

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Riverside Historic District

other names/site number _____

2. Location

street & number Riverside, Carolina, and Preyer avenues N/A
Agawam and Raleigh streets not for publication

city or town Elizabeth City N/A
 vicinity

state North Carolina code NC county Pasquotank code 139 zip code 27909

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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
 meets does not meet the National Register criteria. I recommend that this property be considered significant
 nationally statewide locally. See continuation sheet for additional comments.)

William S. Price, Jr. SHPO 12-15-93
Signature of certifying official/Title Date

State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- 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)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
68	34	buildings
		sites
1		structures
		objects
69	34	Total

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

Number of contributing resources previously listed
in the National Register

Historic and Architectural Resources
of Elizabeth City, North Carolina, 1793-1943

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

Domestic-single family

Domestic-single family

Religion-religious facility

Religion-religious facility

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Bungalow/Craftsman

foundation brick

Tudor Revival

walls wood

Colonial Revival

brick

roof asphalt

other roof: slate

roof: tin

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

Architecture
Community Planning and Development

Period of Significance

1894-1942

Significant Dates

1894
1902
1926

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Chesson, William S., Jr.
O'Hammond, Stratton

Primary location of additional data:

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

Name of repository:

Survey and Planning Branch
Division of Archives and History

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Riverside Historic District
Pasquotank County, North Carolina

Architectural Classification

Queen Anne
Stick/Eastlake
Other: Normaneseque

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RIVERSIDE HISTORIC DISTRICT

7. Narrative Description

The Riverside Historic District is located within the municipal limits of Elizabeth City and stretches eastwardly along the south bank of the Pasquotank River from the downtown commercial district. The river, a broad slow-moving expanse of water more than one-third mile wide, forms the district boundaries on the north and east, while Morgan Street is the general boundary on the west, and Woodruff, Carolina, and Fairfax avenues mark the general southern limits. Because of its advantageous waterfront location, the area was settled by the third quarter of the seventeenth century. Until 1893, however, the district remained farmland, focusing on the Messenger-Fearing-Morrisette House (#30), a substantial Greek Revival plantation house erected ca. 1857. In 1893 the first plat of building lots was recorded on the district's western extremity nearest the town. The majority of the district was developed after the platting of lots at its eastern end in 1902 by the Riverside Land Company and the subdivision of the Fearing estate (in the center of the district) in 1926 as Pine Grove, a name that has long since faded from use.

The Riverside Historic District contains representative examples of Greek Revival, Queen Anne, Eastlake, Craftsman Bungalow, American Foursquare, Normanesque, Colonial Revival, and Tudor Revival style houses, in addition to several examples of modest dwellings that follow tradition forms. Other than numerous private boat and summer houses along the river, there are only two structures in the district that are not single-family residences: Calvary Baptist Church (#25) and Carolina Apartments (#49). Unless specified otherwise, all resources are of frame construction. The district contains 69 contributing and 34 noncontributing resources. Of the primary resources, 43, or 68 percent, are contributing and 20, or 32 percent, are noncontributing.

The Riverside Historic District follows the linear form of Riverside Avenue with short perpendicular extensions southward along Agawam Avenue and Raleigh Street. While all of the structures orient towards the street, many of those that front along the river have rear porches, sunrooms, or even separate river houses that take advantage of the views and breezes along the water. Glimpses and views of the river, and a verdant landscape that consists of mature trees, lush plantings, and expansive lawns provide additional cohesive elements to the district.

The oldest house in the district is the Messenger-Fearing-Morrisette House (#30), the seat of the former plantation from which the district was developed. Its two-story double-pile center-hall plan is raised on a tall basement, and was originally finished with Greek Revival elements. Unfortunately, the house was brick veneered ca. 1958 and its double-tier front porch replaced by a monumental porch carried by stone Ionic columns; its status within the district is, therefore, noncontributing.

The first section of the district to be developed was the western portion (properties #15 to #25), which was platted in 1893. It includes lots along Hunter and Morgan streets as well as lots along Riverside Avenue, although only the latter are in the district. These lots were improved during the ensuing thirty years

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and contain two-story frame dwellings that are representative of the styles then in fashion in Elizabeth City. The next section developed was the lots of the Riverside Land Company in the 1100 and 1200 blocks of Riverside Avenue (#8 to #14, #38 to #48) and along Raleigh Street (#55 to #63), Carolina Avenue (#49), and Preyer Avenue (#50). Houses built here by 1942 exhibited Queen Anne, Craftsman Bungalow, American Foursquare, Colonial Revival, and Tudor Revival forms and styles. The 1926 development of the Fearing property (#1 to #7, #26 to #37, #51 to #54) provided lots for construction of Craftsman Bungalow, American Foursquare, Normanesque, Colonial Revival, and Tudor Revival dwellings during the late 1920s and 1930s.

A critical element in the district's development was that the earliest houses were erected on the land (south) side of Riverside Avenue, and that the construction of houses on the river (north) side lots did not begin until the subdivision of the Fearing estate in 1926. In fact, more than half of the river side lots were still undeveloped by the end of the district's period of significance in 1942. The contributing river side houses follow styles popular late in the district's period of significance, namely the Craftsman Bungalow, Norman Revival, Colonial Revival, and Tudor Revival styles.

The Queen Anne style is handsomely represented by the Preyer-Cropsey-Outlaw House (#40) and the Markham-Bell House (#43), both of which are large two-story frame residences with towers. The former is one of the city's finest Queen Anne residences, and its centrally-placed three-story square tower is capped by a bellcast pyramidal slate roof; a vigorous scheme of Eastlake style woodwork completes the design. The design of the Markham-Bell House is less ambitious, with its squat corner tower situated at the corner of a wrap-around porch.

Houses exhibiting American Foursquare and Craftsman Bungalow form and finish dominated the city's residential design during the 1910s and 1920s. Both are well represented in the Riverside Historic District. Chief among the American Foursquares are the Bascom S. Sawyer House (#34) and the Grover Hill House (#50). The Sawyer House porch has broad shallow arches supported by brick porch piers with inset stucco panels, elements popular in Elizabeth City during the 1920s. The Hill House has a wood-shingled upper story complete with original paint scheme.

Eleven Craftsman Bungalows were built in the district. Most follow popular forms that were standard in Elizabeth City, such as the gable-front form with Palladian attic window, as shown in the Montgomery-Corbett House #23, or with porch spandrels filled with matchstick elements as in the Thomas J. Merritt House (#63). Other Craftsman Bungalows are the gable-end type, including the Stanley-Stowe House (#60) with its large shed dormers and full-width engaged porch, and the George W. Beveridge House (#6) with small gable dormer and a full-width engaged porch. Typical in its design, the wood-shingled Beveridge House is one of the most unusual in the city due to its situation. It stands entirely over the river on tall brick piers, with the thirty feet between house and shore being spanned by an uncovered walkway. The house's location was copied from a traditional soundside cottage owned by Mrs. Beveridge's mother at old Nags Head. Mrs. Beveridge states that her husband, the co-owner of a milling company, originally wanted to live on a houseboat, and that the water location was a compromise so he wouldn't have to mow grass. Other Craftsman Bungalows include the wood-shingled Dr. Mora S. Bulla House (#46), with an unusual recessed shed dormer that permits a second-story deck on top the porch, and the Willis G. Ferebee House (#48),

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where sophisticated low gables and stylish windows suggest the design was acquired from an unknown pattern book.

A limited number of Colonial Revival style houses were erected in the district during the 1920s and 1930s. Among these are the W. Paul Jackson House (#9), a one-and-a-half-story gambrel-roof dwelling, and the Thomas J. Jones House (#35) and the Wiley B. Coppersmith, Jr. House (#31), both of which are two-story, two-pile, gable-roof houses erected in the late 1930s with central porches. The Zee Rochelle House (#54), also erected in the late 1930s, follows a one-and-a-half-story gable-form with attached side garage that continued in popularity for modestly scaled houses into the 1950s. A continuing evolution of the Colonial Revival remained in fashion during the decades following World War II, yielding a majority of the district's houses erected as infill during the 1950s and 1960s.

