

**United States Department of the Interior
National Park Service****National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Virginia Beach Courthouse Village and Municipal Center Historic DistrictOther names/site number: 134-5299

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: Courthouse Dr, Mattaponi Rd, N. Landing Rd, Princess Anne RdCity or town: Virginia Beach State: VA County: Independent CityNot For Publication: Vicinity: **3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national X statewide local

Applicable National Register Criteria:

X A B X C X D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
Public – Local ☒
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☐
District ☒
Site ☐

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Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>31</u>	<u>4</u>	buildings
<u>2</u>	<u>1</u>	sites
<u>3</u>	<u>3</u>	structures
<u>1</u>	<u>0</u>	objects
<u>37</u>	<u>8</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling/secondary structure

COMMERCE/TRADE: business/restaurant

GOVERNMENT: city hall/fire station/government office/post office/public works/courthouse

EDUCATION: school

LANDSCAPE: parking lot, plaza

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling/secondary structure

COMMERCE/TRADE: business/restaurant

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GOVERNMENT: city hall/fire station/government office/public works/courthouse

LANDSCAPE: parking lot, plaza

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7. Description

Architectural Classification

(Enter categories from instructions.)

COLONIAL

LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Colonial Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Bungalow

MODERN MOVEMENT: Moderne

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD (weatherboard, shake), STONE
(Limestone, Slate), BRICK, METAL (Copper, Steel, Aluminum), ASPHALT, CONCRETE,
GLASS, SYNTHETICS____

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Virginia Beach Courthouse Village and Municipal Center Historic District encompasses approximately 110 acres and consists of a traditional courthouse village to the east and a mid-twentieth century planned municipal complex to the west, centered on the historic courthouse. The village portion of the district consists of residential and commercial resources on small lots near the road, as well as two older dwellings on large, formerly agricultural lots. The municipal complex features large, mostly Colonial Revival style office buildings interspersed with large parking lots, mature landscaping, sidewalks and a few gridded streets. There are thirty-five contributing resources and eight noncontributing which range in date from the late eighteenth century Whitehurst house to 1970s office buildings. The courthouse village resources reflect mid-twentieth century commercial design and bungalow dwellings with a Colonial Revival 1930s school and three large, pre-twentieth century dwellings. The lynchpin of the district, the courthouse green, retains the historic central green as well as the historic courthouse and clerk's

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office. There have been alterations to some resources, but the overall character of the early courthouse village and the later municipal center inspired by the creation of the City of Virginia Beach are clear and demonstrate the evolution of the government of this city and former county.

Narrative Description

The Virginia Beach Courthouse Village and Municipal Center Historic District consists of two distinct areas linked by the historic former Princess Anne County Courthouse: the courthouse square and historic village to the east; and the mid-twentieth century Virginia Beach Municipal Center to the west. The former Princess Anne County Courthouse square follows a typical plan for small Virginia towns with a prominent central courthouse, this one on a mildly sloped hill often called "the Hill" or "courthouse hill", a large green space, and the town just below. The courthouse green is situated at the corner of Princess Anne Road and North Landing Road, a crossroad which has existed since before the court's construction in 1824. The large, sprawling modern municipal complex was built to the west, behind the historic courthouse, from the 1950s through the 1970s (with later construction outside the current district boundaries). The small town of Princess Anne Courthouse was built around the intersection and the courthouse green to the north, east, and south. North Landing Road runs below the courthouse towards the south while Princess Anne Road runs roughly from west to east along the side of the square and then curves away to the northeast. Today the streets feature lighting, sidewalks and curbing and the overall area retains substantial tree coverage. The courthouse site retains its setting and substantial integrity with much of the later municipal development not visible from the square or historic intersection.

The resources of the district vary considerably given the small total number. There is the historic government core around the courthouse green. Below that are two bungalows from the later development period of the village. There is also the last village schoolhouse from this period. At the northeast and southeast ends of the district are three late eighteenth to mid-nineteenth century dwellings with still substantial undeveloped land associated with them representing limited remaining elements from the antebellum era. Along Princess Anne Road is a small collection of early-to-mid twentieth century commercial resources including several offices and two service stations. Finally, the huge municipal complex, built in stages from the 1950s through the end of the period of significance, represents a large collection of institutional Colonial Revival architecture with a few Moderne inspired small offices as well.

The still extant historic resources on courthouse hill are the 1823 courthouse itself (DHR #134-0029), a ca. 1824 Clerks Office, and a 1905 Confederate Monument (DHR #134-0983). The façade of the courthouse contains elements of the original early nineteenth century building, the ca. 1920 renovation, and the 1966 full width two-story portico which was added in an attempt to have the courthouse better match the appearance of the Clerk's Office porch and the new government offices under construction behind the courthouse complex. The large courtroom addition to the side dates to 1961.

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The courthouse façade features a robust, full width portico with a denticulated cornice as well as five, two-story Tuscan columns. Much of the portico, including all of the columns, is being replaced due to rot. The previous porch was added in the early twentieth century and featured a two-tiered entry porch spanning the full width of the façade with Tuscan columns. This is likely when the upper pediment and accompanying lunette window were added. The original courthouse façade featured an open arcade in the two central bays, similar to much earlier courthouses such as the ca.1730-40 Hannover and King William county courthouses, as well as the ca.1750 courthouse in Smithfield. This original Princess Anne courthouse featured a side gable roof, and no protruding porch or portico. There have also been two rear additions added to the courthouse, one during the early nineteenth century and another during the 1960s renovations, which feature seven-course American bond brick. During the 1960s renovations, after the construction of the new 1961 courtroom addition, the interior of the original courthouse was completely renovated into offices. Throughout these renovations and alterations the primary massing, window and door openings, and the Flemish bond brickwork, have been largely maintained allowing the original historic courthouse form to be clearly recognizable. The courthouse features double-hung, six-over-six windows on the second story and the two side bays of the first story, while the original two-bay central arcade has been filled in with paneled double wood doors capped with fanlight lunette windows. The hipped roof is covered in slate and the building has four interior end chimneys.¹

The Clerk's office originally had a hipped roof and a simple, full width hipped-roof porch supported by two simple Tuscan columns. The ca. 1920 renovation changed the roof to a front gable with a second story gabled brick parpet and the porch was altered to its current configuration with a large frieze and architrave over four Tuscan columns. The large side and rear additions to the Clerk's office were added from the 1940s through the 1960s.

The Confederate Monument features a standing figure of a Confederate soldier in the uniform of a Private with a broad brimmed hat. The soldier faces forward with a rifle held vertically with both hands as he steps forward slightly. The soldier is about five-and-a-half feet high and nearly sixteen feet high with the base, which measures eight by eight feet. The entire monument is made of Virginia granite and the base is a combination of finished and rusticated blocks. The inscriptions identify the monument as being erected in 1905 and dedicated to "Princess Anne County Confederate Heroes." Several other inscriptions, as well as the Confederate national and naval jack flags, adorn the monument. The monument was commissioned from regionally known sculptor Charles M. Walsh.

Directly below the courthouse green on North Landing Road are the two remaining intact dwellings from the time when this area was a small town before the emergence of the large municipal center. The first (2433) is a simple shingle-sided bungalow with a central entrance covered by a front gable entry porch and flanked by two pairs of nine-over-nine replacement windows capped with historic decorative lintels. The roof is a shallow side gable. There is also a one room deep, full width rear flat roof section with the same siding and windows. This house

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was built in 1951 as a residence for Joseph Elliott Jones, a local building contractor, and now serves as an office.

The second example (2437) (DHR #134-0569) is a one-and-a-half story shingle-sided Craftsman bungalow built in 1936 for Roland H. and Mattie S. Wood West after their marriage and owned by their family until 1992. The house features a front gable roof with a hipped roof over the nearly full width front porch supported by four battered columns atop brick piers. The house features historic three-over-open, double-hung wood sash windows. There is an historic shed and non-historic gazebo behind the house. It currently operates as a restaurant.

