



PRELIMINARY INFORMATION FORM (PIF) for HISTORIC DISTRICTS

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

DHR No. (to be completed by DHR staff) 111-5530

1. General Information

District name(s): College Terrace Neighborhood

Main Streets and/or Routes: Cornell Street, Sunken Road, Littlepage Street, Monument Avenue, Mortimer Avenue, Kenmore Avenue, Mary Ball Street, Franklin Street, Grove Avenue, William Street

City or Town: Fredericksburg, VA

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

2. Physical Aspects

Acreage: 107 acres (including public parks)

Setting (choose only one of the following):

Urban x Suburban _____ Town _____ Village _____ Hamlet _____ Rural _____

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

The neighborhood generally known as College Terrace encompasses roughly two dozen rectangular blocks of residential development dating from the first half of the twentieth century to the 2000s in the City of Fredericksburg. Most buildings within the area date from the 1920s to 1950s and primarily consist of single-family dwellings, but duplexes, triplexes, and multi-family apartment buildings are also present. One-car detached garages and small storage sheds are commonly found throughout the neighborhood along with fenced backyards. The gridded street network includes 40'- and 60'-wide roads lined with mature trees and 4'-wide concrete sidewalks that connect to surrounding development in all directions. Many blocks within the neighborhood are bisected by 12'-wide grassy, dirt, or graveled alleys.

The land within College Terrace rests in a narrow valley between two "heights" that was annexed into the city limits by 1852. The area was largely used for agricultural and minor industrial purposes until what is now the University of Mary Washington was established in 1908, sparking residential development at the western edge of the City in the early-twentieth century. One of the most prominent landscape features is low-lying area along the east side of Kenmore Avenue, where a shallow mill tail or canal ditch, historically associated with an old paper mill and now buried below ground, had previously served as a natural barrier, limiting the area's development. The mill site has since been redeveloped into a public dog park while the mill pond, known as Lake Kenmore, remains extant. The low-lying swampy area alongside the ditch was converted into Memorial Recreation Park in 1964. The neighborhood also includes the circa-1880 Shiloh Cemetery, a historic African American burial ground.

Today, this neighborhood is fully absorbed within downtown Fredericksburg. As a district, it maintains some of the highest levels of historic integrity outside of the architecturally controlled “Old and Historic District.” Very few historic resources have been lost or heavily altered, while new infill—including two new townhouse developments containing dozens of units built in the 1980s and 1990s—has been compatible with established historic design patterns.

3. Architectural/Physical Description

Architectural Style(s): Early 20th-Century Revivals (Georgian, Classical, Tudor, Dutch Colonial); Craftsman; Minimal Traditional; Moderne/International; Transitional Ranch; Vernacular

If any individual properties within the district were designed by an architect, landscape architect, engineer, or other professional, please list here: Phillip Stern (architect), Cecil L. Reid (engineer), John Louis Kester (architect), Thomas Milton Medford (architect and engineer)

If any builders or developers are known, please list here: Nelson A. Ashby; Andrew C. Garrison; Elmer G. Heflin; Blaine L. Lucas; Cecil L. Reid; Frank P. Stearns; Harlie H. Tyler, George Waite Jr.

Date(s) of construction (can be approximate): 1859; 1869; 1880-1964

Are there any known threats to this district? Development pressure; demolition by neglect

Narrative Description:

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

College Terrace is characterized by a pedestrian-scaled, early-20th century, traditional neighborhood design and wide gridded street network and grassy alleyways. Its public streets are lined with mature trees, concrete sidewalks, and grassy medians. It is predominantly populated by residential buildings featuring consistent setbacks, grassy lawns, and popular early- to mid-century architecture styles. Most single-family homes are between one and two stories tall, with multi-family apartment buildings ranging from two to three stories in height.

Single-family dwellings in College Terrace vary widely in size, from modest one-story, rectilinear cottages (e.g. 1300 and 1400 blocks of Franklin Street) to high-end houses of former mayors and City managers on Cornell Street and Sylvania Company executives on Sylvania Avenue. Unique housing developments designed for college students, faculty members, and various kinds of families are exhibited by at least five historic apartment buildings and Fredericksburg's sole example of a "cottage court" development are all located in this neighborhood.

