATIONS: The building retains integrity of location, setting, feeling, and association and moderate integrity of design, materials, and workmanship due to alteration of the façade. The building does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6143

RESOURCE NAME/TYPE: Commercial Building, 4843 Potomac Street

DATE: 1966

DESCRIPTION: The building stands on the southwest corner of Potomac Street and Horace Avenue in a primarily commercial and industrial area. It faces east to Horace Avenue and is set against the west parcel line. Potomac Street cuts east-west across the parcel, just north of the building. A concrete parking lot spans the façade, and a grassy area separates the parking lot from Horace Avenue and the adjacent 1976 building. Asphalt parking areas and driveways span the remaining elevations. A 2014 grocery store is on the opposite side of Horace Avenue.

The double-height, steel-frame building has a gently sloped front-gabled roof, a concrete slab foundation, and a rectangular footprint. The building was renovated ca. 2020 including new metal siding and garage doors. The façade contains a paired single-pane fixed-sash window and a slab entry door. The north elevation contains two large garage doors, and the south elevation contains a large garage door and a slab entry door. The west elevation is blind. The property record indicates the interior of the building is undivided. Google Street View imagery from May 2019 shows the building with a centered entry door and two steel sash industrial windows on the façade, and, in addition to the garage doors, an entry door and large fixed-sash window below a metal awning on the north elevation. At the time it was surrounded by vehicles in various states of disrepair.

RECOMMENDATIONS: The building retains integrity of location but its integrity of setting, design, materials, workmanship, feeling, and association has been compromised due to improvement of the parcel and new development in the area as well as renovation of the building. The building does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6144

RESOURCE NAME/TYPE: Office Building, 201 Horace Avenue

DATE: 1976

DESCRIPTION: The building faces west to Horace Avenue in a primarily commercial and industrial area. It is set in the northwest corner of the parcel and has a grassy area along the façade and north elevation. The south elevation is spanned by an asphalt parking lot and the west elevation abuts a fenced work area associated with a 1973 building. A 2014 grocery store is on the opposite side of Horace Avenue.

The two-story, concrete block building has a flat roof, a concrete slab foundation, and a rectangular footprint. The façade and south elevation are clad with brick veneer, and the façade contains a center bay with a glass entry door flanked by two single-pane fixed-sash windows below a flat awning, a metal panel, a ribbon of three single-pane fixed-sash windows, and another panel. Six columns of windows flank the center bay. Each column has corrugated panels that span above and below the single-pane fixed-sash windows from the foundation to the cornice of the building. Two identical columns span the south elevation, and an entry door is set between them. The north elevation is blind, and the west elevation contains a garage door and an entry door.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal exterior alteration and continuity with the surrounding commercial and industrial area. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6145

RESOURCE NAME/TYPE: Water Towers, 4841 Cleveland Street

DATE: 1977

DESCRIPTION: The Columbus Street Water Towers are located on the southwest corner of where Cleveland Street become Columbus Street and intersects with Horace Avenue. There is a 1989 United States Post Office to the east and ca. 1965 mobile home park and two early 2000s buildings to the west. The parcel consists of a utility building flanked on the north and south by a large water tank. Aside from an asphalt driveway that circles the building and north water tank and a gravel or worn area between the structures, the parcel consists of a grassy lawn encompassed by a chain-link fence.

The tall, cylindrical water towers have slightly domed caps and hold approximately four-million gallons of water.

The one-story, masonry utility building has a side-gabled asphalt shingle roof, a concrete slab foundation, and a rectangular footprint. The elevations are clad with brick veneer, and the building faces east toward the post office. The façade contains three large double-leaf doors and is finished with a dentiled cornice. The north elevation contains a window and an entry door. The south and west elevations were not observed.

RECOMMENDATIONS: The resources retain integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and continued use for public utilities. The resources, however, do not convey distinctive characteristics of a type, period, or method of construction and have no known historic associations. They do not appear to have the ability to yield data for research purposes. The architectural resources are recommended as not eligible for the NRHP under Criteria A, B, C, or D.

VDHR RESOURCE NUMBER: 134-6146

RESOURCE NAME/TYPE: Utility Building, 101 Independence Boulevard

DATE: 1975

DESCRIPTION: The utility building stands southwest of the intersection of Independence Boulevard and Columbus Street in a primarily commercial area. It is accessed by an asphalt driveway that extends west from Independence Boulevard and curves north to parallel the east elevation then west to abut the north elevation. The utility building and driveway are surrounded by a grassy lawn with holly trees that buffer it from Independence Boulevard and a parking lot to the north. The parking lot is associated with a 2005 office building to the west. Other mature trees line Independence Boulevard and Columbus Street (on the opposite side of the parking lot) and an abandoned branch of the Norfolk and Virginia Beach Railroad (VDHR #134-5145) runs east-west south of the building.

The double-height building has a flat roof, a concrete slab foundation, and a nearly square footprint. The elevations of the building reveal its structure with four pairs of concrete columns spanned by concrete beams. The columns rise along the exterior of the east and west elevations dividing them into three equal bays. The beams project slightly from the top of each column. On the east and west elevations, the outside columns of the building are visible at the corners and a beam spans the elevation just below the projecting roofline. The concrete elements are likely reinforced with steel. An off-center column rises on the north and south elevations and the bays created by the columns are filled with painted brick. The east elevation contains an entry door in the north bay and a large vent in the south bay while. The south elevation contains a similar large vent in the east bay and a smaller vent in the west bay and the west elevation contains a sender,

horizontal vent near the base of each bay. The north elevation contains a double-leaf door below a second double-leaf door that is missing a knob. The doors likely open to allow installation or removal of equipment. An I-beam projects from the top of the upper door. Pipes, utility boxes, and/or vents are present on each elevation as well.

Some concrete pads with pipes, vents, or metal hatch doors are present around the building. One stands to the southeast and has a metal box connected to a large pipe that leads into the ground.

RECOMMENDATIONS: The building retains integrity of location, setting, design, materials, workmanship, feeling, and association due to minimal, if any, exterior alteration and its appearance as a utility building. The building, however, does not convey distinctive characteristics of a type, period, or method of construction and has no known historic associations. It does not appear to have the ability to yield data for research purposes. The architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

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