

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: Chesapeake Beach Historic DistrictOther names/site number: VDHR #134-5672

Name of related multiple property listing:

N/A

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

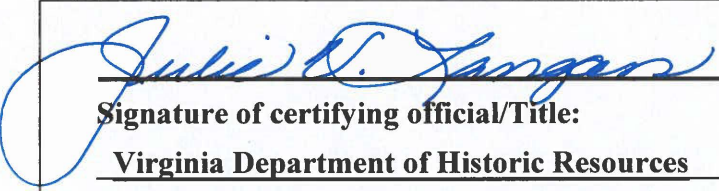
2. LocationStreet & number: Fentress Avenue, Lauderdale Avenue, Lookout Road, Pleasure Avenue, and Seaview AvenueCity or town: Virginia Beach State: VA County: Independent CityNot For Publication: ☐ N/A Vicinity: ☐ N/A**3. State/Federal Agency Certification**

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 statewide X local

Applicable National Register Criteria:

X A B X C D

		<u>8/7/2024</u>
Signature of certifying official/Title:		Date
<u>Virginia Department of Historic Resources</u>		
State or Federal agency/bureau or Tribal Government		
In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.		
Signature of commenting official:		Date
Title :		State or Federal agency/bureau or Tribal Government

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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 ☐
- Structure ☐
- Object ☐

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th and EARLY 20th CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

LATE 19th and EARLY 20th CENTURY AMERICAN MOVEMENTS: Commercial

Style

OTHER: Vernacular

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD: Weatherboard, Shingle; BRICK;
CONCRETE; GLASS; SYNTHETICS: Vinyl

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 Chesapeake Beach Historic District, located in the northwest corner of the City of Virginia Beach, is an early- to mid-twentieth-century neighborhood that developed along the shores of the Chesapeake Bay as a seasonal beach community in what was then a part of Princess Anne County. The buildings within the district boundaries reflect the small scale, low-rise profile of the early-twentieth-century construction and the area retains the historical setting and feeling of a beach community with its narrow streets, general lack of sidewalks, and mature, shady landscaping. The natural environment is an important contributor to the district's character and includes the Chesapeake Bay, the sandy bayside beach (both of which are located nearby but outside of the district boundaries), the presence of inland lakes, and mature live oak trees. Although primarily residential, the historic district also encompasses the commercial heart of the neighborhood consisting of restaurants and a convenience store. Locally, the name "Chesapeake Beach" is applied to the larger neighborhood extending from the Little Creek Amphibious Base in the west to the shores of Lake Joyce in the east. The historic district boundaries have been chosen to encompass parts of a three-block area (7.7 acres) that retain the highest concentration of historic buildings with the fewest modern intrusions. The district is bounded roughly by Pleasure House Lake on the west, Seaview Avenue on the east, Lookout Road on the south, and Lauderdale Avenue on the north. The majority of the historic dwellings in the historic district are one-story, gable-front vernacular dwellings clad with wooden shingle siding, weatherboard, or synthetic siding (a typical alteration noted in the district). Several of these small dwellings have been enlarged over the years by the construction of rear additions, which tend to be sympathetic in scale and form. Many dwellings retain an open or screened-in front porch, but others have

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enclosed front porches used for additional interior living space. The houses are generally vernacular in form and character, but influences of the Craftsman style are often exhibited in materials and detailing. Four houses in the district are examples of Minimal Traditional forms and one multiple dwelling is executed in the Colonial (Dutch) Revival style. The district includes parcels that were platted between 1910 and 1929; these areas retain their narrow, but deep, lot configurations of less than one-tenth of an acre. The various subdivisions that created the present-day neighborhood were established decades before most of the subdivisions in Princess Anne County/City of Virginia Beach. Chesapeake Beach is primarily a residential community that did not develop as a resort area despite its bayside beach location and good transportation access. There are no hotels, churches, or schools in the neighborhood and only a handful of commercial businesses exist. The neighborhood possesses a low-key, unpretentious feeling of a small town with a diverse population of varying socio-economic levels including artists, white collar professionals, educators, and retirees, many of whom are military veterans. The district contains 70 resources comprising 46 contributing buildings, 23 non-contributing buildings, and 1 non-contributing structure. Of the contributing resources, 27 are single dwellings, 10 are multi-dwellings or duplexes, 4 are commercial buildings, and 5 are secondary buildings (sheds, garages). Over half of the non-contributing resources are secondary buildings on a property with a contributing primary resource; most of the non-contributing primary resources in the district (10) were built after the Period of Significance.