Several local builder-contractors, engineers, and architects honed their design skills constructing homes in this neighborhood, often pulling inspiration from contemporary pattern books. Local architects have continued to impact the character of the neighborhood through more recent additions, most of which blend in with their historic surroundings and have limited visibility from the public right of way.

The quality of construction in the neighborhood is high and includes durable materials like brick, stone, and concrete foundations; brick, stone, stucco, concrete, weatherboard, and aluminum siding; and slate, copper, standing-seam metal, cedar shake, and asphalt-shingle roofing. Windows are primarily double-hung wood units, although wood and metal casement windows are also common. Some replacement materials have been introduced to buildings throughout the neighborhood, including aluminum siding, vinyl siding, cement fiberboard siding, vinyl windows, and true-divided-light, wood windows. Additions

have been made to many houses over time, but most are appropriately scaled and sensitively designed to suit their location.

Architectural elements exemplify prevailing popular examples of the early-to-mid twentieth century styles in this neighborhood include:

- Colonial Revival, including Dutch, Georgian, Classical, and Tudor (estimated - 125)*
- Minimal Traditional/Cape Cod (estimated - 83)*
- Vernacular
- Craftsman/Bungalow
- Transitional Ranch
- Moderne/International

**Estimated figures gathered from a 2021 inventory report: "College Terrace Cultural Resource Survey" prepared by University of Mary Washington Historic Preservation 405: Survey and Preservation Planning Course Fall 2021, page 21.*

Secondary structures are a mixture of sheds, garages and other small buildings. The 2021 UMW student-led survey recorded 109 sheds, 39 garages, and 7 "other" types of outbuildings. Sheds are typically frame, clad in brick, weatherboard, or cement-fiberboard siding, and are commonly seen in back yards throughout the neighborhood. Many small, one-car garages, constructed of frame, brick, and concrete, are positioned to the rear or side of the primary dwellings. Some remain accessible from shared rear alleys. where besides vehicle and storage buildings, in the early decades these pathways provided egress for hired tradespeople and domestic workers.

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

College Terrace is organized around a gridded street network that was formed by the initial subdivision of "Kenmore Farm," platted in 1859 for Franklin Slaughter and several investors who sought to capitalize on the City's rapid growth in the antebellum period. At that time, land within the neighborhood was divided into 17 lots of two to six acres. The sale of these lots was sporadic in the decades after the Civil War, while development was scarce; however, this 1859 subdivision created the framework for the neighborhood.

Into the early 20th century, the area that is now College Terrace largely functioned as agricultural fields and forested spaces, with industrial uses at the fringes, notably a tannery and shirt factory on William Street (Business Route 3) and a mill near the canal when the town's population grew during a period of urban expansion. The 1909 opening of the Fredericksburg State Normal School just west of the town limits in what was then Spotsylvania County renewed the investment opportunity for real estate in the area, thereby establishing the College Terrace residential subdivision. As such, College Terrace is overwhelmingly residential in character and use. The neighborhood is estimated to contain roughly 477 residential buildings, 61 of which are multi-family. The earliest boom in residential development within the area occurred between the wars, from around 1920 to 1940.

The earliest paved roadway at the interior of the neighborhood was Cornell Street—a job that was contracted to local builder, Elmer G. "Peck" Heflin, in 1911 by the City to connect existing turn-of-the-century residences along Washington Avenue with the newly opened Normal School property for the sum of \$1,039.00. Included in the award were specifications was a concrete sidewalk and a 30'-wide wooden bridge over the canal (*Free Lance*, 31 August 1911, page 3). This improvement enabled pedestrians (notably, female students and faculty) to walk mud-free to and from campus and, coincidentally, nearly the lot lines of all parcels along the south side of Cornell Street abut the public sidewalk.