One of the two most prominent residential resources in the district is the Kellam House located just northeast of the old Bradshaw Motor Co. on Princess Anne Road. Abel K. Kellam purchased the house in 1890 and then served as Clerk of Court for many years. His son, Richard B. Kellam, also lived in the house and served as a judge at the Princess Anne Courthouse until the late twentieth century. The original portion of the house may date to the late eighteenth century but it was expanded by the Kellams during the nineteenth century. It features an older rear side gable section, an Italianate front-gable section as well as a side two-story covered porch with square columns. The house features six-over-six, double-hung wood sash throughout. There are also two rear interior end chimneys with corbelled caps as well as a larger exterior end chimney attached to the side of the more recent front gable roof addition; it also features a corbelled cap. There are decorative wood cornice brackets and lintels over the windows. The house sits on a large lot and the site retains its historic integrity. There are three, nearly identical, one-story wood frame weatherboard sheds on brick pier foundations. They feature front gable roofs clad in standing seam metal with a central, single-leaf wood paneled doors. These are mostly likely nineteenth century and could predate the Civil War; further evaluation of these resources is warranted.

To the south of the Kellam house is the large, approximately forty-nine acre parcel which is the site of the Buffington-Whitehurst House (2441) (DHR # 139-0042). This house was constructed in 1793 in the Colonial style, originally as a simple hall-and-parlor house. The house evolved during the late eighteenth and nineteenth century into its current form of a two-story, central-hall dwelling with a one story side shed addition and a one-and-a-half story rear salt box addition. The house features a gambrel roof with four shed-roof dormers and two large brick end chimneys. While the same size in form and massing, one of the chimneys is constructed with Flemish bond brick while the other features six-course American bond brick demonstrating the evolution of the house. The windows on the first floor are nine-over-nine, double-hung historic wood sash, while the second floor has a mixture of modern and historic six-over-six double-hung wood sash windows. In the mid-twentieth century the exterior of the house was clad in brick, but the historic rough-hewn clapboard is retained behind the brick. Extensive acreage linked to this house is included in the district due to the potential for archaeological resources. A 2005 excavation revealed distinct artifact concentrations and intact, stratified cultural deposits dating from the late eighteenth century and potential evidence of previous Native American occupation of the site.

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Abutting the Whitehurst property to the south on North Landing Road (2473) is the old Court House Elementary School (DHR # 134-5033). This school served the town of Princess Anne, beginning with its construction in 1931, for the consolidation of one-room elementary schools. The school was designed in the Colonial Revival style and forms a large rectangle with a flat roof and basic stone coping. The school is two stories high and five bays wide with replacement six-over-six double-hung sash windows. These windows mimic the original windows and the replaced mid-twentieth century aluminum one-over-one replacement windows. The central entrance features a simple triangular pediment and paired, nearly full depth, pilasters flanking the now boarded up front door; the intact lunette fanlight is retained behind. A large, one-story, T-shaped annex was constructed in 1955 utilizing a Modern design with a flat roof, a stone veneer, and multi-light metal sash.

One of the most notable resources in the Princess Anne Courthouse village district is the ca. 1927-1931 auto repair shop on Princess Anne Road (2388) (DHR #139-0514) across from the Kellam & Eaton Building Supply parcel. This building was purpose built as an automobile repair business and has remained in service until the present day. By 1936 the business was operating as Bartee Brothers and later as Bradshaw & Brown Motor Co. Today it operates as Courthouse Automotive and retains most of its historic features. The building is a long, two-story building with a one-story, two-bay side gable addition. Both feature standing seam roofs. The first floor of the main building has large commercial plate glass windows and a second small office is separated in the final bay at the northern end. The first floor of the addition is a garage bay and an office. There is a large, shed-roof covered pull-through driveway for dropping and picking up cars. The second story features eight pairs of historic two-over-two, double-hung wood sash windows. The larger main building also features two interior brick end chimneys. The siding is painted standing seam metal. There is also a long rear addition running perpendicular to the main building which has two sections featuring garage bays, as well as the same roofing and siding materials. The roof pitch on the two, gabled rear addition sections is different, possibly indicating an expansion of the business. Finally, there is a separate historic cinder block garage at the rear of the parcel also featuring a painted standing seam gabled roof with rafter tails. There is a large garage entry on the gable end of the building and the sides feature large ten-over-ten, double-hung metal sash windows.

Along the first block of the section of Princess Anne Road which runs along the courthouse square (2400-04, 2406, 2408, 2416) there are a collection of 1930s-60s buildings, some of which have altered facades. These buildings maintain the setting of the commercial section of the small town before the more substantial commercial development which came with the establishment of the large municipal center.

The portion of the district to the west of the historic courthouse is occupied by the large planned municipal complex which currently serves as the focal point of Virginia Beach city government. While the complex extends beyond James Madison Boulevard, it is the area southeast of this street, and between George Mason Drive and Princess Anne Road, which comprises the original municipal center plan created ca. 1966 and largely completed by the end of the 1960s. Several of the buildings precede the 1966 plan and were incorporated into the larger scheme. The

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majority of the buildings in the complex are Colonial Revival with red brick exterior cladding, linked by a large complex of parking lots, sidewalks, and mature landscaped boulevards and green space. Some of the earlier buildings have Moderne elements, but also utilize a red brick exterior. The later, mostly 1970s resources, have Colonial Revival elements, but move away from a strict interpretation of the style. The original building functions, some of which continue, were: a primary Administration Building (city hall); Municipal Courts; a new Circuit Court; a police headquarters; a health building; the welfare building; a heating and cooling plant; and a fire station. An addition to the municipal courts building was completed in 1972 while a second large administration building was planned and completed next to city hall during the 1970s. Building continued through the 1970s before the first phase of the planned municipal complex was completed.

Building No.1, which serves as the main City Hall, is most prominent building in the large, 1960s Colonial Revival styled expansion of the Virginia Beach Municipal Center and was completed in 1969. The building is three stories high and twenty-three bays wide with Flemish bond brick veneer and jack arches over the windows. The five-bay central section of the building is heavily influenced by the 1934 reconstruction of the Governor's Palace in Williamsburg, Virginia. There are double-hung wood sash windows across three stories: 9/12, then 9/9, then 6/9 on the third story. There are front-gabled dormers along the roof, which is a steep hipped roof with slate covering, topped by a deck and an elaborate cupola. The building features four interior central corbelled brick chimneys rising a story above the roof. The roof line has a dentiled cornice similar to several other buildings in the municipal complex. The three central second story windows feature a shallow decorative porch balustrade. The three central first floor entryways are arched and recessed with double-leaf twenty-one light doors. Seven concrete steps and two side ramps access the large open entry porch. The two wings of the facade are identical and much less ornate than the central section. Their roof lines are shallower but are also have slate covering. They feature nine double-hung wood sash 9/9 windows on the first and second stories. The attic third story is highlighted by four front-gabled dormers with 6/9 double-hung wood sash. The ends of the main front section of the building feature the same elements repeated. A single entry matches the three on the facade, flanked by two pairs of 9/12 windows. The second story features six 9/9 windows with a two-bay balustrade in front of the center two. Three front-gabled dormers top the roof. The two rear wings, the eastern of which was added a short while after initial construction, repeat all of the familiar elements from the side wings of the facade, except that they extend south to form a U shape to the building. They have the same window fenestration pattern and style for each story, as well as identical dormers and entryways. The central square "palace" section is continued on the backside as well. The area within the U features sidewalks, trees, and mature shrubs. The rear of the building overlooks a large and impressive lawn which is larger than the footprint of the building.

Building No.2 represents the end of the construction period for the district (1979) and, while noncontributing because of its date of construction, it was a planned addition to the complex on a site set aside for the second large administrative building. It is a three-

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story, thirteen-bay wide typical Colonial Revival office building. It is square with virtually identical design and decorative elements on all four sides. It has a running bond brick veneer and quoins at each corner. The entry doors are recessed, double-leaf, wood paneled doors with twelve lights in the upper half. Windows are all double-hung: on the first level are 9/12, while they are 9/9 on the second and third stories, each with a jacked arch. The simple cornice is similar to most other buildings with dentil moldings at the top. Each gable pediment is framed with a similar design as the cornice, filled with brick and a single, centered, Palladian window. The roof is a flat-topped hipped roof with a cross gable. On each side of the gable end are three arched dormers which serve attic level ventilation. At the north corner of the building is a brick walled concrete ramp which descends to a small parking lot and the mechanical access area. The rear entry has a raised, semicircle concrete ramp flanking a central concrete stairway with curved brick walls fanning out at its wide base.