Narrative Description

Location and Setting

The Chesapeake Beach neighborhood, also referred to locally as “Chic’s Beach,” stands at the northwest corner of the City of Virginia Beach and lies between the Chesapeake Bay on the north, Shore Drive (U.S. Route 60) on the south, the Little Creek Amphibious Base on the west, and Baylake Pines and Baylake Beach neighborhoods on the east. The shores of Lake Joyce, an inland water body, border the neighborhood along the southern and southeastern edges. The north end of the historic district is one block from the bayside beach. In the early 1960s, the Northampton Boulevard (U.S. Route 13) approach road and access ramp to the Chesapeake Bay Bridge-Tunnel (CBBT) was built through the community and effectively divided the east and west sides of the neighborhood. At present, the main access roads into the neighborhood from the south are Pleasure House Road and Greenwell Road. Lookout Road is the only east-to-west road that extends through the entire neighborhood. Four inland water bodies (Chubb Lake, Lake Bradford, Pleasure House Lake, and Lake Joyce) influenced the neighborhood’s layout and development patterns.

The Chesapeake Beach Historic District is centered around Lookout Road (formerly Terrace Avenue) and includes properties along the gridded streets of Pleasure Avenue and Lauderdale Road, which run east-to-west, and Fentress Avenue and Seaview Avenue, which extend north-to-south. The topography of the historic district is generally flat, but a broad, natural dune extends across the north side of the neighborhood and rises to a height of about 25 feet above mean sea level. Houses have been constructed on the dune, which historically has protected the area from flooding from the bay. Ocean View Avenue runs east-to-west on the north side of the dune and is the last road before the bayside beach (Figure 1).

The historic district includes parcels that were platted and subdivided between 1910 and 1929; at the time, this area was in Princess Anne County, but it became part of the City of Virginia Beach in 1963 when the county and the city merged. The original plat, established by the Lynnhaven Realty Corporation and known as Chesapeake Park, was a gridded plan that, although not fully realized, informally established the main roads in the area that included the historic route of Pleasure House Road. Between 1919 and the early 1930s, enterprising individuals and land companies continued to purchase portions of the original Chesapeake Park property, re-subdivided blocks and lots, and established roads, most of which were interconnected in a gridded pattern. These various planning episodes resulted in the narrow, deep, rectangularly shaped lots that are typical in the historic district. Most lots have a 30-foot street frontage and a general depth of about

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120 feet, although corner lots tend to be larger. Because the block on the north side of Pleasure Avenue is wedge-shaped, responding to the presence of the natural dune, the depth of the individual lots decreases from west to east. The largest parcel in the historic district is at the northeast corner of the intersection of Seaview Avenue and Lauderdale Road, which encompasses two lots of the historic Chesapeake Park (1910) subdivision. Lots on the north side of Lookout Road run the depth of the block between Lookout Road and Pleasure Avenue. This configuration allows access from both roads and, in some cases, a primary dwelling may front onto one street and a secondary living unit or separate dwelling may be accessed from the other street. The lots on the north side of Pleasure Avenue also extend the depth of the block, but historic secondary units are not present on those parcels. Modern duplexes and double houses have been constructed on both Pleasure Avenue and Lookout Road, and replace the original, small-scale dwellings that once lined both streets.



Figure 1. Aerial view of Chesapeake Beach Historic District. City of Virginia Beach GIS.

Most dwellings in the historic district are placed close to the edge of the road with narrow front and side yards and deep rear yards. Most rear yards are enclosed by wooden privacy fences, but only a few front yards are fenced. There are a couple concrete or stucco retaining walls, as well. The parcels are enhanced by modest landscapes consisting of small foundation planting beds around the house and flowering trees such as crepe myrtles in the yard and along the street front. Large oak trees also are present, especially on the west edge of the district along the shores of Pleasure House Lake. The landscape of the row of three vernacular dwellings on the west side of Fentress Avenue (2505 Fentress Avenue, VDHR #134-5475/134-

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5672-0007; 2509 Fentress Avenue, VDHR #134-5474/134-5672-0007; and 2517 Fentress Avenue, VDHR #134-5473/134-5672-0005) is notable for the mature live oak trees that stand in the rear yard edging Pleasure House Lake. The age of the evergreen trees is unknown, but their curving trunks and drooping, horizontal branches attest to many years' growth.¹ The dense canopy provides welcome shade and adds to the feeling of the lush vegetation in the area (Figure 2).