The nearby presence of the Sylvania Industrial Corporation (referred to now as Sylvania Plant Historic District (DHR ID#088-5545), in 1930 spurred housing starts dramatically into the decade. Fredericksburg was the only city in the commonwealth where wages and population grew simultaneously during the Great Depression. This growth attracted innumerable professional as well as skilled labor. The population rose from 7,041 persons in 1929 to 8,019 people by 1934 (HFFI Journal of Fredericksburg History, Vol. 5, "Prosperity in Hard Times: Fredericksburg During the Great Depression," pp 13- 14). Along the two blocks of Sylvania Avenue in College Terrace, highly-paid corporate and technical employees bought lots and built stylish houses. Aerial images from 1939 show groups of houses lining many streets south of Grove Avenue within the neighborhood by that time.

A handful of commercial buildings dot the neighborhood but are primarily found along William Street, one of the city's oldest east-west corridors. Two of four commercial properties in the 800 block that form the neighborhood's southern boundary are gas stations—each situated on corner lots as typical of the property type. One is a mid-1930s Mission Revival-style, oblong box-and-canopy station (801–805 William Street (DHR ID #111-5524) and the other a ca.1984 convenience mart with detached canopy (811 William Street, DHR ID # 111-5527). In between the two is a bungalow, formerly home to the proprietor of the service station at 801 William Street, that was converted to commercial space at 807 William Street (DHR ID # 5525). Immediately west is the ca. 1952–53 Washington Office Building at

809 William Street (DHR ID# 111-5526). Two additional commercial resources are located at the interior of the neighborhood, four blocks north of William Street. The former College Inn at 915 Monroe (DHR ID # 111-5254) is now a private residence and the Franklin Street Market at 1403 Franklin (DHR ID #111-5236) currently serves as a Pilates studio—both of which are designed so as to blend in with the adjacent houses.

Some of the last lands to be developed in the neighborhood were along Kenmore Avenue, south of the canal. The street was graded and claimed by the city in 1929, but prior to that time, the mill race leading from the Rappahannock Navigation canal served as an open waterway that without the benefit of a footbridge was a formidable odorous physical boundary. The drainage situation was addressed by Elmer “Peck” Heflin in the late 1920s when he armored the channel (Gary Stanton, personal communication, April 2024). Nature continued to intervene and in times of excessive rainfall the in-ground drainage flume would flood. A newspaper account of water reaching the State Teachers College-leased Cornell Hall at 1200 Kenmore Avenue (DHR ID # 111-5257) had forced the evacuation of the dormitory residents as well as the vaccination of the entire student body for typhoid, in a catastrophic October 1942 that’s still remembered today (*Northern Virginia Daily*, October 20, 1942, page 1).

The low-lying land on the east side of Kenmore Avenue continued to vex the city councilors who discussed viable uses but never acted on anything. In 1947, members of the local American Legion Post 55 made up a large part of the newly created War Memorial Recreation Committee, lobbied the city council to convert the swampland into a living memorial for the dead of all wars. In 1949, the Planning Commission became involved and charted out a plan to better manage the city’s property also known as Kenmore Valley. The land bounded on the south by a lot adjacent to Cornell Street, Kenmore Avenue to the west and the newly built Mary Ball Street to the north. Truckloads of fill dirt were brought in during the next couple of years. The idea was studied and finally on Memorial Day 1964, the area was dedicated as Memorial Recreation Park. Today, age appropriate play areas are found nearby to hard surface illuminated tennis courts and pickleball courts.

An important vestige of the late-nineteenth-century in College Terrace is Shiloh Cemetery (DHR ID # 111-5490) located at the corner of Littlepage and Monument Avenue. The cemetery was formally established in 1880 for three African American church congregations and occupies a rectangular 1.5 acre grassy lot, dotted with mature trees.