Building No.22 is the earliest surviving governmental building (1951) in the municipal complex outside the courthouse core and was one of several built before the merger of Princess Anne County into the City of Virginia Beach. This is a typical mid-twentieth century office building with Colonial Revival elements echoing the earlier courthouse and Clerk's office. The brick exterior is entirely six-course American bond. The roof is a combination of gabled and flat sections, with the historic entrance topped with a typical post-World War II flat-top hipped roof which is seen on several later buildings in the complex. All angled portions are clad with slate and there is a simple stacked wood cornice with no decorative elements. What is likely the original entrance faces Courthouse Drive on a narrow three-bay facade. The door is a wood, paneled, single-leaf door with a four-light transom. There is a single window to each side with 8/8 double-hung wood sash; this window type and 6/6 were used for nearly every window on the building. The sides of the building have a varied appearance with sections topped by front gables and recessed sections under flat roofs. The SE side has two recessed porch sections, while the NW side has a protruding addition which now serves as the main entrance.

Building No.17 (1954) and Building No.16 (1956) were part of the early expansion of the local government complex before the merger with the county. They represent a trend towards the Moderne Style before the 1960s master plan established the Colonial Revival theme for the complex. Building No.17 was originally the police headquarters with the front, left section of this one-story building constructed ca. 1954, and an L shaped addition to the right and behind the original building added ca. 1964. The addition mimics the original building in most details. The building faces Princess Anne Road and the facade has ten bays. The entry is centered on the original building, thus offset to the left on the facade. The entry is a single bay, recessed and framed in limestone with a single-leaf metal door with a single light at the top. The windows on the old and new sections are double-hung horizontal 2/2 wood sash with jack arches and brick sills. The building is clad in American bond brick and has a flat roof.

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Building No.16 was originally the health department with the original section constructed ca. 1956 with a rear ell added ca. 1968. The facade has two clearly differentiated sections split by the central entry, both of which feature American bond brick veneer. The entry is accessed by faux stone steps under a flat roof which extends over the left (east) section of the building and is supported on the right side by a wood post on a brick pier; behind the main post are three smaller posts forming an open porch "wall." The entry doors are double-leaf glass with aluminum frame and single light transom. The roof over the entry and left section is flat, but has a traditional cornice with dentil molding. In front of the entry and the left section is a low brick wall with concrete cap enclosing an area of shrubs. The windows in the left section are large horizontal 2/2 double-hung sash in groups of three, then four, then three separated by brick. The corner of the left section has windows on the side also, as well as a wood, paneled, nine-light door giving the appearance of an enclosed porch. The right (west) section is much simpler with a higher flat roof with metal coping. The windows are the same on this section; however, they are smaller and grouped in pairs, with four pairs on the facade. The rear of the main building, as well as all three sides, continue the window style and fenestration pattern of the simpler right side of the facade with pairs of horizontal 2/2 double-hung wood sash. The main difference between the rear addition and the main building is that it features five-course brick.

Building No.18 is a large, one-story evolved building, located in the middle of the complex versus most buildings being on the perimeter. It originally served as the school administration building, then later the municipal court and other functions. It was constructed in four phases from 1960 through ca. 1970s; the first three sections, forming the initial partial U shape were completed by 1968. A fourth large addition which completed the U on the west side, and filled in much of the interior courtyard, was completed ca. 1970s. The building thus spans the late county period through the bulk of the initial city municipal complex construction period. The entire building features five-course brick masonry construction and utilizes the same stacked wood cornice with dentil molding. The entire building also has hipped, flat-top, deck roofs with slate cladding. The first two sections (1960, 1964) are indistinguishable architecturally and form the east side of the building. The entry is a simple solid brick only penetrated by the double-leaf paneled wood doors framed by a cornice and fluted pilasters. The entry is covered by a formal front-gabled open entry porch with brick steps, two Tuscan columns, and a dentiled pediment. The two sides of this section feature regularly placed 9/9 double-hung vinyl sash windows. The middle of the east elevation has a protruding entry porch with a cross hip roof and features three brick arch openings filled with sidelights, a four-light transom, and fifteen-light single-leaf doors. The 1968 and ca. 1970s additions on the west side are linked architecturally. They are two stories and feature 12/12 double-hung vinyl sash windows with jack arches. The entry for this side also faces Courthouse Drive and features an ornate entry similar to the one on the east half of the building. There is an elevated brick entry porch covered by a front gable roof with dentil molding and a pair of Tuscan columns. The entry features double-leaf paneled metal doors with nine lights in the top half and a six-light transom. The entry is flanked by pairs of windows which are

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matched on the second story. These windows continue in a regular fenestration pattern along the entire interior courtyard side of this section of the building. The exterior of the ca. 1970s section is recessed on the side and features three windows each on the first and second levels. The 1968 addition, behind the ca. 1970s entry, and running the length of the west side differs in a few ways from the later addition. The windows are paired and there is a three-bay slight protrusion at the front and back of the addition. The front is now the main entry for the west side of the building and features a three section arcade accessing a covered entry porch. Inside are three sets of double-leaf paneled metal doors with nine lights on the top half and topped by Palladian windows. The second story of this entry section has three windows and is topped by a brick filled pediment with a round stone medallion. The protruding three-bay section at the rear has three lunette windows on the first level and the same arrangement on the upper level, except that the pediment has a round vent in place of the medallion.

Buildings No.12, 13, 14 (along with Building No.1) represent the bulk of construction envisioned in the initial municipal center plan. They were all completed in 1968-69 and feature clear Colonial Revival inspired design elements and served several key functions needed for the entire complex. Building No.12 has a front original section with a large rear addition built to match the original building. All sections have a steep hipped roof with a flat-topped deck clad in slate. The cornice is simple with two wood boards and dentil molding. All of the windows appear to be replacement vinyl double-hung with brick sills and jack arches above and 6/6 on the upper level and 6/9 on the first level. The earlier section is two-stories and five bays wide with five-course American bond brick. It features the main recessed entry: a double-leaf paneled wood door with side lights that features a panel below and four lights above. Above the entry on the second level is a lunette window which has been painted over. There is a one-story, two-bay wing on each side with the same features. The right (north) bay is a false facade with a long series of huge heating/cooling units which run the full length of the building and are screened to the north by shrubs. A brick wall extends out from the facade to enclose an area equal in size to the original building section. It contains a gravel area with many metal tanks which support the overall heating/cooling function of the facility.

Building No.13 is a one-story, nine-bay fire house with a large central section which features three garage bays, with vinyl roll-up doors, which pass through the building into the municipal complex behind. The roof is hipped/pyramidal with a large decorative cupola at the peak with vents rather than windows, and topped by a weather vane. The east wing has two windows while the west bay has three windows and the single-leaf, paneled metal entry door. The two ends of the building each have a pair of windows. All windows are 6/6 double-hung vinyl sash with inoperable paneled vinyl shutters as well as brick sills and jack arches. The rear of the building has the same arrangement and fenestration pattern. The roofs of the two wings are hipped. All three buildings have a simple wood cornice with dentil molding and slate roof cladding. The building is clad in American bond brick veneer.

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Building No.14 is constructed in a square, except for the middle third being recess on the facade. The building utilizes five-course brick masonry construction with quoins at the corners. The recessed main entry has a three-step brick access to a brick patio. The central bay features double-leaf, paneled, arched metal doors with sidelights completing a full arch over the doorway. There is a concrete keystone and single soldier course of brick forming an arch over the top of the doorway. The two bays flanking the doorway have the same features, except each opening is filled with a dramatic Palladian window. The windows on all four sides follow the same pattern: 6/9 double-hung vinyl sash on the first level and 6/6 on the second level. All windows have brick sills and slatted wood shutters. The lower level windows are topped by a decorative arch with a keystone and filled with stucco. The rear of the building has two arched doorways on each end, matching the doorway on the facade. The roof line has a robust cornice with dentil molding and the flat-top, hipped roof is clad in slate.