The Tudor Revival style achieved a measure of popularity in Elizabeth City during the 1930s, a decade that began with much of the Riverside area, particularly the Fearing lots, still unimproved. Even though the area's development coincided with the style's popularity, it is surprising that within the district there are eleven examples of the Tudor Revival, a style that enjoyed a relatively brief period of popularity in the city. Houses of this style comprise exactly one-fourth of the district's forty-four contributing dwellings. Several of the district's Tudor Revival style houses are exuberant, and all but three are primarily of masonry construction. The finest is the Harold C. Foreman House (#11), a picturesque combination of gables, chimneys, dormers, and skintled brickwork. Nearby is the Elisha Coppersmith, Jr. House (#36) where a steep sweeping roof, prominent front chimney, and clipped gable combine into a residence of considerable charm. The imaginative use of wood, stone, stucco, and shingles that made the Tudor Revival so endearing to the homeowner is represented by a quartet of neighboring dwellings: the entirely wood-shingled Jaccia F. Burrus House (#28) with its steep gables; the W. Clarence Morse, Jr., House (#51) with a pseudo-stuccoed gable; the Wyatt R. Aydlett House (#52); and the William S. Chesson, Jr. House (#53). Although the latter two houses are decidedly dissimilar in overall form and exterior finish, they have picturesque front chimneys that are identical in form but rendered in different materials. All four houses were erected by Chesson, one of the city's most prolific contractors from the late 1920s through the 1950s.

The Miles L. Clark House (#1) displays elements of the Norman Revival style in a way that is best called Normanesque; it is the city's only example of this style. The large two-story brick residence, built ca. 1926 on a lot with river frontage, is flanked by massive end parapets and has a semi-circular "keep" on the east that contains the stair; a conical roof over the keep emphasizes the circular shape. It is the district's best example of a house designed to take advantage of its river site, containing a full-width engaged porch enclosed by arched windows and doors.

The district contains twenty-two contributing outbuildings, almost one-third of the total contributing resources. Because much of the district dates from the age of the automobile, garages were important to the function of the household. They are prevalent throughout the district, numbering ten contributing and seven non-contributing resources; most of the latter were erected between 1942 and 1960. All except one of the contributing garages are frame, executed in traditional vernacular designs adapted from earlier carriage houses, such as the gable-front, one-car structure (#55-a) with shed-roof extensions on each side behind the

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Trueblood-Hurdle House, and those whose style echoes that of the house. The best of the latter is the Craftsman Bungalow garage (#6-a) of the George W. Beveridge House, which, like the dwelling, is wood-shingled and has triangular eaves brackets and a gable ornament. The garage accompanying the Elisha Coppersmith House (#36-a) is the district's only brick example. Because of the increasing importance of the automobile, many of the houses constructed during the 1930s had garages either attached directly to the residence or connected by covered walkways. Among the former are the garage of the Harold Foreman House (#11), where it forms a prominent front wing on the Tudor Revival residence, while examples of the latter arrangement include the Tudor Revival garage of the William S. Chesson, Jr., House (#53) and the Colonial Revival style garage of the nearby Zee Rochelle House (#54).

Other outbuildings in the district include several storage sheds (such as #18-c, #22-b, #53-a, and #58-a) and at least one former kitchen (#55-a). A diminutive hexagonal wood-shingled garden house (#11-a) and an open-sided garden shelter (#11-b) highlight the manicured yard of the Harold Foreman House. Both have slate hip roofs. Along the river to the rear of this residence is a poured concrete bulkhead wall with smooth-edged stones set into the top as a decorative cap (#11-c). The curves of the wall as it follows the shoreline of this lot and the one to the east (#12) provides a striking element to the property, the most complete and highly developed in terms of landscaping in the district.

The district's only buildings that are not single-family residences consist are Calvary Baptist Church (#25) and Carolina Apartments (#49). Calvary is a two-story gable-front frame structure that has Gothic-arched Queen Anne sash windows in an otherwise Colonial Revival edifice. Noncontributing because of age (built 1949-1960), the Carolina Apartments has a faint Modernistic Style flavor in the modest brick facade accents.

The Riverside Historic District retains a high degree of architectural integrity. Of the 103 resources, only 4, or 4 percent, are noncontributing because alterations have compromised the original structure, and 29, or 28 percent, are noncontributing because they were built after 1942. The latter group consists of 16 primary and 13 secondary resources; a majority of these primary resources, 11, or 69 percent, were erected before 1960, and an even greater number, 12, or 75 percent, are Colonial Revival in style. When viewed in the context of a uniformity of lot size and setbacks, the result is a visual compatibility among the contributing and noncontributing resources in terms of style, scale, and material. Only two resources can be considered intrusive to the district, the Thomas N. Dale House (#32) and the Fred Deerfield House (#42), both of which are brick and built after 1970.

INVENTORY LIST

Historical information contained in the inventory list is based on material from the Elizabeth City Inventory files at the North Carolina Division of Archives and History; records in the Pasquotank County Register of Deeds Office; city directories; Sanborn maps; Butchko, On The Shores Of The Pasquotank

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(1989); and oral history. Entry names refer to the original owner/occupant of the building unless otherwise noted.

Methodology

The east-west streets are listed first, beginning with Riverside Avenue on the north and ending with Preyer Street on the south. The properties are listed from west to east, first those on the north side of the street, and then those on the south side of the street. Then the north-south streets are listed, beginning with Agawam Avenue on the west and ending with Raleigh Street on the east. These properties are listed from north to south, first those on the west side of the street, then those on the east side of the street.

The major resource on a lot is assigned a number, with additional resources assigned the same number and a letter. Thus the house would be #1, its garage #1-a, and a secondary building #1-b. Outbuildings that are insubstantial in size or temporary in nature, such as small or movable utility sheds, are not included in the inventory list. The district map (Exhibit A) accompanying the nomination includes all identification numbers.

Status

The letter "C" standing alone indicates a contributing building and "C-st" indicates a contributing structure. The reason a property was deemed noncontributing is given by either "NC-age," a property built after 1942; or "NC-alt," a property that is more than fifty years old but has been altered to the extent that it has lost its integrity. Resources that have been modified or modernized with replacement siding, porch posts, or windows are considered contributing if the original character of the building remains largely intact. But when a series of changes mask or alter the original character, the resource is deemed noncontributing. Unless specified otherwise, all resources are of frame construction and continue in their original use.

Date

The date of the resource is largely derived from deeds, Sanborn maps, or city directories. None of the Riverside district area was recorded by the Sanborn maps until 1914, and the entire district was not shown until the 1923 edition. A resource that is shown by the first map to cover its block is indicated by the note "by" and the appropriate map year. A resource which is not shown by one map edition, but is shown by the next edition, is indicated as "1914-23," or however appropriate. City directories for Elizabeth City do not survive for years earlier than 1936, and therefore are of help in dating houses only after 1931, the date of the last comprehensive Sanborn Map. More precise dates came from deed research of individual

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property histories. Other property dates, particularly those given a decade notation such as "1920s" or "1940s," are derived by architectural evidence.

<u>List</u>	<u>Addr</u>	<u>Date</u>	<u>Status</u>	<u>Entry Description</u>
NORTH SIDE RIVERSIDE AVENUE, GOING EAST FROM CHARLES CREEK				
1.	914	1926	C	Miles L. Clark House: large, 2-story Normanque brick residence focusing on massive 2-story semi-circular "keep" on the east; end gable parapets sweep to engage arcaded front and rear (closed in) porches; enclosed second story porch added over garage in 1987; Clark (1891-1965) was successful distributor with the Texas Oil Co.; among his many interests was the development and support of the renowned Elizabeth City High School Band.
1-a		1950s	NC-age	Summer house: frame structure near river.
1-b		1960s	NC-age	Boathouse: frame house at river for boat and airplane storage.
2.	920	1950s	NC-age	James C. Goodwin House: 1-story brick ranch with attached 2-car garage.
3.	922	ca. 1929	C	E. O. Baum House: 1.5-story brick Tudor Revival cottage with stone accents at entrance, porch, and front chimney. Baum was associated with the local newspaper; lot was inherited by wife from the Fearing family (#30).
4.	926	1970s	NC-age	Willis M. Owens House: 2-story brick Colonial Revival; wing on east with 2-car garage.
5.	1000	1950s	NC-age	Dr. James D. Hathaway, Jr. House: 2-story, brick on first, wood shingles on second; porte cochere on west.
5-a		1950s	NC-age	Boathouse: weatherboarded structure at river.