Other green spaces have been reclaimed from the space occupied by the PWA-era Water Filtration Plant. These areas now consist of the city’s dog park, a community garden and a botanical garden maintained by Virginia Natural Gardeners. A former holding pond is named Arthur Lee Cossey, Sr., the water treatment plant maintenance supervisor. The Virginia Department of Wildlife Resources stocks and manages the pond as part of its Inland Fisheries program. Although one of the last areas to be developed, the green spaces within the College Terrace provide a myriad of outdoor space not only for the neighborhood but for the entire community.

4. District's History and Significance

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

If the district is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

Land within the neighborhood generally known as College Terrace was once part of the 812-acre tract Captain Thomas Hawkins patented from the Crown in 1662. In 1742, half of this tract (406 acres) was sold to Colonel John Lewis whose son, Fielding Lewis, took up residence on his father's property adjoining the City of Fredericksburg in the 1740s and began managing the family's mercantile and shipping business. In 1752, Fielding Lewis purchased an additional 861 acres at the fringe of the town of Fredericksburg. In the decades that followed, Fielding Lewis developed the property into a 1300-acre plantation widely known today as Kenmore—the name which a later owner named Samuel Gordon gave the property.

In the second quarter of the nineteenth century, Fredericksburg was an emerging metropolis with a bustling economy, a new railroad, and a population totaling nearly 4,000 people. In his history of Fredericksburg, John Goolrick noted, "Government statistics show that there were in the town in 1840, seventy-three stores, two tanneries, one grist mill, two printing plants, four semi-weekly newspapers, five academies with 256 students, and seven schools with 165 scholars" (Goolrick 1922).

In 1859, 200 acres of Kenmore plantation, including the mansion house and the incomplete monument to Mary Washington, was sold to Franklin Slaughter. Slaughter promptly subdivided the land into 57 large lots divided by various streets and partnered with several investors to accommodate new suburban development, creating the general layout and street grid for the neighborhood (Figure 1). In addition to its lots, the Kenmore Farm plat depicts several early-nineteenth-century landscape features, including the Fredericksburg canal, a paper mill pond, and the mill's tail or canal ditch, extending south along what is now Kenmore Avenue. Proprietors of the "Kenmore Company" were not as successful as they had hoped.

During the December 1862 Battle of Fredericksburg, Confederate troops held a stronghold along the heights around the City. The ground where the University of Mary Washington is situated was then occupied by a Louisiana artillery unit commanded by Lieutenant Landry. Confederate infantry held the base of the hill and additional reserves occupied what is now College Avenue. Across the intervening valley that is now the College Terrace neighborhood, the Federal army occupied Fredericksburg, their advance elements taking position along what was then the edge of town. The main battle raged on December 13th and persisted on the 14th as well. On both days, Federal skirmishers aggressively moved forward, taking shelter in the canal (paper mill raceway along Kenmore Avenue), as well as in a brick tannery on the south side of William Street at what is now Littlepage Street. The Fredericksburg Cemetery, established in 1844, provided cover for yet more riflemen. In the end, Lee's veterans still held the high ground, effectively blocking Burnside's advance. Following their repulse at Fredericksburg, the Union forces withdrew.

Little development occurred in the neighborhood until after the war, though several lots continued to be sold within the Kenmore Farm subdivision. Some of the earliest lots to be sold were in proximity to the principal east-west transportation corridor that is now William Street. Fredericksburg merchant James H. Bradley purchased six 5-acre lots between May 1862 and September 1863 on either side of what is now Littlepage Street and later erected the neighborhood's oldest dwelling. Local tax records indicate that a small, plain house valued at \$200 was built on the property between 1868 and 1869, though the land around it remained in agricultural and industrial use into the early-twentieth century. The Bradley family's farmhouse remains extant at 1310 Littlepage Street and is oriented to the south, facing William Street (DHR ID # 111-5131).

At least one lot in Kenmore Farm was sold to a formerly enslaved Black man shortly after the Civil War. In 1871, Lucretia Slaughter, wife of Franklin Slaughter, contracted with William Gray (1839–1914) to sell him the five-acre Lot 2 at “Kenmore Farm.” Local tax records indicate that around 1876, Gray had a dwelling erected on the property. Gray's 1914 obituary noted that he had long worked as a gravedigger in the community (*The Free Lance*, November 24, 1914, page 3). Around the turn of the 20th century, a Black woman named Ella [nee Taylor] Johnson had purchased a portion of Lot 2 and later built at least two houses thereon. Lot 2 was redeveloped in the 1930s and 40s.