Building No.5 and Building No.15 are former houses which are all that remain of a small group of residences located in what is now the municipal complex, and northwest of the historic courthouse.

Building No.5 is a former ranch house which was part of a single street of mid-century development along what is now Courthouse Drive. It is accessed by a wood ramp with railings which lands at the historic single-leaf wood door with a diamond window. To the right of the entry is a single-bay garage. The house features American bond brick veneer with brick sills below the 2/2 metal double-hung sash windows. The main window next to the door has a central, single-light plate glass window. A single row of soldier course bricks forms a simple cornice with one wood board. The house has a side-gable roof with asphalt shingle. On the far right side the garage has a front gable roof which forms a cross gable with the main roof.

Building No.15 is a former Craftsman dwelling which predates the entire municipal complex except for the early buildings around the historic courthouse. This house has American bond brick veneer and all of the windows are double-hung 6/1 wood sash with brick sills set in pairs or singly. The entry is a small, front-gabled, single bay enclosed brick entry porch with a brick arched opening access by brick steps. There is a wood vent in the pediment. To the right of the entry is a large exterior brick chimney which reaches the height of the main house roof gable. There is a pair of windows to the right of the chimney and two pairs to the left of the entry. The house has a complex roof system with multiple gables. The main roof is a side gable with a large front cross-gable to the left of the entry but below the main roof line. The south side of the home reversed the front fenestration pattern with two single windows on the first level, and a paired window in the gable, along with a wood vent. The rear of the house has several windows of varying configurations and there is a large front-gable, vinyl-clad dormer with three single windows. There is also a rear protruding room with a front gable roof and a side entry covered by a small, gabled, pent roof supported by decorative brackets. Finally, on the

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north side is an enclosed porch with a front gable roof and vinyl siding with a concrete and brick access ramp. All roofs are clad in asphalt shingle.

This district consists of two clearly separate sections united by the historic courthouse and green on the hill. The small Princess Anne Courthouse village is still recognizable and is represented by a wonderful collection of residential, commercial, and institutional resources. Alternately the Virginia Beach Municipal Center represents city planning at its height with almost an entire government complex planned and executed in a relatively short period of time just as the new city was formed. The two of these together represent the long history of rural Virginia towns within large rural counties and the transformation into large cities during the twentieth century. This can be seen, though less dramatically, in Chesapeake and Suffolk.

INVENTORY

Courthouse Drive

2400 Courthouse Dr.	134-5299-0005
Other DHR ID#:	
Primary Resource:	Government Office (Building)
	Ca. 1951, Colonial Revival
	Contributing
	Total: 1
2401 Courthouse Dr.	134-5299-0007
Other DHR ID#:	
Primary Resource:	Government Office (Building)
	Ca. 1968, Colonial Revival
	Contributing
	Total: 1
2401 Courthouse Dr.	134-5299-0008
Other DHR ID#:	
Primary Resource:	Garden (Site)
	Ca. 2000
	Non-Contributing
	Total: 1
2401 Courthouse Dr.	134-5299-0009
Other DHR ID#:	
Primary Resource:	Gazebo (Structure)
	Ca. 2000, Colonial Revival
	Non-Contributing
	Total: 1
2405 Courthouse Dr.	134-5299-0010
Other DHR ID#:	

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Primary Resource:

Government Office (Building)
Ca. 1979, Colonial Revival

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Total: 1

2408 Courthouse Dr.

Other DHR ID#:

134-5299-0004

Primary Resource:

Government Office (Building)
Ca. 1824, Colonial Revival

Contributing

Total: 1

2416 Courthouse Dr.

Other DHR ID#:

134-5299-0006

Primary Resource:

Government Office (Building)
Ca. 1961, Colonial Revival

Contributing

Total: 1

2424 Courthouse Dr.

Other DHR ID#:

134-5299-0022

Primary Resource:

Government Office (Building)
Ca. 1960, Colonial Revival

Contributing

Total: 1

2501 Courthouse Dr.

Other DHR ID#:

134-5299-0012

Primary Resource:

Government Office (Building)
Ca. 1980, Colonial Revival

Non-Contributing

Total: 1

2509 Courthouse Dr.

Other DHR ID#:

134-5299-0013

Primary Resource:

Government Office (Building)
Ca. 1960, Ranch

Contributing

Total: 1

2532 Courthouse Dr.

Other DHR ID#:

134-5299-0014

Primary Resource:

Pump House (Structure)
Ca. 1990, Colonial Revival

Non-Contributing

Total: 1

Mattaponi Road

2420 Mattaponi Rd.

134-5299-0016

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Other DHR ID#:

Primary Resource:

Power Plant (Structure)
Ca. 1969, Colonial Revival

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Total: 1

North Landing Road

2412 North Landing Rd.

Other DHR ID#: **134-5299-0001**

Primary Resource:

Courthouse (Building)
Ca. 1824, Georgian

134-0029

Contributing

Total: 1

2433 North Landing Rd.

Other DHR ID#:

Primary Resource:

Office Building (Building)
Ca. 1850, Craftsman

134-5299-0029

Contributing

Total: 1

2437 North Landing Rd.

Other DHR ID#: **134-5299-0030**

Primary Resource:

Single Dwelling (Building)
Ca. 1936, Craftsman

134-0569

Contributing

Total: 1

Secondary Resource:

Outbuilding (Building)
Ca. 1940

Non-Contributing

Total: 1

Secondary Resource:

Shed (Building)
Ca. 1960

Contributing

Total: 1

2441 North Landing Rd.

Other DHR ID#: **134-5299-0031, 44VB0331**

Primary Resource:

Dwelling (Building)
Ca. 1793, Colonial

134-0042

Contributing

Total: 1

Secondary Resource:

Archaeological Site (Site)
Ca. 1793

Contributing

Total: 1

2481 North Landing Rd.

Other DHR ID#: **134-5299-0032**

Primary Resource:

School (Building)
Ca. 1931, Colonial Revival

134-5033

Contributing

Total: 1

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Secondary Resource: Classroom Building (Building)
1955, No Discernable Style

Secondary Resource: Athletic Field/Court (Structure)
Ca. 1965, No Discernable Style

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Contributing

Total: 1
Contributing

Total: 1

Princess Anne Road

2380 Princess Anne Rd.
Other DHR ID#: 134-5299-0028

134-0069

Primary Resource: Dwelling (Building)
Ca. 1850

Contributing

Total: 1

2384 Princess Anne Rd.
Other DHR ID#: 134-5299-0027

134-0695

Primary Resource: Dwelling (Building)
Ca. 1850, Mixed

Contributing

Total: 1

Secondary Resource: Shed (Building)
Ca. 1850, No Discernable Style

Contributing

Total: 3

Secondary Resource: Garage (Building)
Ca. 1950, No Discernable Style

Contributing

Total: 1

2388 Princess Anne Rd.
Other DHR ID#: 134-5299-0026

134-0514

Primary Resource: Service Station (Building)
Ca. 1931, Commercial Style

Contributing

Total: 1

Secondary Resource: Workshop (Building)
Ca. 1953, Commercial Style

Contributing

Total: 1

Secondary Resource: Office Building (Building)
Ca. 1953, Commercial Style

Contributing

Total: 1

2396 Princess Anne Rd.
Other DHR ID#:

134-5299-0025

Primary Resource: Pump House (Structure)
Ca. 1966, Classical Revival

Contributing

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Total: 1

2408 Princess Anne Rd.

Other DHR ID#:

Primary Resource: **Office Building (Building)**
Ca. 1935, Colonial Revival

134-5299-0024

Contributing

Total: 1

Secondary Resource: **Office Building (Building)**
Ca. 1965, Colonial Revival

Contributing

Total: 1

Secondary Resource: **Office Building (Building)**
Ca. 1965, Colonial Revival

Contributing

Total: 1

2416 Princess Anne Rd.

Other DHR ID#:

Primary Resource: **Service Station (Building)**
1967, Colonial Revival

134-5299-0023

Contributing

Total: 1

Secondary Resource: **Gas Pump Island (Structure)**
Ca. 1995, No Discernible Style