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<u>List</u>	<u>Addr</u>	<u>Date</u>	<u>Status</u>	<u>Entry Description</u>
NORTH SIDE RIVERSIDE AVENUE, GOING EAST FROM CHARLES CREEK				
6.	1006	1926	C	George W. Beveridge House: 1.5-story wood-shingled Bungalow with engaged porch and rear shed rooms; noteworthy degree of integrity for house and site; located entirely over the river on brick piers set thirty feet from shore and reached by a bridge--location is unique in city, copied after traditional soundside cottages at old Nags Head; Beveridge was co-owner of the Elizabeth City Milling Company.
6-a		1926	C	Garage: 1-story 1-car wood-shingled garage complement Bungalow style of house; built on shore.
7.	1012	1931-36	C	J. Carroll Abbott House: 1.5-story weatherboard Tudor Revival under steep roof; 2-car garage with flat roof attached on west; Abbott associated with family farm implement dealership.
7-a		1950s	NC-age	Playhouse: little 1-story frame playhouse located at front east corner of house; enclosed by picket fence.
8.	1100	1949-60	NC-age	Richard S. Bunn, Sr. House: 1.5-story wood-shingled Colonial Revival/ranch with distinctive recessed dormers; originally built a flat-roofed dwelling of modern design; remodeled into present form in late 1950s by local architect Ed Pugh.
8-a			NC-age	Garage: 1-story 2-car wood-shingled garage complements house.
9.	1106	1923-31	C	W. Paul Jackson House: 1.5-story gambrel-roof Colonial Revival; end porches now enclosed; aluminum siding.
9-a		1950s	NC-age	Garage: originally 1-story end-gable; now with gambrel-roof upper story superimposed, on top.
10.	1114	1970s	NC-age	W. C. Jennette House: 1.5-story brick and frame ranch with subtle chalet character.

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<u>List</u>	<u>Addr</u>	<u>Date</u>	<u>Status</u>	<u>Entry Description</u>
NORTH SIDE RIVERSIDE AVENUE, GOING EAST FROM CHARLES CREEK				
10-a		1970s	NC-age	Boathouse: 1-story frame building.
11.	1116	1935	C	Harold C. Foreman House: exceptional picturesque brick 1.5-story Tudor Revival; asymmetrical composition of gables, chimneys, dormers, windows accentuated with skintled brickwork; house and site have high degree of integrity; erected by contractor William S. Chesson, Jr. for co-owner of family lumber company.
11-a		ca. 1935	C	Garden House: 1-story hexagonal wood-shingled structure with slate pyramidal roof; octagonal windows; located east of house; used for garden storage.
11-b		ca. 1935	C	Garden Shelter: 4-sided structure (half of a hexagon) covered by slate pyramidal roof and supported by sturdy posts; rear wall is boarded; near west property line.
11-c		ca. 1935	C-str	River Wall: retaining wall/embankment follows curves of river's edge; capped by stones set in concrete to complement house; continues uninterrupted along the shore of #12 as well.
12.	1200	1949-60	NC-age	J. Rodney Foreman House: 1-story Colonial Revival ranch.
13.	1202	1949-60	NC-age	James F. Wallace House: 1.5-story modest Colonial Revival; aluminum siding.
14.	1210	1949-60	NC-age	Charles Camden Blades House: large 2-story brick Colonial Revival; attached wood-shingled garage projects from southwest.

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<u>List</u>	<u>Addr</u>	<u>Date</u>	<u>Status</u>	<u>Entry Description</u>
SOUTH SIDE RIVERSIDE AVENUE, GOING EAST FROM CHARLES CREEK				
15.	733	1920	C	J. Kenyon Wilson House: American Foursquare with broad stylish porch; built for attorney.
16.	735	ca. 1894	NC-alt	W. H. Weatherly House: 2-story former Queen Anne with handsome Colonial Revival detail in fanlight in front pediment; thoroughly remodeled into Colonial Revival in 1970s during which porch was removed; vinyl siding; erected for owner of wholesale grocery store and candy factory on North Water Street.
17.	737	by 1914	C	Andrew S. Sanders House: 2-story Queen Anne with tall hipped roof from which project pedimented gabled wings; acquired in 1919 by neighbor Andrew S. Sanders, vice-president of family-owned Elizabeth City Iron Works; his brothers owned Elizabeth City Shipyard across street; (#18); wrap-around Bungalow porch added 1923-31; aluminum siding; now apartments.
17-a		1930s	C	Barn: gable-roof board-and-batten structure.
18.	739	ca. 1907	C	R. C. Abbott House: 2-story gable-front side-hall with pedimented front; Victorian turned porch posts with lateral brackets; erected for R. C. "Cat" Abbott, owner of farm supply business; sold in 1919 to neighbor Andrew S. Sanders (#17) who apparently maintained it as rental; aluminum siding; now apartments.
18-a		1930s	C	Oubuilding: small square building with gable roof; front porch; original use unknown.
18-b		1923-31	C	Outbuilding: small 1-story, 2-room, 4-bay building covered with molded weatherboard.

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<u>List</u>	<u>Addr</u>	<u>Date</u>	<u>Status</u>	<u>Entry Description</u>
SOUTH SIDE RIVERSIDE AVENUE, GOING EAST FROM CHARLES CREEK				
19.	741	by 1914	C	House: 2-story, gable-front side-hall with ornamental roof cresting; Eastlake gable ornament; wrap-around Colonial Revival porch partially enclosed on east; aluminum siding; now 3 apartments.
19-a		1930s	C	Garage apartment: 2-story building with 3-car garage below.
19-b		1914-23	C	Garage: 2-car gable-front garage with access to Morgan Street.
20.	743	ca. 1894	C	Barclift-Pritchard House: 2-story, 1-pile, gable-end, with gabled projecting central bay; built for S. S. Barclift, occupation unknown, who sold it in 1897; bought in 1903 by Estelle Pritchard (later Wright), who added wrap-around Bungalow porch 1914-23; aluminum siding.
21.	745	ca. 1915	C	Gideon M. Hughes, Jr. House: American Foursquare with large front hip dormer integrated into hip roof; wrap-around Bungalow porch; aluminum siding; Hughes was a grocer.
21-a		1914-23	C	Garage: 1-car garage with attached shed along rear alley; sided with vertical boards.
22.	747	ca. 1922	C	Evans-Cropsey House: handsome 1.5-story gable-end Bungalow with shed dormers and unusual projecting central vestibule; engaged full-width porch carried by arched spandrels filled with matchstick elements; well-maintained and unaltered; built for N. B. Evans, occupation unknown; sold in 1925 to A. Douglas Cropsey who was associated with Miles Clark (#1) in Texas Oil Co.
22-a		1914-23	C	Former garage: small 1-story structure along alley now converted into storage structure.