While Gray and Taylor's dwellings are no longer extant, the area's ties to the African American community are clearly reflected by an important late-nineteenth-century feature of the neighborhood is Shiloh Cemetery at 811 Monument Avenue, (DHR ID # 111-5490). The cemetery was deeded to the church by an Act of the General Assembly passed March 4, 1880. Afterwards, Shiloh Baptist Church trustees purchased the land in May 1882 from Absalom P. Rowe. Known graves from Potter's field were moved to this new resting place. Others were moved during the construction of Maury School (originally Fredericksburg High School) between 1919 and 1920, and during the grading and paving of Littlepage Street. The 1.5-acre parcel has a central aisle and family groups are found flanking the paved lane. The granite marker in the middle of the cemetery is dedicated to the unknown individuals removed during that period. Many prominent African Americans and former parishioners of the Shiloh Baptist Church (Old Site), (DHR ID 111-0096) Shiloh Baptist Church (New Site), (DHR ID # 111-0132-0147) and the Mt. Zion Baptist Church are interred in this cemetery, including Joseph Walker and Jason C. Grant, for whom the original c. 1935 NRHP-listed Walker-Grant School is named for (DHR ID #111-5006), the Reverend B. H. Hester of the Shiloh Baptist Church (Old Site) and the Reverend M. L. Murchison of the Shiloh Baptist Church (New Site).

College Terrace: Origins of the Name

By the early-twentieth century, the demand for suburban residential development had grown sufficiently to make lots within College Terrace a viable investment. In May 1916, James Bradley's descendants sold much of their land to Frank Leighton Day (1868–1966), a professor of Bible and Philosophy at Randolph-Macon College in Ashland, Virginia. It remains to be known how Day came to connect with the Bradleys but he and his wife never lived in Fredericksburg. Day named the new subdivision “College Terrace,” capitalizing on its proximity to the recently established State Normal and Industrial School for Women (now the University of Mary Washington). A plat created by Stuart Royer for Day between 1917 and 1918, shows the subdivision bounded by Cornell Street on the south, Grove Avenue on the north, Kenmore Avenue (historically known as Weedon Street) on the east, and Sunken Road (then referred to as College Avenue) on the west.

The use of restrictive covenants on residential real estate is commonplace today but was just emerging as a legal tool for developers in the early-twentieth century. Frank L. Day added several covenants to limit what could be done with the new lots in College Terrace, one of which was designed to prevent the sale of any lots to Black people (learn more about the history of racial covenants from UMW students' website: restrictedva.org). The deeds to each lot within Day's subdivision included these restrictions for a period of 50 years from the date of sale: 1. No lot shall be sold to people of African descent; 2. All lots shall be used exclusively for residential purposes. No dwelling unit shall be built costing less than \$3,500; 3. No building shall be built closer than 60' to the concrete sidewalk on Guest Street (now Littlepage).

In the decades that followed, many more lots from Slaughter's Kenmore Farm subdivision were further divided within College Terrace by area developers and real estate investors, banks and some smaller-scale builders. One of these new subdivisions also employed restrictive covenants by deed in an attempt to ensure a consistent physical appearance and White ownership (noted by an *). New subdivisions in and around Day's College Terrace include:

- 1930: Fredericksburg Homes, Inc. subdivision between Sunken and Littlepage north of William
- 1931–34: Heflin-Whitbeck subdivision between Kenmore and Littlepage from Cornell to William
- 1931: Kenmore Division* comprises the north end of the neighborhood below the University's athletic field
- 1938: Nelson A. Ashby's subdivision on the east side of Kenmore between William and Cornell
- 1949: Blaine Lucas' subdivision along the north side of Mary Ball Street

Known local architects and builder-contractors who erected buildings within this neighborhood during the early-to-mid-20th century include: Andrew C. Garrison (1863–1949); Blaine Lucas/Lucas Construction (1887–1952); Cecil L. Reid (1882–1955); Elmer G. "Peck" Heflin (1877–1941); Frank P. Stearns (1868–1932); Harlie H. Tyler (1897–1980); and Nelson A. Ashby (1895–1991).