Non-Contributing

Total: 1

2425 Princess Anne Rd.

Other DHR ID#:

Primary Resource: **Government Building (Building)**
Ca. 1954, Moderne

134-5299-0021

Contributing

Total: 1

2435 Princess Anne Rd.

Other DHR ID#:

Primary Resource: **Government Office (Building)**
Ca. 1956, Moderne

134-5299-0020

Contributing

Total: 1

2441 Princess Anne Rd.

Other DHR ID#:

Primary Resource: **Government Office (Building)**
1944, Craftsman

134-5299-0019

Contributing

Total: 1

2449 Princess Anne Rd.

Other DHR ID#:

Primary Resource: **Park (Site)**

134-5299-0003

Contributing

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1824, No Discernible Style

Total: 1

2449 Princess Anne Rd.
Other DHR ID#: 134-5299-0002

134-0983

Primary Resource:

Sculpture/Statue (Object)

Contributing

1905, No Discernable Style

Total: 1

2461 Princess Anne Rd.
Other DHR ID#:

134-5299-0017

Primary Resource:

Fire Station (Building)

Contributing

Ca. 1969, Colonial Revival

Total: 1

2499 Princess Anne Rd.
Other DHR ID#:

134-5299-0018

Primary Resource:

Government Office (Building)

Contributing

Ca. 1969, Colonial Revival

Total: 1

2509 Princess Anne Rd.
Other DHR ID#:

134-5299-0015

Primary Resource:

Police Station (Building)

Non-Contributing

1975, Colonial Revival

Total: 1

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☒ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☒ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

ARCHEOLOGY

COMMUNITY PLANNING AND DEVELOPMENT

POLITICS/GOVERNMENT

Period of Significance

1793-1969

Significant Dates

1793, 1822, 1968

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Charles M Wash, sculptor

Rudolph, Cook & Van Leeuwen, architect

John S Waller & Associates, architect

McClurg and Wall, architect

W.M. Jordan Company, Inc., builder

Oliver, Smith & Cooke Ltd., architect

W.B. Meredith Inc., builder

MacLane & Chewning, engineer

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Ben F Britt, architect

Evan John McCorkle, Jr., architect

Dorris Gregory, architect & builder

Spigel, Zinkle, Carger and Herm, architect

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Virginia Beach Courthouse Village and Municipal Center Historic District is eligible for listing on the Virginia Landmarks Register and the National Register of Historic Places at the state level with a period of significance of 1793-1969, covering the period from the construction of the first resource until the last contributing resource was completed. The district stretches from its earliest late eighteenth century domestic and archaeological resources, through its early nineteenth century courthouse, clerk's office, and green, several nineteenth and early twentieth century dwellings and commercial buildings, and ends with a large, planned municipal campus executed during the second half of the twentieth century. The district is eligible under Criterion A for Community Planning for the portion represented by the mid-twentieth century Municipal Complex. The district is also eligible under Criterion A for Law and Government for the role of the central courthouse and historic green as well as the purpose built city government complex. Finally, the district is eligible under Criterion C for Architecture for the variety of early American buildings present in the courthouse village as well as the collection of architect designed Colonial Revival buildings which make up the Municipal Center.

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Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

In the 1630s a former indentured servant named Adam Thorowgood, along with Adam Keeling and Francis Emperor, accumulated several thousand acres in what was laid out as Lynnhaven Parish in 1640. The same boundaries for the parish were used for Princess Anne County when it was established in 1691, which was originally part of Elizabeth City County, then the subdivided Lower Norfolk County. The county was named for Anne, daughter of James II and later queen. Most early population centers focused on the rivers for easy transportation of goods; in what became Princess Anne County that meant the Lynnhaven River to the north and the North Landing River, just to the south of the eventual site of Princess Anne Courthouse. These rivers, and their many tributaries, were the main route for transportation into the early twentieth century via ferries and skiffs. As a result, for much of the seventeenth century, most roads were simple trails through the woodlands, many following earlier Native American paths; even into the nineteenth century rural Princess Anne County had only a limited number of proper roads. A majority of the labor during the seventeenth century was provided by indentured servants, like Thorowgood, rather than African slaves who arrived in larger numbers during the eighteenth century. Tobacco was the dominant cash crop in Princess Anne during this time, while corn was the predominant subsistence crop along with wheat and the raising of livestock.ⁱⁱ The eighteenth century saw significant expansion for Princess Anne County with the population expanding from roughly 2,000 to at least 8,800 by 1800 and tobacco giving way to a variety of cash crops as well as timber. The expansion of the agricultural economy led to a large increase in the number of African slaves during the same period, which in turn led to the emergence of the planter class and the architecture and plantations associated with that economic system. From the late eighteenth century until the time of the Civil War, slaves represented over forty percent of the county population and by the nineteenth century roughly two thirds of white households in the county owned at least one slave. Most slave holders owned a small number of slaves. There were also a few hundred freed slaves living in the county during much of the first half of the nineteenth century.ⁱⁱⁱ

The government of Princess Anne County was stable for most of its history, other than dramatic events such as the Revolution and the Civil War. With the establishment of the county in 1691 a county court was also created with the prominent post of County Clerk to run what was the seat of the county and in many ways its government. From 1691 until 1814, with one ten year gap, only five men held this position.^{iv} This demonstrates the continuity and also the lack of dramatic change within the county during that time; it remained rural, agricultural, and population changes were generally gradual. However, during this period the courthouse itself moved multiple times as a result of building deterioration or societal requirements. The first courthouse, which predated Princess Anne County, was constructed in 1661 in Lower Norfolk County at Thomas Harding's plantation at Broad Creek. This courthouse was beyond repair by 1689 and two courthouses were constructed: one at the Lynnhaven River and one at the Elizabeth River. When

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Princess Anne County was created from Lower Norfolk, the Lynnhaven River courthouse might have served the county for a brief period. In 1695 a new courthouse was constructed on the western branch of the Lynnhaven River, on land belonging to the Lynnhaven Parish Church, specifically for Princess Anne County as its first dedicated county seat. Until the Anglican Church was dissolved in 1784, the church and court were linked in function and personnel. A new courthouse was constructed ca. 1735 at Ferry Plantation, near to the previous courthouse location. The courthouse was moved again ca. 1753 when it was moved to Newtown on the eastern branch of the Elizabeth River. Newtown was at the time a significant population center and port for the county. The county seat was moved once again ca. 1778 to Kempe's Landing, a large village and shipping center since the Colonial period. The courthouse was constructed there soon after ca. 1787 along with a jail, pillory, and stock. The courthouse was frame construction and burned within a year and was replaced by a brick courthouse in 1788.^v

After the War of 1812, the farmers in southern Princess Anne County began demanding that the courthouse be moved to a more central location, away from Kempsville, so that they could have easier and quicker access for the numerous required tasks which could only be completed at the courthouse including voting, recordation of deeds, and jury duty. Additionally, the Kempsville courthouse was in need of extensive renovations. After a highly contentious debate, the General Assembly voted on January 6, 1820 to relocate the county seat and five Norfolk County residents were chosen to select what would be the fifth and final location of the courthouse for Princess Anne County. The final location was the intersection of Princess Anne Road and North Landing Road, then known as the Cross Roads, and located at roughly the center of the county. There were several prominent farm houses scattered around the Cross Roads at the time of the courthouse construction.^{vi} Daniel Whitehurst, living in the nearby Buffington-Whitehurst House which his family built, was appointed by the General Assembly (along with Peter Land Gent, John Woodhouse, Dangerfield Stark, and John Shipp Gent) as a commissioner related to the establishment and construction of the new courthouse. He was one of two commissioners to sign the contract on August 1, 1820 hiring James Keenan to building the court, clerk's office, and jail for \$8,900.^{vii}