Figure 2. View looking west beneath live oak canopy at Fentress Avenue properties. Pleasure House Lake and the Chesapeake Bay Bridge-Tunnel access road are visible in the background.

Several properties have individual or groups of mature crepe myrtle trees, which are deciduous, flowering trees with multi-stemmed trunks with colorful, smooth bark. These trees notably enhance the landscape at the cottage court (4489 Lookout Road; VDHR #134-5479/134-5672-0010), which consists of seven individual units surrounded by a grassy lawn with a central walkway shaded by mature crepe myrtles (Figure 3).

¹ Mary Reid Barrow, "Quaint, Quiet Chubb Lake is one of City's Garden Spots," *The Virginian-Pilot*, June 21, 1990. Barrow's article concentrates on the western edge of the Chesapeake Beach neighborhood along Lake Chubb. One resident told Barrow that she had been told the live oak trees on her property were 300 years old.

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Figure 3. Cottage Court, 4489 Lookout Road (VDHR #134-5479/134-5672-0010), with landscape enhanced by crepe myrtle trees.

The grid of streets throughout the district are paved but are narrow and lane-like in character with sandy shoulders and limited street parking. There are no consistently linked sidewalks in the area, but a few concrete sidewalks exist along Fentress Avenue and in front of businesses on Lookout Road. There are paved parking lots associated with commercial buildings, but only a few houses have paved driveways or parking areas. Most residents park on the street or in gravel-covered or unpaved spaces in the narrow front or side house yards.

The Chesapeake Beach neighborhood is known as an unassuming area that has been shaped by and is enhanced by its natural environment; although originally racially restricted, the neighborhood now enjoys a diverse population of varying socio-economic levels including artists, white collar professionals, educators, and retirees, many of whom are military veterans. The community has the feeling of a small town and residents take pride in the neighborhood camaraderie that historically resulted in the organization of local social groups, the first volunteer fire and rescue squad in Princess Anne County, and notable social events that continue to the present. The bayside beach, which possesses a shallow surf that is calmer than the oceanside, is known as a “local” beach that is visited more often by residents than tourists and, due to its relatively secluded location, is often referred to as a “hidden gem.” The beach is used extensively for recreational activities including fishing and swimming, and is the site of a locally sponsored Labor Day regatta (first run in 1977).

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Architectural Description

The Chesapeake Beach Historic District consists of 70 resources with 46 contributing buildings, 23 non-contributing buildings, and 1 non-contributing structure. The majority of contributing buildings are single-family dwellings and associated secondary buildings (32), but multi-family dwellings (10), and commercial properties (4) also are included. Originally a community of small-to-modest sized, single-family homes, and a few apartments, Chesapeake Beach has grown in recent years to include condominium and apartment complexes. The historic district boundaries have been drawn to exclude as much modern infill as possible. As a result, the Chesapeake Beach Historic District encompasses an intact concentration of historic resources that reflects the scale, appearance, and feeling of the early-twentieth-century development with limited modern intrusions.

The majority of resources in the district reflect vernacular forms that are enhanced with limited architectural detailing; much of the character of these buildings is derived from the roof form, footprint, fenestration, and scale of the building. The predominant historical residential form in the district is the one-story, vernacular frame dwellings that were built between 1930 and 1940. These dwellings, locally called “beach cottages,” are typically one- or one-and-a-half stories in height and are covered most often by front-facing gable roofs and less often by side-facing gable roofs. Several of the cottages are enhanced by stylistic details that reflect influence of the Craftsman style or Colonial Revival style. Exposed rafter tails, chamfered porch supports, turned balusters, and pedimented gable ends are among some of the stylistic details exhibited in Chesapeake Beach. The prevalence of gable-front dwellings is a response to the narrow width of the lots (typically 30-feet wide) in the district, which were used to maximize the number of building sites per block. As a result, the houses sit close together and have narrow front and side yards.