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<u>List</u>	<u>Addr</u>	<u>Date</u>	<u>Status</u>	<u>Entry Description</u>
SOUTH SIDE RIVERSIDE AVENUE, GOING EAST FROM CHARLES CREEK				
22-b		1923-31	C	Shed: small 1-room frame storage shed.
23.	749	ca. 1925	C	Montgomery-Corbett House: 1-story gable-front Bungalow with Palladian gable window; porch carried by sturdy tapered pillars on brick pedestals; erected for W. S. Montgomery, occupation unknown; sold in 1935 to J. Ernest Corbett, who worked for a furniture store.
23-a		1914-23	C	Garage: 1-car garage with attached storage shed; sided with vertical boards.
24.	751	ca. 1894	C	M. F. Sedgwick House: 2-story gable-front 3-bay with modest sawn gable ornament; Victorian turned porch posts; vinyl siding; Sedgwick's occupation unknown; later occupied by son Harry E. Sedgwick, a postman.
25.	801	by 1914	C	Calvary Baptist Church: frame 2-story Colonial Revival gable-front church with central belfry and Queen Anne Gothic-arched windows; original building had corner tower; 2-story side wings added between 1923-31; corner tower replaced with short central tower with bellcast roof in 1950s/1960s; aluminum siding.
25-a		by 1914	C	House: 2-story gable-front with fine sawn gable ornament; replacement gable porch; asbestos shingles; now attached to rear of Calvary Baptist Church by covered walkway and used as Sunday School annex.
26.	805	1943-49	NC-age	House: plain 1.5-story Colonial Revival cottage; gable-end roof with off-center front gable and small gabled entrance pavilion; asbestos shingles; now parsonage for Calvary Baptist Church.
27.	807	1954	NC-age	Miss Glennie Morris House: 1.5-story brick veneer gable-end Colonial Revival with front cross gable and gabled entrance porch; 1-car rear garage connected by breezeway.

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SOUTH SIDE RIVERSIDE AVENUE, GOING EAST FROM CHARLES CREEK				
28.	901	1931-36	C	Jaccia F. Burrus House: 1.5-story wood-shingled Tudor Revival with several gables; slate roof; Tudor arch entrance; essentially unaltered; erected by William S. Chesson, Jr. for Burrus, a fisherman.
28-a		1931-36	C	Garage: 1-car wood-shingled; at rear with access from Agawam.
29.	905	1950	NC-age	Dr. Fred H. Salters House: 2-story brick Colonial Revival with cove-ceilinged entrance porch; attached 2-car garage on west.
30.	911	ca. 1857 ca. 1958	NC-alt	Messenger-Fearing-Morrisette House: large 2-story, 1-pile, 5-bay antebellum Greek Revival raised on tall foundation; ca. 1958 house was brick veneered and original double-tier porch replaced with porch carried by monumental stone Ionic columns salvaged from St. Vincent's Hospital in Norfolk, VA; a large lot provides for deep setback from street (much deeper than neighbors) and expansive front lawn; seat of large farm associated with Bradford-Fearing family from 1860 to 1958; they owned farm on which the central portion of district was developed.
31.	915	1936-42	C	Wiley B. Coppersmith, Jr. House: 2-story, 2-pile gable-roof Colonial Revival; built for vice president of family lumber company.
31-a		1960s	NC-age	Garage: 1-car gable-front building erected for later owner George W. Brothers.
32.	917	1970s	NC-age	Thomas N. Dale House: brick 2-story hip-roof 2-pile Colonial Revival.

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<u>List</u>	<u>Addr</u>	<u>Date</u>	<u>Status</u>	<u>Entry Description</u>
SOUTH SIDE RIVERSIDE AVENUE, GOING EAST FROM CHARLES CREEK				
32-a		1970s	NC-age	Fence: pierced brick fence having large brick pylons with pyramidal concrete caps; only substantial fence along Riverside Avenue.
33.	925	1936-42	C	Mrs. Lillie B. Baum House: 1.5-story frame cottage reflecting subtle Tudor Revival elements with one large and one small front gabled dormer; wood shingles; replacement metal porch posts.
33-a		1960s	NC-age	Garage: 1-story 1-car, metal sided.
34.	927	1925	C	Bascom S. Sawyer House: American Foursquare; uncharacteristic truncated hip roof with balustrade at peak; deep wrap-around porch has broad shallow arches carried by brick piers on brick pedestals, the latter with inset stucco panels; Sawyer owned a ladies ready-to-wear shop downtown.
35.	1001	1939	C	Thomas J. Jones House: 2-story, 2-pile, 3-bay Colonial Revival with central 1-bay semi-circular porch; side porch on west (Wareham Street) elevation; aluminum siding; Jones operated local Chrysler-Plymouth dealership.
36.	1005	1937	C	Elisha Coppersmith, Jr. House: distinctive and unaltered 1.5-story brick L-plan Tudor Revival; offset front and rear ells, all covered by steeply pitched gable roof; front gable, with roof almost sweeping to ground, contains large round-arched central window beneath chimney stack flush with wall; secondary clipped gable-front wing; diamond pane windows and walled front terrace complete design, which was modified by Charlie Ward of the Elizabeth City Brick Company from a now-forgotten pattern book; Coppersmith owned City Beverage Company.

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SOUTH SIDE RIVERSIDE AVENUE, GOING EAST FROM CHARLES CREEK				
36-a		1937	C	Garage: 1.5-story gable-front brick 2-car garage; side dormers for upstairs apartment.
37.	1009	1949-60	NC-age	William W. Foreman House: 2-story brick Colonial Revival with second story porch with elaborate wrought iron supports and railing; 2-car garage attached at rear.
38.	1101	ca. 1900	NC-alt	Hayman-Bailey House: 2-story T-plan with wood-shingled gables; vinyl siding; porch enlarged between 1923-31 into wrap-around form with paired Colonial Revival style tapered pillars on brick piers; remodeling in 1980s enclosed part of front porch, added modern bay window, replacement windows, and vinyl siding; built for lumberman L. L. Hayman on lot purchased in 1900 from R. O. Preyer (#41); sold in 1917 to Clenthious C. Bailey, who also that year was co-founder of the short-lived Riverside Lumber Company, which operated across street (now site of #8 and #9) until mid or late 1920s; Bailey was later owner of filling station at 201 East Church Street.
39.	1105	by 1923	C	Kenyon Bailey House: 1.5 story, 2-pile, hip-roof dwelling with wrap-around Bungalow porch; vinyl siding; Bailey was president of fertilizer, seed, tractor store; perhaps related to C. C. Bailey (#38).
39-a		by 1923	C	Garage: large frame shed at rear; weatherboard.
40.	1109	1894	C	Preyer-Cropsey-Outlaw House: impressive Queen Anne combines asymmetrical massing, Eastlake gable ornaments, square 3-tier tower, rear double-tier Victorian porch, patterned slate roof, modillioned window hoods, wood-shingled gables, and front wrap-around replacement Colonial Revival porch into one of city's finest statements of eclecticism; house retains a high degree of architectural integrity; R. O. Preyer, industrialist from Cleveland, Ohio, came to Elizabeth City in 1891 and was

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SOUTH SIDE RIVERSIDE AVENUE, GOING EAST FROM CHARLES CREEK

				associated with Kramer Lumber Co; went to Greensboro in 1900; resided from 1891 until 1894 in Eastlake style house at 921 Riverside Avenue, which was demolished in 1987; in 1901, during rental occupancy of W. H. Cropsey, his daughter, Nellie, disappeared and was later found dead; the trial of a suitor remains the city's most notorious murder trial; Edward R. Outlaw, businessman and boat captain, and wife owned house 1904-1965.
40-a		ca. 1909	C	Kitchen: 1-story 1-room frame building at rear of house; enlarged ca. 1988 with carport at rear.
41.	1111	by 1923	NC-alt	I. T. Blanchard House: 2-story hip-roof Colonial Revival; weatherboard over wood shingle; 1923 Sanborn shows a 1-story house here that was raised to two stories by 1931; that house was completely remodeled into the present house in 1950s or 1960s.
42.	1113	1992	NC-age	Fred Deerfield House: 1-story brick ranch.
43.	1115	ca. 1909	C	Markham-Bell House: surprisingly late Queen Anne style house with no Colonial Revival influence; gable-front and side sections focus on corner 3-stage polygonal tower and wrap-around porch; other than asbestos shingles in gables, house is essentially unaltered; little known of Markham; John H. Bell, Sr. was an osteopath.
43-a		1991	NC-age	Garage: 2-story, 1-car, gambrel building with storage above.
44.	1201	ca. 1913	C	H. M. Seeley House: 2-story T-plan with cross-gable roof and wrap-around Colonial Revival porch and high degree of integrity; nothing known of Seeley.