The new courthouse, opened in January of 1823, would lead to a gradual increase in the surrounding population and economy as well as the development of a permanent village catering to the visitors to the courthouse named Princess Anne Courthouse. Soon after the completion of the courthouse, and per direction of the General Assembly, a tavern was built to house visitors having made the long journey to the courthouse. It was a two-story frame building which was expanded twice before burning in 1899. After the Civil War the owner was James Bonney who also operated a store in town called Bonney's Corner.^{viii} By 1835 population was 150 which included one attorney and two physicians. A contemporary account declared that "it contains, besides the usual county buildings, 17 dwelling houses, 2 Methodist houses of public worship, 2 elementary schools, 1 miscellaneous store, several carpenters, and various other mechanics. The principal pursuit of the inhabitants is farming."^{ix} A collapse in the agricultural economy led to the population of Princess Anne County falling from 9,102 to 7,285 residents between 1830 and 1840. A positive result from the economic downturn was a continued diversification of the economy: hay, potatoes, poultry, fish, lumber, corn and oats were all produced in notable

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quantities. Tobacco, which had already declined in production significantly since the late seventeenth century, was almost completely eliminated and cotton was not produced in any viable quantity until the twentieth century. There was also a general movement of agricultural reform which laid the ground work for much great successes in farming later in the century.^x

In 1859 the Albemarle and Chesapeake Canal was completed which connected the southern branch of the Elizabeth River with the North Landing River which provided closer access to water transportation for many farmers as well as creating a direct connection between southern Princess Anne County and Norfolk. Additionally the county's first bank was chartered in 1860.^{xi} Princess Anne County was poised for a period of economic success, until the Civil War in 1861. While Princess Anne County managed to avoid any significant military events during the war its economy, as with most former Confederate territories, suffered a significant decline during the war and after 1865. The county was occupied by the Union army for most of the conflict as a result of guerilla activities by some local militia. Local resistance groups also burned many bridges to stop food and supplies from reaching occupied Norfolk and roads were not maintained; this added to the list of rebuilding challenges after the war. By the end of the war emancipation obviously forced a complete restructuring of the labor supply. There was also very little currency and significant debt immediately after the war. There was a great deal of migration of the freed slaves across the eastern half of the United States, and within Virginia. Princess Anne County ended the war with roughly the same number of African American citizens as it had started the war with slaves, though many slaves had fled and many African Americans had moved into the county from Norfolk looking for work.^{xii}

Princess Anne County held its first election after the war in July 1865 and the court reopened in September of that year. John J. Burroughs served as Clerk of Court from 1821 until 1869 and presiding Justice John H. Dey also returned to his position, providing continuity after the end of the war. Additionally, the court records had been moved to Norfolk for safekeeping and were brought back afterwards. Virginia had a constitutional convention in 1867-68 resulting in a new constitution in 1870. This new constitution established a new county government format with a judge and board of supervisors, rather than the strictly court based justices of the peace. In Princess Anne County three new magisterial districts were created: Kempsville, Seaboard, and Pungo; Seaboard was the location of Princess Anne Courthouse. The constitution also created a state system of public schools paid for by tax revenue. This system replaced the haphazard local school management, or lack thereof, and also supported schools for African American children.^{xiii}

Truck farming was the source for the expansion of Princess Anne agricultural production from the late nineteenth century until well into the twentieth century. Improved transportation and an earlier planting season than northeastern states gave the region a significant boost in marketing and delivering its agricultural products. The construction of the Munden Point rail line in 1898 which reached Pungo, and the significant expansion and upgrade of county roads in the 1920s, greatly enhanced the ability of Princess Anne farmers to get their produce to Norfolk and beyond. Additionally, a consolidation of farmers, as well as local, state, and federal organizations, created the Virginia Truck Experiment Station in 1907 dedicated to researching

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truck farming improvements, and located it in the Diamond Springs area of Princess Anne County. Not only were agricultural goods being produced in greater amounts and with less labor and capital, but there also emerged a standardization of product quality which boosted marketing and demand. By 1900 evidence suggests Princess Anne and Norfolk counties were supplying up to half of certain types of produce for cities on the east coast; at the same time approximately seventy-five percent of land cleared in the Tidewater region was used for truck farming. The Princess Anne turkey and the Lynnhaven oyster became well-known local products. As a result of a national agricultural depression, Princess Anne County greatly expanded cotton production from 1919 to 1929, with cotton gins on North Landing Road, in Pungo, and in Oceana, before largely returning to traditional produce.^{xiv}

The emergence of truck farming, as well as regional urbanization and a more stable regional economy, lead to several changes in agriculture and labor in the region from the later nineteenth century through the mid-twentieth century, and rural Princess Anne County in particular. The number of farms decreased: 1538 farms in 1900, but that had decreased to 1317 in 1920 and only 692 by 1958. The effect was much clearer in the northern half of Princess Anne County as development increased as well as the arrival of multiple military installations including the Little Creek Amphibious Base, the Fleet Air Defense Training Center at Dam Neck and the Naval Air Station at Oceana with the onset of World War II. Farm tenancy was another factor in the farming industry which was dramatically changed by truck farming, and other factors, as the twentieth century progressed. In 1900 there were 676 tenant farms, which decreased to 521 in 1910 and 362 in 1920, which represented roughly a quarter of all farms. Still, in 1919 Princess Anne County there were only nine manufacturing plants with a product value of \$200,183 while the total value of crops that year was \$2,947,519 and ninety-three percent of the population lived outside incorporated towns. From the low point of population in 1840 after the agricultural collapse, the overall county population only increased from 7,285 to 13,626 in 1920, with the Town of Virginia Beach having 846 residents; by 1960, shortly before the merger and after Virginia Beach became an independent city, these numbers were 77,127 and 8,091.^{xv}

In 1924 Princess Anne Court House had a population of around three hundred; there were two merchandise stores and a mill of the J.M. Bratten Lumber Company and the town was connected to the state highway system shortly thereafter. The construction of a road from Bell's Corner to the Courthouse in 1926, connecting it directly to Virginia Beach Boulevard, ended discussion of moving the courthouse closer to Virginia Beach; roads were quickly extended down to Pungo.^{xvi} Princess Anne County, particularly the southern half, remained rural, low population density, and focused on agriculture well into the twentieth century. As an example of the small, tight knit courthouse village community, George and Marie Bratten owned a house above what became the Bartee Motor Company before it burned in 1936 and they moved to the Whitehurst House. They hired staff from Colonial Williamsburg to renovate the house and also added the brick veneer before selling the property to the Buffingtons in 1953. J.W. Buffington served as the elected school board chairman for Virginia Beach from 1966 to 1972. The post office was located on the Bratten property before moving into the Bartee Motor Company building in 1936, and then around the corner to a dedicated location around 1953. The Bartee Motor Company building housed other several small businesses in its storefront over the years and also served as a local

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social gathering place, staying open until nine in the evening.^{xvii} The intersection formerly known as the Cross Roads, the site of the former Princess Anne Courthouse village and the current Virginia Beach Municipal Center, eventually became a dividing point. To the north was the ever expanding resort town of Virginia Beach and eventually the huge Oceana Naval Air Station. To the south is an area which remains largely rural and only lightly developed. Current campaigns to move city hall to the recently constructed Town Center of Virginia Beach, far to the northwest from Princess Anne Courthouse, represent the reality of late twentieth century development and a shift in focus away from the nearly two-century seat of government for Princess Anne County and the City of Virginia Beach.