Roughly half of the resources in College Terrace were erected in the 1930s during a time when the Great Depression loomed over the country and severely affected the economy. Fredericksburg, however, was shielded from the worst effects due to timely construction of the world's largest cellophane plant, Sylvania Industrial Company. That employer with other factories provided high paying stable employment for Whites and Blacks, men and women. Truly a lifesaver for the town's existence. Subdivisions like College Terrace were prime areas for real estate for residential building and construction activity.

Opportunity knew no bounds with one of the more colorful builders in the 1920s. Andrew C Garrison had learned the carpenter trade as a young man and began expanded his skills as a developer, building, buying, and designing houses around Fredericksburg's downtown core. Many of his houses remain standing (24 out of 25 known works), with a majority concentrated along Monument Avenue and the 1400 block of Franklin Street. Garrison's last house was erected in 1940 in College Terrace. The last house that he built was his own at 1407 Franklin Street in 1940. ("The Homes of Andrew C. Garrison, Fredericksburg, Virginia, Builder, c. 1922 – 1940," Michael G. Spencer, hffi.org, 2024.)

Another local builder, Elmer G. Heflin, purchased 16 building lots adjoining Day's College Terrace subdivision, 12 lining either side of the 800 block Sylvania Avenue and four on the northside of William

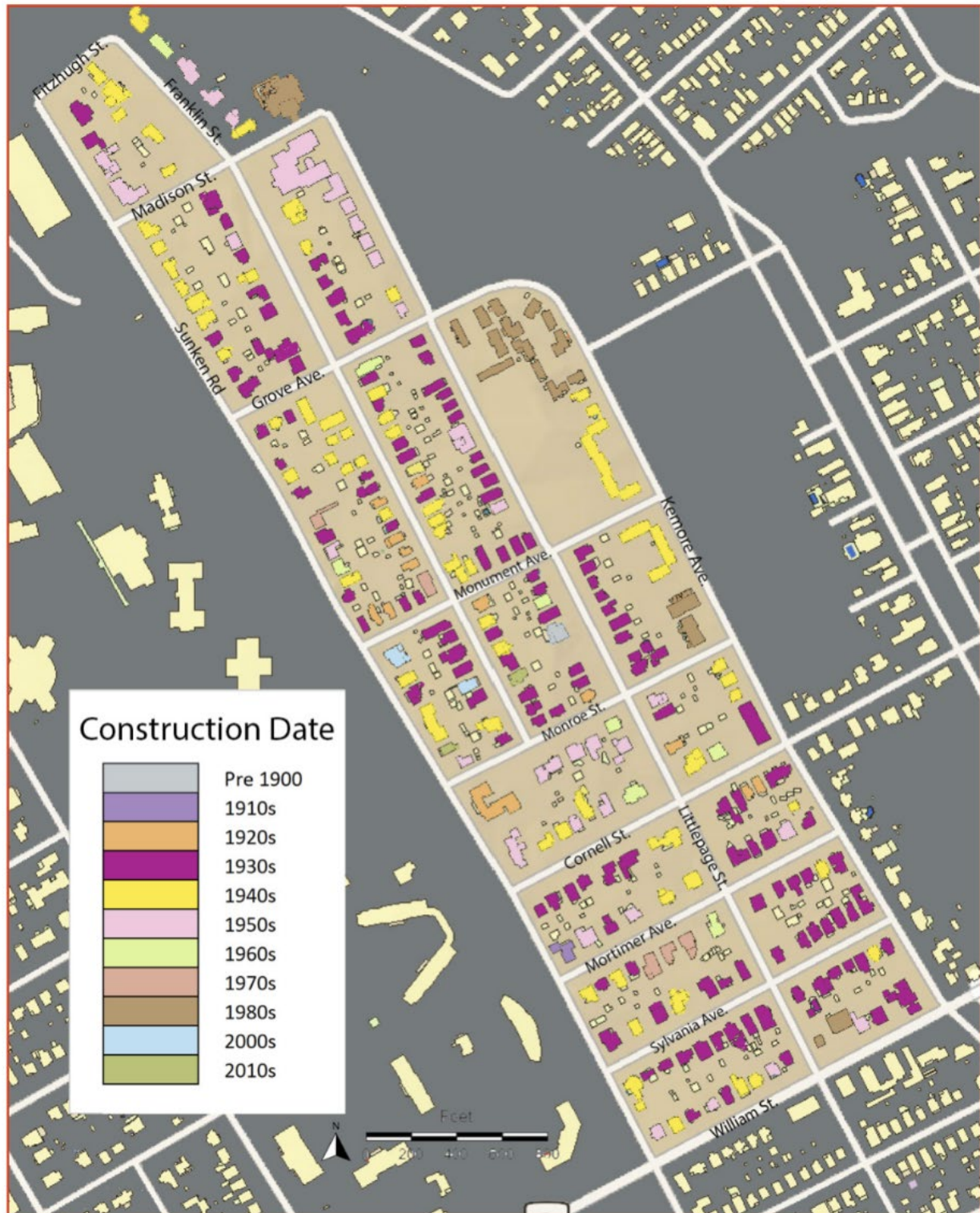
Street. The style he chose to construct was “of an architectural design not widely used in this section, but it is an attractive type found throughout the state of New York and in parts of Pennsylvania.” Local businessman W A Bell, co-owner of Bell Brothers Furniture Company, supplied the furniture for the model permitting the public an opportunity “for inspection and as a suggestion to prospective builders of a fine type of architecture for their homes.” (*The Free Lance-Star*, April 2, 1935, Page 1, “New Development is now Underway”). The stone veneer Dutch Colonial Revival model can be seen at 1007 Littlepage Street—it was purchased and occupied by local philanthropist, Miss Ellen Knox, one of the founders of Historic Fredericksburg Foundation in 1955.