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SOUTH SIDE RIVERSIDE AVENUE, GOING EAST FROM CHARLES CREEK				
44-a		1930s	C	Garage: 1-story, 2-car, gable-front garage, now with one bay enclosed for storage.
45.	1203	1960-70	NC-age	Dwight L. Sylvester House: 1-story frame and brick Colonial Revival ranch.
46.	1207	ca. 1927	C	Dr. Mora S. Bulla House: distinctive 1.5-story gable-end wood-shingled Bungalow; projecting flat-roofed porch doubles as uncovered terrace for recessed shed dormer. Bulla was surgeon; house has been rectory of Christ Episcopal Church since 1952.
46-a		1940s	NC-age	Garage: 1-story, 2-car, garage now enclosed for storage; German siding.
47.	1209	ca. 1921	C	John B. Markham House: 2-story American Foursquare with traditional finish; wrap-around porch; vinyl siding; Markham was a shipyard machinist.
48.	1211	ca. 1919	C	Willis G. Ferebee House: fine 1-story Craftsman Bungalow with stylishly low multiple cross-gabled roofs; Craftsman window compositions; Ferebee was a retired farmer, died year after house's completion; later occupied by son Miles W. Ferebee, civil servant, later City Manager.
48-a		ca. 1919	C	Garage: 1-story, 1-car, gable-front garage echoes Craftsman Bungalow style of house.

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NORTH SIDE CAROLINA AVENUE, GOING EAST FROM RALEIGH STREET				
49.	1202	1949-60	NC-age	Carolina Apartments: 2-story brick building with subtle Modernistic style accents on facade; originally contained 4 doctors offices and 4 apartments.
SOUTH SIDE PREYER STREET, GOING EAST FROM RALEIGH STREET				
50.	1201	ca. 1925	C	Grover Hill House: American Foursquare with wood-shingled second story and hipped attic dormers; exposed rafter ends and Craftsman Bungalow wrap-around porch complete house; Hill was boat captain.
WEST SIDE AGAWAM STREET, GOING SOUTH FROM RIVERSIDE AVENUE				
51.	605	1935	C	W. Clarence Morse, Jr. House: 1.5-story wood-shingled, gable-end Tudor Revival cottage; front and rear gabled wings; asbestos shingles in gables depict a stucco finish; built by neighbor William S. Chesson, Jr. for Morse, a lawyer and judge.
52.	607	1931-36	C	Wyatt R. Aydlett House: 1.5-story wood-shingled Tudor Revival with prominent front picturesque chimney with stone base; brick surround accents round-arched entrance; erected by neighbor William S. Chesson, Jr. for Aydlett, a bank teller.
52-a		1931-36	C	Garage: 1-car wood-shingled garage at rear alley.
53.	609	1931-36	C	William S. Chesson, Jr. House: 1.5-story Tudor Revival with German siding and tall gable-front entrance porch; same brick and stone picturesque chimney as on #53 except brick has been painted; garage attached on west south side by breezeway; home of builder active 1920s-1950s, who was son of a builder active 1890s-1930s.

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<u>List</u>	<u>Addr</u>	<u>Date</u>	<u>Status</u>	<u>Entry Description</u>
WEST SIDE AGAWAM STREET, GOING SOUTH FROM RIVERSIDE AVENUE				
53-a		1931-36	C	Storage building: 1-room gable-front wood-shingled building along rear alley; identical to garage (#52-a) behind neighbor at 607; originally a garage also.
EAST SIDE AGAWAM STREET, GOING SOUTH FROM RIVERSIDE AVENUE				
54.	604	1936-42	C	Zee Rochelle House: 1.5-story, 3-bay Colonial Revival with side 1-story wing; simple entrance porch with lattice side walls; garage attached to north by breezeway; Rochelle was proprietor of dry cleaning business.
WEST SIDE RALEIGH STREET, GOING SOUTH FROM RIVERSIDE AVENUE				
55.	701	ca. 1914	C	Trueblood-Hurdle House: 2-story, T-plan Victorian with polygonal front wing and extensive wrap-around porch; double-tier porch with exterior staircase on rear; pent window hoods. Built for Hansa L. Trueblood; sold in 1918 to clothing store manager Mather Marvin Hurdle.
55-a		ca. 1914	NC-alt	Former Kitchen: small 1-story, 2-room structure with rear sheds and front hip-roof porch; originally attached at rear of house as ell; moved to rear of lot for use as rental apartment in 1950s; asbestos shingles on sides and rear; vinyl siding on front.
55-b		1930s	C	Garage: gable-front, 1-car, frame building with shed-roof shelter extensions on each side; asbestos shingles.
56.	705	ca. 1918	C	Hurdle Rental Duplex: 2-story gable-front duplex with asymmetrical fenestration and twin gable-front porches; Colonial Revival Tuscan porch columns and Palladian attic windows combined with Craftsman exposed rafter ends; asbestos shingles; Hurdle lived in #55

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WEST SIDE RALEIGH STREET, GOING SOUTH FROM RIVERSIDE AVENUE				
57.	709	by 1923	C	Samuel T. Brown House: 1-story pediment-end Colonial Revival; full-width flat-roof porch supported by paired Doric pillars with roof balustrade; garage attached at rear northwest by screened porch. Brown living in house 1936-60s, was in U. S. Coast Guard.
58.	801	by 1923	C	Avery H. Jones House: American Foursquare with front and side hipped dormers; wrap-around Craftsman Bungalow porch; aluminum siding.
58-a		by 1923	C	Shed: 1-story, 2-room storage building at rear of lot along Preyer Street.
EAST SIDE RALEIGH STREET, GOING SOUTH FROM RIVERSIDE STREET				
59.	700	1923-31	C	James P. Gregory House: American Foursquare with broad wrap-around porch; vinyl siding; plans borrowed from Bascom Sawyer (#34). Gregory was tugboat captain.
59-a		1930s	C	Garage: 1-story, 1-car, frame building at rear of lot.
60.	704	1923-31	C	Stanley-Stowe House: 1.5-story gable-end Craftsman Bungalow with full-width engaged porch and full-facade front and rear shed dormers; aluminum siding; built for a Mr. Stanley in lumber industry; bought in early 1930s by boat captain Benjamin F. Stowe.
60-a		1940s	NC-age	Garage: 1-story, gable-roofed building containing 2 car bays and storage room; asbestos shingles.

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<u>List</u>	<u>Addr</u>	<u>Date</u>	<u>Status</u>	<u>Entry Description</u>
EAST SIDE RALEIGH STREET, GOING SOUTH FROM RIVERSIDE STREET				
61.	708	ca. 1920	C	W. L. Waldorf House: 1.5-story gable-end Craftsman Bungalow with engaged full-facade porch and distinctive recessed gable-front porch at front dormer; Waldorf was carpenter, possibly erecting this himself.
62.	802	1936-42	C	James N. Davenport House: 1-story gable-front Craftsman Bungalow with traditional hip-roofed porch of tapered pillars on brick pedestals; asbestos shingles; Davenport was retired farmer from Tyrrell County.
62-a		1930s	C	Storage building: small 1-story, 1-room, gable-roofed frame shed.
63.	806	ca. 1927	C	Thomas J. Merritt House: 1-story gable-front Craftsman Bungalow; broad spandrel arch with infill of matchstick elements spans porch, half of which has been enclosed; Merritt was member of U. S. Coast Guard; in charge of local base in 1942.