The discussion of the Princess Anne Courthouse should include school resources. For most of the history of Princess Anne County, education was conducted in one-room frame construction school houses. The last one of these to serve Princess Anne Courthouse village was the Hickory Bridge School which stood on North Landing Road until it was demolished when the Virginia Beach Municipal Complex was constructed. It was replaced by the Court House School in 1921 as part of the larger movement of rural school consolidation which the county began in 1906. This first consolidated school was a two-story wood frame building which was destroyed in March 1931 by a boiler fire. In November 1931 the current Court House Elementary School building was constructed in the Colonial Revival style, completing the period of school consolidation for Princess Anne Courthouse village. The school served grades 1-7. In 1955 the current one-story annex was constructed to expand the school with extra classrooms, a library, a cafeteria, and offices. Modular classrooms were added in 1964, but were torn down recently. The school remained open until the 1980s and now houses city offices.^{xviii}

The rapid mid-twentieth century expansion of the population described earlier, most of it in response to the rapid expansion of Virginia Beach at the oceanfront, resulted in substantial increase in demand for services at the courthouse and municipal complex. The agricultural building was constructed behind the Clerk's Office in 1951 and expanded ca. 1960. A fire station (later demolished) was constructed in 1955 and a new police headquarters was constructed ca. 1954 and later expanded ca. 1964. In March of 1956 Norfolk architect Bernard B. Spigel designed plans were released for a new county "Administrative and Cultural Center." The plans called for Colonial Revival style buildings to include a new courthouse, expanded Clerk's office, school board building, water commission office as well as the large cultural center. While much of this proposal never was built, namely the cultural center, it did lead to some immediate construction and expansion of existing buildings. The Clerk's Office was expanded and on June 6, 1961 a new courtroom addition to the historic courthouse was opened. A new health department building was constructed ca. 1956 on Princess Anne Road near to the new police headquarters. A large school administration building was completed in 1960 behind the old courthouse and expanded in 1964. A large building was also constructed to serve as the county court and probate office in 1961. All of these expansions of the courthouse and municipal center were completed or essentially underway by the time of the merger of Princess Anne County into the City of Virginia Beach.^{xix}

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As the City of Norfolk had continued to grow, it also extended water lines into new areas of Princess Anne County to support suburban developments. It already supplied water to the City of Virginia Beach and much of Princess Anne County. When areas of neighboring counties which bordered a city became developed the city could annex that part of the county to support its urban growth and expansion. On January 1 1959 Norfolk annexed thirteen and one-half square miles, and 38,000 residents, of Princess Anne County as part of this "orderly growth" concept for cities. This spurred on worry that Norfolk would likely continue annexations and led to a highly organized campaign of resistance by leaders of both Princess Anne County and the City of Virginia Beach.^{xx} The effort to resist Norfolk was led by Sidney S. Kellam who was arguably the most important local politician in either Virginia Beach or Princess Anne County and whose family was one of the more effective local political machines in the state. Kellam, representing both Princess Anne County and Virginia Beach, lobbied the General Assembly in 1960 to modify the state annexation law to offer the county greater protection. This failed but led Norfolk to halt further water expansions into Princess Anne County. Kellam went to Norfolk City Council in April 1960 and proposed that Norfolk halt annexation plans for five years stating that his group would stop any attempts to change annexation laws. Additionally Kellam proposed a committee to study a "Metro" merger concept that could incorporate all of Hampton Roads. Norfolk City Council agreed and the committee was formed with Kellam as the chairman.^{xxi}

The separate issue of a potential merger of the City of Richmond and Henrico County led to changes in the annexation laws that helped the potential merger of Virginia Beach and Princess Anne County. As a result Princess Anne County and Virginia Beach stunned the City of Norfolk when they announced in September of 1961 the goal of studying a merger which would create a city to block further Norfolk annexation. This resulted in serious protest from Norfolk's City Council including a vote to cutoff water service to Princess Anne County if the voters ratified a merger. Kellam and the leaders of both communities then began a formal and enthusiastic campaign to merge the county and city. They believed it would be easier than many mergers since Virginia Beach was a "second-class city" according to state law and thus already shared many officials and services in common with Princess Anne County. On November 10, 1961 Princess Anne County board of supervisors and the City of Virginia Beach council unanimously approved a merger agreement and a proposed charter for General Assembly approval after a hoped for successful public referendum vote. Additionally Kellam and his supporters wanted the vote before mid-January when they feared that Norfolk supporters would derail the merger in the General Assembly, so the referendum vote was set for January 4, 1962. Approximately forty-five local organizations led a sustained and consistent campaign in the weeks leading up to the vote as did the Kellam political machine. Possibly the action which swung the most votes towards the merger was the December 5th vote by Norfolk City Council to cutoff water to the City of Virginia Beach if they approved the merger. The final vote was a massive victory for the merger, with tallies of 1539-242 in Virginia Beach and 7476-1759 in Princess Anne County. By February 28, 1961 the General Assembly had approved the merger and the charter was signed by Governor Albertis S. Harrison Jr to create the new City of Virginia Beach, Virginia. The consolidation of the county and city was completed on January 1, 1963 making Virginia Beach a

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city of the first class with the Princess Anne County Courthouse complex as the new city hall and seat of city government.^{xxii}

As discussed earlier, the plans for a government center, with the historic courthouse as an anchor, were already underway and partially completed by Princess Anne County before the efforts at a merger with Virginia Beach were underway. Once the merger was completed the plans for what would become the Virginia Beach Municipal Center were expanded and accelerated. The plan for this first stage of the city complex was released in 1966 and was designed by MacLane & Chewning, with a variety of architects designing each individual building. Most of the first phase of the complex was complete by 1968/69. The goal was to double the amount of office space at the complex, adding to the existing approximately 83,000 square feet. The plans were laid out by A.J. Chewning II and included seven brick buildings in the Colonial style, totaling 86,500 square feet, with the goal of filling office needs through 1970. With so much existing office space, the new city could not afford to build an entirely new municipal center in a new location, but the future plans included branch service offices in higher population areas. This phase of construction would include a large two-story Administration Building, a two-story Municipal Courts building, a two-story Welfare Building, a one-story centralized heating and cooling plant. There would be paved parking for over 600 vehicles (800 total), covered brick walkways, underground utilities, a unified landscape planting plan, as well as a substantial renovation of the historic courthouse, which was already underway. Additionally there would be a new firehouse. All of these would be funded by bonds totaling \$2.64 million.^{xxiii}

The city council had “two overriding considerations” when planning the Municipal Center. The first was to “retain the Colonial atmosphere developed by historic Princess Anne County. The second was for “existing buildings be utilized to the maximum extent reflecting maximum economy to the city.” In pursuit of this goal the city owned 19.5 acres and planned to purchase another five or six acres. Independence Boulevard would be extended to Princess Anne Road to allow easier access to the complex.^{xxiv} By 1968 an expanded and more formal master plan, also by Chewning, Goodwin & Hogard, had been developed for the Municipal Center, though even this plan would differ substantially from what was eventually constructed. Overall the plan called for nine new buildings and additions to three existing buildings; the additions to the Clerk of Court, City Hall Administrative and Municipal Court Buildings were all completed eventually. New construction varied in size, location, and function as the plans continually evolved. Overall plans included paved parking for 1500 vehicles as well as acquisition for all of the land bounded by Princess Anne Road, North Landing Road and Courthouse Drive, consisting of seventeen mostly residential parcels. The schedule for the new master plan had no specific timetable and in would be nearly the end of the 1970s before most of the land acquired for the initial Municipal Center plan was utilized. The number of employees in 1963 was eight hundred but had already reached 1,222 by 1968 pushing this need for rapid office space expansion.^{xxv}

An addition to the municipal courts building was completed by 1972, a later administrative building was completed next door to city hall in the 1970s as well as a large central police station. The complex continued to expand into the late twentieth century north of James Madison Road and eventually up to Nimmo Parkway and beyond. These areas to the north of James

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Madison Boulevard are part of the continually expanding municipal complex, but are not part of the initial historic Municipal Center plan which was created to house the growing government for the City of Virginia Beach and its recent acquisition of Princess Anne County.