The design for a stone-clad Cape Cod house at 801 Sylvania Avenue, built circa 1936, was produced by a Chicago-based architect named John Louis Koster. Likely purchased by mail, Koster’s plans are believed to have supported the construction of at least eight adjacent houses developed by the same builder-contractor. Another contractor-developer, native to Quantico named Nelson A. Ashby is attributed to the construction of 8 similarly style, brick homes in the 1000 and 1100 blocks of Kenmore Avenue in the mid-to late 1930s, including his own at 1007 Kenmore Ave (DHR ID 111-0352).

Other builders found their way here and made successful livelihoods in facilitating modern construction. Cecil L. Reid, civil engineer, and Blaine L. Lucas, general contractor, had their own construction methods, styles, and preferred materials. With different combinations and price points, the men built public institutions, apartment buildings and private homes all exhibiting a rich diversity in style and materials.

Cecil L. Reid, a Clemson-educated engineer, class of 1902, came to the Fredericksburg area during a project that involved with surveying the Rappahannock to select an optimal location for a hydroelectric dam, the no longer extant Embrey Dam (DHR ID # 088-0088). He is attributed, according to his obituary, for the design of the dam, flume, and power station. Reid was also a proponent of quality affordable housing and built single-family residences and Fredericksburg’s only cottage courts (known as Reid Court) in the 1400 block of Franklin Street in the Minimal Traditional style using poured-concrete and concrete block walls with slate roofing. Other examples of Reid’s work, like 1421 and 1425 Sunken Road and 922 Grove Avenue (circa 1936), are expertly crafted and demonstrate his understanding of the material and details, with cast concrete lintels and varying course heights in the exterior chimney stack.