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8. Narrative Statement of Significance

Summary

The Riverside Historic District is significant as a neighborhood that developed during the late nineteenth and early twentieth centuries, a period in which the city expanded not only in population but also in commercial and industrial importance. The history of the district, however, begins in 1857 with the construction of the Messenger-Fearing Morrisette House (#30), an impressive plantation house built in the Greek Revival style but substantially altered ca. 1958. From 1857 until the 1890s the district was agrarian in nature, containing both the Fearing farm and the farm of the Underwood family at its eastern edge. The district's development primarily reflects the platting of subdivisions along the Pasquotank River in 1893, 1902, and 1926. During the ensuing decades a Riverside address was one that was desired both by the children of the men who had shaped the city's fortunes during the late nineteenth century and the self-made industrialists and businessmen who came to Elizabeth City seeking opportunity during the early twentieth century. While smaller, more modestly-scaled dwellings were erected in neighborhoods to the south of the district for shopkeepers, small businessmen, and workers, Riverside Avenue became, and has remained, a fashionable residential avenue in Elizabeth City inhabited by people active in all aspects of the city's affairs.

The period of significance of the district extends from 1894, the construction date of the oldest contributing resource, to 1943, so as to include all resources at least fifty years old. This period falls within the years covered by the Elizabeth City Multiple Property Documentation Form (MPDF), particularly historic contexts 4-Railroad Boom: 1881 to 1899 and 5-Twentieth Century Progress: 1900 to 1942. Within these contexts, the subsections that most directly cover this district are those concerning industrial and physical expansion. To a lesser extent, the subsection concerning commercial expansion also relates to the district. The district's buildings are discussed in the MPDF under property types 1-Residential Architecture, 2-Outbuildings, and 3-Institutional Architecture.

Historical Background

While the area that now encompasses the Riverside Historic District was settled during the third quarter of the seventeenth century, and a grist mill was erected along nearby Charles Creek in 1757 (Griffin 1970: 5-6, 24), the history of the district does not begin until 1857. In February of that year, William Messenger purchased fifty acres along the Pasquotank River outside of the municipal limits of Elizabeth City and shortly thereafter erected an impressive two-story Greek Revival residence (#30) that had a commanding view of the river (Deed Book MM, p. 126). The property was acquired in 1860 by Mrs. Clara B. Bradford, who resided in Elizabeth City; the plantation house was presumably occupied by an overseer or other members of the large Bradford family. In 1887 she sold the farm to her step-nephew John Bartlett Fearing, Jr. (1862-1923), who occupied the house and farmed the land until his death.

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Considering the pace of Elizabeth City's growth during the late nineteenth and early twentieth centuries, subdivision of the farm would not have been surprising, but Fearing sold only six lots along what is now Riverside Avenue for development. The first was a one-acre tract along the river in what is now the 900 block of Riverside Avenue, just west of the boundary of the Riverside Historic District. It was sold in 1889 to James Y. Old who built a saw mill there (Deed Book 10, p. 578). Old sold the property and the mill equipment (the latter being enumerated in the deed) in July 1891 to Kramer Brothers and Company (Deed Book 12, p. 9). The Kramers, the sons of Daniel S. Kramer, the developer of the city's first large sawmill, were owners of the city's largest industrial complex, operating saw and planing mills from 1870 until 1961 (Butchko 1989: 153-155). Along Riverside Avenue the Kramers operated a sawmill until the late 1910s. By 1923 the Riverside mill was operated as R. B. Cotter and Son Saw Mill and by 1931 the site had been cleared of all buildings (Sanborn maps: 1902, 1908, 1914, 1923, 1931).

During the 1910s Cotter acquired the property of the J. F. Snell and Willey Marine railways, or shipyards (Deed Book 46, p. 205; Deed Book 47, p. 485; Deed Book 48, 223; Deed Book 50, p. 9; Deed Book 50, p. 443; Sanborn maps 1902, 1908, 1914, 1923, 1931). The Snell shipyard was established by 1877 and the Willey Shipyard ca. 1896; each relocated to Riverside in the 1890s (Branson's 1877-78: 238; Branson's 1896: 1896). Though both were located west of the district in what is now the 700 and 800 blocks of Riverside Avenue, the shipyards (which became the Elizabeth City Shipyard ca. 1920) and the sawmills provided not only employment opportunities for early residents of the district, but encouraged the construction of nearby homes for foremen and managers.

Several other nearby industries, each situated at the western end of Riverside Avenue near Charles Creek, provided employment to area residents: the net and twine factory of S. S. Fowler, a migrant from Pennsylvania, made nets and seines for area fishermen from 1881 until the late 1890s; J. Wilkins ran a shingle mill along Charles Creek during the late 1890s; and the Elizabeth City [oyster] Packing Company operated for a brief time after the turn of the century (Historical and Descriptive 1885: 222; Sanborn maps 1885, 1891, 1896, 1902; Branson's 1897: 479).

The other lots sold by Fearing went to R. O. Preyer in 1891, to Joseph Porter in 1918, and to Graham W. Bell, Miles L. Clark, and Bascom S. Sawyer in 1923, respectively; the last three were sold just nine months before Fearing's death (Deed Book 11, p. 582; Deed Book 35, p. 356; Deed Book 57, pp. 353, 356, 430). Preyer was an industrialist from Cleveland, Ohio, who, in 1891, joined Kramer Brothers and Company. Soon after his purchase, Preyer erected a handsome Queen Anne/Eastlake style house at 921 Riverside Avenue. He sold this house in 1893 and in 1918 it was acquired by Teresa Porter, whose husband, Joseph, bought an adjacent lot from Fearing the same year to expand the property. Unfortunately, the house was demolished in 1987. Sawyer, the proprietor of a ladies ready-to-wear store downtown, erected an American Foursquare house (#33) on his lot in 1925, and the next year oil dealer Miles L. Clark had an impressive Normaneseque residence (#1) built on his lot; the rest of the Fearing estate was subdivided the same year. The Bell property, at 912 Riverside Avenue, lies just outside of the district to the west.

Four days after Preyer sold his house at 921 Riverside Avenue, he acquired a sixteen-acre tract from merchant C. C. Allen that extended southward from Riverside Avenue between what is now Flora and

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Raleigh streets (resources #8 to 11 and 38 to 43) (Deed Book 14, p. 284). This tract contains two of the oldest houses in the district. In 1894 Preyer completed a new, larger two-story Queen Anne/Eastlake dwelling (#40) at 1109 Riverside Avenue, a house which the local newspaper said "attracts much attention and excites admiration" (Economist-Falcon, March 16, 1894). Preyer left Elizabeth City in 1900 and later settled in Greensboro; his Riverside property was eventually acquired by the Riverside Land Company and is included in its 1902 plat map (Exhibit C; Deed Book 26, p. 236). In 1900 Preyer sold a lot to lumberman L. L. Hayman, who shortly thereafter built a residence (#38) which he sold in 1917 to Clenthious C. Bailey. That same year Bailey became co-founder of the Riverside Lumber Company, which operated a small sawmill along the river at what is now 1100 and 1106 Riverside Avenue (#8 and #9) only until the mid 1920s ((Deed Book 45, p. 540; Incorporation Book 2, p. 155; Sanborn maps 1923, 1931).

The establishment of industry, particularly marine railways and sawmills, along the western end of Riverside Avenue created the need for nearby residential areas. In 1893 Abner L. Aydlett, a local businessman, offered one hundred lots for sale along Riverside Avenue (inventory resources #15 to #25) and Morgan, Hunter, and Jones streets at the western end of the district (Exhibit B) (Deed Book 14, pp. 39, 79). While dwellings of traditional form and modest decoration were erected along Morgan, Hunter, and Jones streets for workers and shopkeepers, larger and more stylish residences were built during the next three decades on the choice riverfront lots along Riverside Avenue for professionals and businessmen (Exhibits E, F, and G). Among these homebuilders were wholesale grocer and candy manufacturer William H. Weatherly (#16), attorney (and Weatherly's son-in-law) J. Kenyon Wilson (#15), and grocer Gideon M. Hughes, Jr. (#21).