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9. Major Bibliographical References

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

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Name of repository: City of Virginia Beach and City of Virginia Beach Central

Library

Historic Resources Survey Number (if assigned): #134-5299

10. Geographical Data

Acreage of Property 110

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

A. Latitude: -76.058810	Longitude: 36.754840
B. Latitude: -76.051470	Longitude: 36.754550
C. Latitude: -76.053620	Longitude: 36.750200
D. Latitude: -76.049240	Longitude: 36.747400
E. Latitude: -76.048570	Longitude: 36.746110
F. Latitude: -76.055080	Longitude: 36.744510
G. Latitude: -76.060140	Longitude: 36.750360
H. Latitude: -76.060190	Longitude: 36.753240

Or

UTM References

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Datum (indicated on USGS map):

☐

NAD 1927

or

☐

NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Virginia Beach Courthouse Village and Municipal Center Historic District is irregular with the historic courthouse green at the center, village residential and commercial parcels to the north and south, and the large municipal center to the east. The district runs from the south corner of James Madison Boulevard and Princess Anne Road along the southwest side of Princess Anne Road until the beginning of the parcel for 2416 Princess Anne when it turns northeast and heads in an irregular line behind the commercial and residential parcels along Princess Anne Road as it turns northeast until the boundary rejoins Princess Anne Road at the north side of 2380 Princess Anne Road. The boundary then runs along the northwest side of Princess Anne Road until the intersection with North Landing Road when the boundary crosses southeast to the opposite side of the road and continues along the southeast side of North Landing Road until the beginning of the parcel for 2433 North Landing Road when it turns southeast and runs behind the two small historic dwellings on North Landing Road. The boundary then begins a long and irregular line southeast, then southwest, then west, then north around the large area associated with the Buffington-Whitehurst House. The boundary then meets the south side of the parcel of 2481 North Landing Road and turns southwest until the end of that parcel, then turns north until it meets North Landing Road. The boundary then runs along the south side of North Landing Road until the intersection with George Mason Drive when it turns northwest and runs along the northeast side of George Mason Drive. It then turns northeast at the east intersection with Mattaponi Road and runs northeast until turning northwest behind the parcels of 2501 and 2509 Courthouse Drive. The boundary then turns north slightly before running northwest along the south side of Courthouse Drive until it reaches the west intersection with James Madison Boulevard. The boundary then runs northeast along the southeast side of James Madison Boulevard until reaching the beginning point.

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Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the district were selected to include the governmental, commercial, and residential areas of the Courthouse Village and the Virginia Beach Municipal Center which are architecturally, historically, and geographically linked while also including the highest number of contributing resources. Areas of demolition have been placed outside the district, while a handful of noncontributing resources with strong links to more recent history in the district have been included. All associated acreage (including multiple parcels) with several early residential resources was also included to demonstrate the early rural nature of the village. Additionally a large amount of acreage was included with the historic Whitehurst house for the potential of additional archaeological resources.

11. Form Prepared By

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telephone: 757-651-0494
date: May, 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Virginia Beach Courthouse Village and Municipal Center Historic District

City or Vicinity: City of Virginia Beach

County: NA

State: Virginia

Photographer: Marcus Pollard

Date Photographed: April 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 21: Crossroads of Princess Anne Rd and North Landing Rd, Facing north

2 of 21: SE end of Princess Anne Rd at intersection with North Landing Rd, commercial buildings, facing north

3 of 21: North Landing Rd and south end of the courthouse green, facing north

4 of 21: 2433 and 2437 North Landing Rd, facing SE

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5 of 21: North Landing Rd, view of the former elementary school and the intersection with Courthouse Dr, facing SW

6 of 21: Courthouse Green showing the Courthouse, historic Clerk's Office (Bldg 21) and the Confederate Memorial, facing west

7 of 21: Entrance to the Virginia Beach Municipal Center at the intersection of North Landing Rd and George Mason Dr, facing north

8 of 21: Courthouse Drive, facing NW

9 of 21: Courthouse Drive, facing SE

10 of 21: Princess Anne Rd, north corner of the district, facing SE

11 of 21: Buildings 12, 13, 14 on Princess Anne Rd, facing south

12 of 21: Buildings 2, 18, 1 facing NE

13 of 21: Building 2, open parcel, Mattaponi Dr, facing east

14 of 21: Building 1, facing SE

15 of 21: Building 18, facing north

16 of 21: Building 16, facing SW

17 of 21: Building 29 (former elementary school), facing east

18 of 21: Buffington-Whitehurst House, facing south

19 of 21: Kellam House, facing NE

20 of 21: Weston House, facing NE

21 of 21: Courthouse Automotive building, facing north

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

ⁱ Bryan Clark Green, Lisa Bricker, Jennifer Hugman, *Historic Structure Report, Princess Anne Courthouse*, Richmond, VA, 2017. This report offers a complete architectural and structural analysis of the historic courthouse building including all historic changes and its current condition.

ⁱⁱ Stephen S. Mansfield, *Princess Anne County and Virginia Beach: a Pictorial History*, Virginia Beach, VA, 2006, p.12-14; Amy Waters Yarsinske, *Virginia Beach, A History of Virginia's Golden Shore*, Charleston, SC, 2002, p.31-32; 40-42; Sadie Scott Kellam and V. Hope Kellam, *Old Houses in Princess Anne Virginia*, Portsmouth, VA, 1931, p.15-18; Whichard, Rogers Dey, *The History of Lower Tidewater Virginia*, New York, 1959, vol.2, p.100-01.

ⁱⁱⁱ Mansfield, *Princess Anne County*, p.25, 50.

^{iv} Whichard, *History of Lower Tidewater*, 53.

^v Green, Bricker, Hugman, *Historic Structure Report*, p.2.6-2.13. The historic structure report by Commonwealth Architects is thoroughly researched and provides a wealth of documented information regarding the Princess Anne Courthouse, its pre-history, and the evolution of the current 1824 courthouse; Richard B. Kellam, *History of Establishment of Princess Anne County Courthouses*, June 5, 1961.

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- ^{vi} Green, Bricker, Hugman, *Historic Structure Report*, p.2.15-2.17; Whichard, *History of Lower Tidewater*, p.84; Mansfield, *Princess Anne County*, p.49-50; Kellam, *Princess Anne County Courthouses; Specifications to Build the Princess Anne Courthouse*, August 1, 1820.
- ^{vii} *Specifications to Build the Princess Anne Courthouse*; Green, Bricker, Hugman, *Historic Structure Report*, p.2.15-2.17. The original contract (*Specifications to Build Princess Anne Courthouse*) offers numerous highly specific details about size, design, and materials of the courthouse and jail. The Clerk's Offices are mentioned but no specific details are offered.
- ^{viii} Green, Bricker, Hugman, *Historic Structure Report*, p.2.21.
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- ^{xii} Green, Bricker, Hugman, *Historic Structure Report*, p.2.22- ; Mansfield, *Princess Anne County*, p.65-68.
- ^{xiii} Mansfield, *Princess Anne County*, p.67-68.
- ^{xiv} E.E. Ferebee and J. Pendleton Wilson, Jr., *An Economic and Social Survey of Princess Anne County*, Charlottesville, VA, 1924, p.68, 84-85; Whichard, *History of Lower Tidewater*, p.102; Mansfield, *Princess Anne County*, p.75-76, 79, 103, 136.
- ^{xv} Ferebee, *Economic and Social Survey*, p.33, 35-37. 56-57, Whichard, *History of Lower Tidewater*, p.102; Mansfield, *Princess Anne County*, p.134, 172.
- ^{xvi} Ferebee, *Economic and Social Survey*, p.32-33; Mansfield, *Princess Anne County*, p.134.
- ^{xvii} Jennifer Brown Estes, *Bartee's Motor Company later Brown Bradshaw and Brown's Body Shop*, 2006. This is a short personal history written by one of the children of the original owners of Brown's Body Shop.
- ^{xviii} Louis Berger Group, Inc., *Management Summary for Intensive Architectural Survey of Court House Elementary School (143-5003)*, Virginia Beach, VA, June 2001.
- ^{xix} Frank Sullivan, "New Center Is Planned For County," *The Virginian-Pilot*, Sunday March 25, 1956, Sect.B, p.1; Green, Bricker, Hugman, *Historic Structure Report*, p.2.33-2.35.
- ^{xx} Danny Barkin, "Jan. 1, 1963 - The birth of a city," *The Virginian-Pilot (Beacon)*, April 24, 1983, p.A3, A4; Martha Lewis Taylor, "The Merger," *The Beach: A History of Virginia Beach, Virginia*, Virginia Beach, VA, 2006, p.105.
- ^{xxi} Barkin, "birth of a city," p.A4; Taylor, "The Merger," p.105-06.
- ^{xxii} Barkin, "birth of a city," p.A4, A8, A14; Taylor, "The Merger," p.106-11.
- ^{xxiii} Chet Paschang, "Doubled Space Officials' Goal At Princess Anne Court House," *The Ledger-Star*, October 27, 1966, p.1.
- ^{xxiv} Paschang, "Doubled Space," p.1.
- ^{xxv} Frank Creasy, "Major Expansion on Beach's 'Hill' Proposed," *The Ledger-Star*, May 25, 1968.