Blaine Lucas was an adept craftsman and builder who arrived in Fredericksburg in 1929 as foreman to a construction company. Lucas quickly pivoted to building private dwellings and settled his family here. In 1933, he presided over Lucas Construction Company with a portfolio of large projects that included additions to schools, the Fredericksburg Shirt company, and several apartment buildings, including the 16-unit complex in the 1300 block of Kenmore Avenue, Kenmore Apartments (DHR ID # 111-5256). The complex was built by Lucas Construction Company and designed by Washington DC architect Thomas Milton Medford in 1940 in the minimal traditional style. The U-shaped complex has a terraced common space at the rear of the lot. After Medford left the DC municipal government he returned to private practice in 1935 and cranked out these designs until his death in 1942. In the intervening years construction was at a minimum, but it picked up afterwards. In 1947, the parcel that was owned by Lucas added another 24 units to the burgeoning rental market. Located at 1400 Kenmore, the apartment building initially known as Lucas Apartments is a wonderful example of a garden-style apartment complex in Fredericksburg (DHR ID #111-5529).



Map excerpted from UMW Historic Preservation 405: Survey and Preservation Planning Course, "College Terrace Cultural Resource Report," Fall Semester 2021, page 17.

The close-in neighborhoods of Fredericksburg are products of the ingenuity and fortitude of a community that prospered in the 1930s. The College Terrace neighborhood is significant as a relatively intact and cohesive collection of residential forms that continue to cater to a range of dwelling seekers. While some houses have replacement materials and the last vacant lots have been built on post-dating the period of significance, the character of the neighborhood is defined in the rhythm of its residential facades, regularity of its streetscapes with well-built dwellings that continue to be loved and lived in. More than a couple dozen are owned by second or third generations of the same family. Even rarer are original families and their immediate descendants. People continue to rent and purchase spaces that cater to a variable scale of affordability. Most important, though, it's the summation of these everlasting qualities that continue to welcome people here. Every few years the houses that have been homeplace for one family make way for another generation starting their futures together in the same neighborhood.

References:

Links to HFFI blogposts on builders active in College Terrace:

<https://hffi.org/cecil-l-reid-engineer-of-hydro-electric-plants-pragmatic-houses-city-council/>
<https://hffi.org/a-c-garrison-builder-of-wonderland/>

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

Private: x Public\Local x Public\State Public\Federal

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

name/title: Helen Ross/Conservation District Committee Chair
organization: College Terrace Neighborhood Association
street & number: 1310 Franklin Street
city or town: Fredericksburg state: VA zip code: 22401
e-mail: 214hpross@cox.net telephone: 540-360-6694

Applicant's Signature: _____

Date: 2/11/2025

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

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

Contact person: Helen Ross/Conservation District Committee Chair
Daytime Telephone: 540-360-6694

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

name/title: Danae Peckler/Preservationist with Helen Ross/College Terrace Neighborhood Association
organization: Historic Fredericksburg Foundation, Inc. (HFFI)
street & number: 1200 Caroline Street
city or town: Fredericksburg state: VA zip code: 22401
e-mail: preservationist@hffi.org telephone: 540-371-4504
Date: 2-11-2025


7. Notification

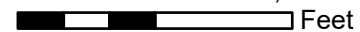
In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator, City Manager, and/or Town Manager.

name/title: Timothy Baroody, City Manager (Kate Schwartz, Preservation Planner)
locality: City of Fredericksburg
street & number: 715 Princess Anne Street Room 205
city or town: Fredericksburg state: Virginia zip code: 22401
telephone: 540 372 1010



College Terrace Historic District
City of Fredericksburg, VA
DHR ID# 111-5530

 Proposed Boundary


0 500 1,000
 Feet




Virginia Geographic Information Network (VGIN), Stafford County GIS Office, VITA, Esri, HERE, Garmin,
INCREMENT P, NGA, USGS



College Terrace Historic District
City of Fredericksburg, VA
DHR ID# 111-5530

 Proposed Boundary

0 500 1,000
 Feet



**Maryes
Heights**