The primary residential exterior materials in the district are wood, concrete block, and brick, with the latter two materials often painted. Dwellings of frame construction most often are clad with wooden shingles, horizontal siding, or asbestos shingle siding. Brick or stucco chimneys, both interior and exterior, are common. Original windows are double-hung sash, generally six-over-six or six-over-one. The vernacular dwellings are characterized by full-width front porches, many of which have been screened-in or fully enclosed for additional interior living space. Replacement of the original wooden window units with vinyl or aluminum units and replacement of original sheathing with synthetic (vinyl or aluminum) siding are typical alterations noted in the neighborhood.

Excellent examples of the one-story “beach cottage” type are found in the row of three, one-story frame dwellings that line the west side of Fentress Avenue (VDHR #134-5473/134-5672-0005, **2517 Fentress Avenue**; VDHR #134-5474/134-5672-0006, **2509 Fentress Avenue**; and VDHR #134-5475/134-5672-0007, **2505 Fentress Avenue**) (Figure 4). The three houses sit close to the street on flat lots with grassy lawns and mature tree cover and are bordered by Pleasure House Lake at the back of the adjoining lots (west). The houses, which face east, exhibit both front- and side-facing gable roofs and feature front porches. All three appear to be raised on pier foundations. Wooden shingle siding and the use of sash windows reflect influence of the Craftsman style, as do the porch details. Deed research suggests that the three houses were built around 1930 and likely were offered as seasonal rental units into the mid-twentieth century. At present, the well-maintained buildings are single-family rental properties.

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Figure 4. Row of three vernacular dwellings, or “beach cottages,” on the west side of Fentress Avenue.

The house at **2517 Fentress Avenue**, located at the north end of the row, is a one-story, frame cottage reflecting influence of the Craftsman style in its detailing. The dwelling is covered by a side-facing gable roof with an extended shed to the rear; an exterior stucco-clad chimney stands on the south end of the house. The three-bay front (east) elevation consists of an off-center entrance flanked by window openings holding six-over-six sash windows. The full-width front porch is covered by a shed roof with exposed rafter tails on the front (east) and is detailed with a shingle-clad half wall and wooden post supports that have chamfered corners and an incised vertical channel on the front (Figure 5).

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Figure 5. Porch support at 2517 Fentress Avenue (VDHR #134-5473/134-5672-0005) detailed with chamfered corners and an incised vertical channel with rounded ends.

The house at **2509 Fentress Avenue**, at the center of the row, is similar in appearance to the house at 2517 Fentress Avenue, but features an interior chimney rather than an exterior chimney. The porch is detailed with a half-wall railing clad with fish-scale and square-end wooden shingles. And the windows are one-over-one sash. The house has been enlarged by the construction of a full-width rear addition, which is clad with wooden shingles and covered by a shed roof.

The house at **2505 Fentress Avenue**, located at the south end of the row of houses, is distinguished by its front-facing, metal-clad gable roof with exposed rafter tails beneath the side eaves. Wooden shingles also clad the pedimented ends of the gable roof. The three-bay front (east) elevation holds an off-center entrance door that is flanked by pairs of six-over-six wooden sash windows; six-over-one sash windows also are present. The full-width front porch is inset beneath the house's main gable roof and features square wooden post supports with a shingle-clad half-wall railing.

Examples of the one-story, gable-front cottage are present on both sides of Pleasure Avenue and Lookout Road, as well. Good examples of the form include the houses at **4528 Pleasure Avenue** (VDHR #134-5477/134-5672-0009); **4526 Pleasure Avenue** (VDHR #134-5672-0001); **4510 Pleasure Avenue** (VDHR #134-5672-00015); and **4507 Pleasure Avenue** (VDHR #134-5672-0020). These houses retain their one-story form, front- or side-facing gable roofs, and either screened-in front porches or enclosed porches that are still visually distinguishable. The houses at **4504 Pleasure Avenue** (VDHR #134-5672-0016) and **4500 Pleasure Avenue** (VDHR #134-5672-0018) are contributing vernacular cottage resources that continue to retain their overall historical form despite the addition of dormers. The best examples of the vernacular cottage form on Lookout Road include those at **4601 Lookout Road** (VDHR #134-5476/134-5672-0008),

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which is clad with asbestos shingle siding; **4516 Lookout Road** (VDHR #134-5672-0031); **4485 Lookout Road** (VDHR #134-5672-0038); and **4484 Lookout Road** (VDHR #134-5672-0039).