The next part of the district to be developed was the eastern end, which was platted by the Riverside Land Company. The company was incorporated in April 1900 by some of the leading men in the city: among them physician, druggist, and industrialist Oscar McMullan; realtor and developer Mack N. Sawyer, industrialist and merchant Daniel B. Bradford (a son of Clara B. Bradford, the early owner of the district's oldest house [#30]); newspaper publisher and merchant Robert J. Mitchell; merchants F. M. Grice, Dennis M. Jones, and J. T. McCabe; physician and druggist Andrew L. Pendleton; and banker, industrialist, and Kramer brother-in-law Patrick H. Williams (Incorporation Book 1, p. 172; Branson 1897: 479). The next month the company acquired a tract of about twenty acres which they divided into numerous building lots, of which less than one-third are included within the district. (Exhibit C, Deed Book 23, p. 54; Deed Book 26, p. 236). Their tract, which was known as the "Cottage Farm," was acquired from C. C. Allen and Robert O. Preyer and Preyer's father-in-law, philanthropist William Yost of Cleveland; it had been owned by the Underwood family during mid century (Deed Book 21, p. 475; Deed Book 23, p. 54; Deed Book 6, p. 283). The Riverside Land Company sold all the lots in less than four years, and formally dissolved in May 1904 (Grantor Index 1700-1915, pp. 457-460; Incorporation Book 1, p. 337).

Throughout the first four decades of the twentieth century the Riverside property, which extended eastward from Flora Street (known until the mid 1940s as Roanoke Street) and southward to Perquimans Street, grew into an important residential neighborhood within Elizabeth City (Exhibits E, F, G). An

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important aspect in its growth and popularity was the construction in 1914 of the Elizabeth City Hospital, the city's first public medical facility, at the eastern end of Riverside Avenue. (The once-impressive Neo-Classical Revival style edifice, designed by Benton and Moore of Wilson, North Carolina, survives in a much altered form.) (Exhibit F) (Butchko 1989: 176). The neighborhood became home to a variety of people who played important, if not leading, roles in the business, professional, and social affairs in Elizabeth City. They included osteopath John H. Bell, Sr. (#42), surgeon Mora S. Bulla (#46)--both attracted in part because of the nearness of the hospital; merchants Kenyon Bailey (#39) and Hansa L. Trueblood (#55); boat captains Grover Hill (#50), James P. Gregory (#59), and Benjamin F. Stowe (#60)--who may have had dockage for their vessels nearby; carpenter W. L. Waldorf (#61); and lumberman Harold C. Foreman (#11). Shipyard machinist John B. Markham (#47) enjoyed an especially convenient location, most likely walking from his residence to work at the Elizabeth City Shipyard at the other end of Riverside Avenue.

Three years after the 1923 death of John B. Fearing, Jr., the remainder of the Fearing property was subdivided into 245 building lots by his heirs and given the name Pine Grove, a name that has long since faded from usage (Exhibit D) (Deed Book 87, p. 533). Only a small portion of this tract, which extends southward from the river to Park Avenue, and from Agawam Street on the west to Flora (then Roanoke) Street on the east, is included within the Riverside Historic District (resources # 1 to #7, #26 to #37, and #51 to #54). The Fearing property developed slowly at first, and although only three dwellings were erected during the first five years, each is architecturally distinctive: the Normanesque style home of oil dealer Miles L. Clark (#1); the remarkably situated Craftsman Bungalow of grain mill owner George W. Beveridge (#6), and the brick Tudor Revival cottage of newspaper advertising salesman E. O. Baum (#3), whose wife, Submit, was a daughter of John B. Fearing, Jr. (Sanborn map 1931).

During the 1930s and early 1940s, particularly after 1935 as the regional economy began to recover from the Depression, additional examples of the Craftsman Bungalow, Tudor Revival, and Colonial Revival styles were built for aspiring businessmen. Among those choosing to build within the old Fearing property were farm implement dealer J. Carroll Abbott (#7), lumberman Wiley B. Coppersmith, Jr. (#31), automobile dealer Thomas J. Jones (#35), lawyer W. Clarence Morse, Jr. (#51), banker Wyatt R. Aydlett (#52), and dry cleaner Zee Rochelle (#54). While only nineteen dwellings were on the entire former Fearing property in 1936, eleven within the Riverside Historic District, by 1942 the number had swelled to fifty-eight, seventeen within the district (Miller's City Directory 1936: 287, 303, 313, 320, 321; Miller's City Directory 1942: 294, 311-312, 312, 324, 327, 331, 332, 333).

The majority of plans for residences in the district were probably architect designed or selected from contemporary pattern books, yet only one of the designs is known. Mrs. Harold Foreman recalled that the architect of their Tudor Revival style house (#11) was Stratton O'Hammond of Kentucky or Tennessee (she did not remember which). The architect of the George W. Beveridge House (#6) is said to have been from Norfolk, Virginia. However, the contractors for several of the dwellings, and presumably their associated outbuildings as well, are known. Like his father William S. Chesson, Sr. (1867-1950), district resident William Simon Chesson, Jr. (1902-1961), was one of the city's leading builders during the early twentieth century. Father and son often worked together, and it is difficult to distinguish which built a particular structure. As the careers of both Chessons coincided with the development of the Riverside area during and

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after the 1920s, and the son's with the popularity of the Tudor Revival style, their works are prevalent in the district, particularly in the former Fearing property. Seven district properties are known to have been constructed by William S. Chesson, Jr., six of which are Tudor Revival in style: Harold Foreman House (#11), Jaccia F. Burrus House (#28), Elisha Coppersmith House (#36), W. Clarence Morse, Jr. House (#51), Wyatt R. Aydlett House (#52), and the builder's personal residence (#53). The lone non-Tudor Revival style house known to have been erected by Chesson is the Colonial Revival Zee Rochelle House (#54) (Butchko 1989: 317). No doubt there are other undocumented resources in the district built by either of the Chessons. Two other local contractors are known to have built district properties. Ralph Burgess of neighboring Camden County erected the American Foursquare style Bascom S. Sawyer House (#34) in 1925, and Lord Byron Perry (1869-1948) constructed the Craftsman Bungalow George W. Beveridge House (#6) on piers over the Pasquotank River in 1926 (Butchko 1989: 317, 322). Contractor W. L. Waldorf lived in the district but it is not known if he built his own Craftsman Bungalow (#61) or any other district houses.

The Riverside neighborhood continued to develop in the two decades after 1942, the end of the period of significance. Postwar construction was particularly numerous in the former Fearing property, the largest and most recent of the three components of the district. The influx of military families to the United States Coast Guard Base and the United States Naval Air Station south of Elizabeth City created severe housing shortages locally during World War II. To meet these needs, ninety-five houses were erected between 1942 and 1949 in the Fearing property, particularly along Tuscarora and Bartlett avenues in an area known as the "Cabbage Patch" for its previous use. While the Cabbage Patch houses were simple repetitive one-story dwellings, others nearby display popular elements of the Colonial Revival, Tudor Revival, and Craftsman Bungalow styles. Development of vacant lots continued through the 1950s, a decade that saw the construction of thirty-six houses in the old Fearing estate. By 1960 there were few vacant lots available, and less than ten houses have been erected since (Miller's City Directory 1949-50; 1960-61; 1970). Likewise, full development was nearly achieved between 1949 and 1970 along Riverside Avenue with the addition of twelve dwellings; only four houses have been erected since.

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Riverside Historic District, Pasquotank County, NC

9. Bibliography

Intensive architectural inventory of Elizabeth City, North Carolina undertaken by Tom Butchko, architectural historian, between August 1984 and September 1985; supervised by Dru H. York of the Eastern Office of Archives and History in Greenville. Additional research was conducted in 1989 by Butchko during preparation for publication of On The Shores Of The Pasquotank: The Architectural Heritage of Elizabeth City and Pasquotank County, North Carolina (1989). Survey files are located at the Survey and Planning Branch, North Carolina Division of Archives and History in Raleigh, with copies at both the Eastern Office in Greenville and in the Planning Office of the City of Elizabeth City.

Brown, Alexander Crosby. The Dismal Swamp Canal. Chesapeake, Virginia: Norfolk County Historical Society, 1967.

Branson, Rev. Levi, ed. Branson's North Carolina Business Directory. Raleigh: Levi Branson, Publisher, 1884, 1889, 1896, 1897.

Butchko, Thomas R. On The Shores Of The Pasquotank: The Architectural History of Elizabeth City and Pasquotank County, North Carolina. Elizabeth City: The Museum of the Albemarle, 1989.

Historical and Descriptive Review of the State of North Carolina, Second Volume of North Carolina: the Eastern Section. Charleston, South Carolina: Empire Publishing Company, 1885.

Kramer, F. K. "Kramer-09 Years in the Lumber Business in Elizabeth City, North Carolina." Elizabeth City" unpublished manuscript, 1967.

Miller's Elizabeth City, N. C. City Directory: 1936-1937. Asheville, NC: Southern Directory Co, Volume VI, 1936.

Miller's Elizabeth City, N. C. City Directory: 1938-1939. Asheville, NC: Southern Directory Co, Volume VII, 1938.

Miller's Elizabeth City, N. C. City Directory: 1942-1943. Asheville, NC: Southern Directory Co, Volume VII, 1943.

Pasquotank County Record of Deeds, Elizabeth City, NC: Pasquotank County Office of the Register of Deeds, Pasquotank County Courthouse.

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Riverside Historic District , Pasquotank County, NC

Pasquotank County Record of Incorporations, Elizabeth City, NC: Pasquotank County Office of the Register of Deeds, Pasquotank County Courthouse.

Prince, Richard E. Norfolk Southern Railroad, Old Dominion Line and Connections. Millard, Nebraska: R. E. Prince, 1972.

Riverside Historic District
Name of Property

Pasquotank, NC
County and State

10. Geographical Data

Acreage of Property approximately 66

UTM References

(Place additional UTM references on a continuation sheet.)

1	18	391300	4017540
Zone	Easting	Northing	
2	18	391880	4017330

3	18	391640	4016850
Zone	Easting	Northing	
4	18	391420	4016700

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Tom Butchko, Preservation Consultant

organization _____ date September 30, 1992

street & number Post Office Box 206 telephone (919) 335-7916

city or town Elizabeth City state NC zip code 27907-0206

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name City of Elizabeth City, Hon. James A. Harrington, Mayor

street & number P.O. Box 347 telephone (919) 338-3981

city or town Elizabeth City state NC zip code 27907-0347

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Riverside Historic District, Pasquotank County, NC

UTM References:

5. 18 390720 4017230

6. 18 391140 4017210

Verbal Boundary Description

The boundaries of the Riverside Historic District are shown on the USGS Map and Exhibit A.

Boundary Justification

The boundaries of the Riverside Historic District were drawn to include the sections retaining architectural integrity and historical significance in the Riverside neighborhood. The boundaries of those properties adjacent to the Pasquotank River were extended to the center line of the river, which is the boundary between Pasquotank and Camden counties and was the historical northern boundary of properties along the river; this was done to encompass the important vistas along the river that are essential to the district's character.

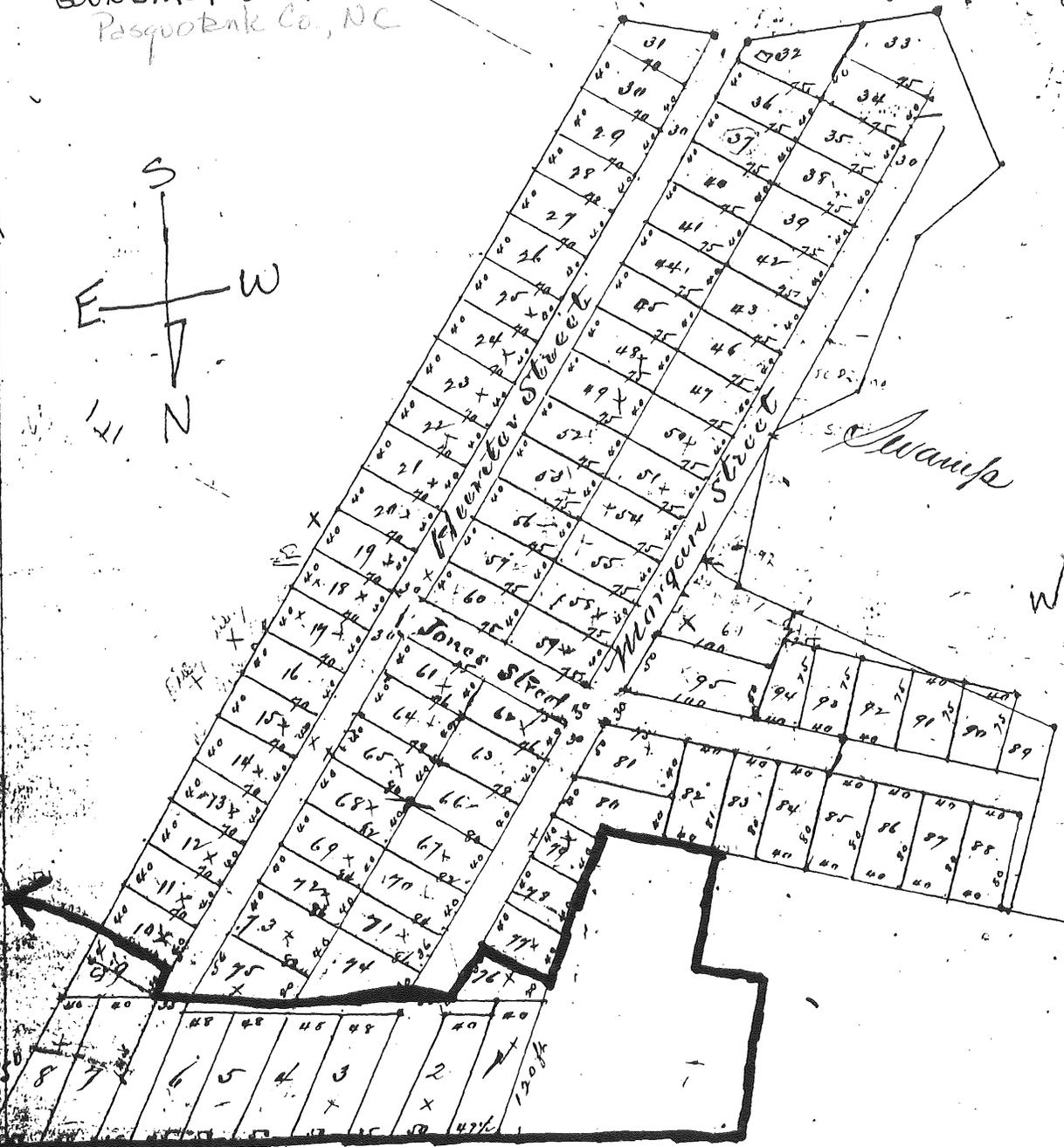
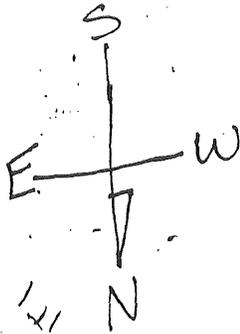
A.L. AYDLETT PLAT-1893

DEED BOOK 14, PAGE 89

EXHIBIT B

BOUNDARY OF RIVERSIDE HD
Pasquotank Co., NC

Charles Creek



River Side Avenue

Map of Lots for A.L. Aydlett of
Elizabeth City, N.C.

Made by
W. G. Underwood
May 1893.

Scale, 1 in. = 100 feet.

Recorded by W. B. Casper - Register of
Deeds. May 10, 1893

NORTHSIDE HISTORIC DISTRICT
Pasquotank County, NC

1923 Sanborn Map showing expanded nearby facilities of Foreman-Blades and Kramer Bros. lumber companies; also train yard and freight depot of Norfolk Southern Railroad. Inventory numbers for extant structures are shown on site.