Minimal Traditional form houses in the district include **2529 Fentress Avenue** (VDHR #134-5470/134-5672-0002), which is a one-story, gable-front and wing form built in 1949. The house has a separate garage and may have been built as a year-round residence, rather than a seasonal rental.

Another one-story, L-plan, Minimal Traditional form house stands at **2420 Seaview Avenue** (VDHR #134-5672-0036) and was formerly the house of R.C. and Flora Black who owned and operated their store on the adjacent parcel (Figure 6). The house, built about 1960, is a modest, mid-century traditional form consisting of a side-gable wing and a projecting front-gable wing that is clad with brick (painted) laid in a stretcher bond. Some of the only detailing on the house is found in the decorative brickwork which includes a brick stringcourse, which is laid in a basketweave pattern, a corbelled cap on the north end exterior brick chimney, brick rowlock sills on the window openings.



Figure 6. Minimal Traditional form house at 2420 Seaview Avenue (VDHR #134-5672-0036).

The one-story duplex at **2416 Seaview Avenue** (VDHR #134-5672-0035) also exhibits a Minimal Traditional form. Built about 1950, the dwelling is a one-story, six-by-two bay, duplex dwelling of concrete block construction (painted) and is covered by a broad, hipped roof with deep, overhanging eaves. Two interior brick chimneys with corbelled caps project through the rear slope of the roof. Each duplex unit comprises three bays that hold an entrance (original door), a two-over-two horizontally divided wooden sash window, and a tri-part window consisting of a picture window and two-over-two sidelights.

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The only resource in the historic district that exhibits overt influence of the **Colonial Revival/Dutch Revival** style is the two-story building at the northeast corner of Lookout Road and Seaview Avenue (**4498 Lookout Road**, VDHR #134-5481/134-5672-0012). The building, constructed about 1946, was built by Gene and Frances Bazemore as a restaurant and was later converted for use as a multi-family dwelling unit. The large, two-story building features a clipped corner entrance, with additional living unit entrances on the side elevations, and is covered by a gambrel-roof with continuous shed-roofed dormers.

The most distinctive and one of the most notable residential properties in the historic district is the seven-unit cottage court that stands on the south side of Lookout Road east of its intersection with Seaview Avenue (**4489 Lookout Road**, VDHR #134-5479/134-5672-0010) (Figure 7). The court is a unique property in the City of Virginia Beach and differs from other “tourist court” or cottage developments recorded in other Virginia locales due to the small size of the seven detached units, the Modernist-influenced architectural style, and its pedestrian-only access. Unlike courts with units arranged around an access drive, this court fronts the street and is organized around a central walkway with individual walkways leading to each unit (see Figure 3). The feeling of the development is one of a small-scale communal space. The units are surrounded by a flat, grassy lawn, edged by a low, masonry wall at the street front, and shaded by mature crepe myrtle trees. The castellated parapet-roofed units reflect the streamline aesthetic of the Art Deco movement and retain their original appearance and most original materials. Built by 1939 by Reid C. Black, these seven detached, painted brick units are covered by flat roofs with corner parapets and are entered by a centrally located, shed-roofed vestibule with an arched front opening and glass blocks inset into the side walls.



Figure 7. Looking West at Unit 2, Cottage Court, 4498 Lookout Road (VDHR #134-5479/134-5672-0010).

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Commercial Resources

Although Chesapeake Beach developed primarily as a residential district, limited commercial development was established along the central route of Lookout Road at the intersections with Fentress Avenue and Seaview Avenue. Historically, residents referred to this section of Chesapeake Beach as “the village.”² The addition of casual eateries and convenience stores provided visitors and residents with basic amenities that were within walking distance of the bayside beach and neighborhood homes. The buildings are generally non-stylistic commercial buildings of concrete block construction with flat roofs. The exception is the building at **4600 Lookout Road** (VDHR #134-5475/134-5672-0007), which was built in the 1930s and originally housed a crossroads store. Later, Allen’s Grill, operated by Chesapeake Beach resident Charlie Short, occupied the building (Figure 8) and at present, the building houses a full-service restaurant. Although renovated, the building retains much of its historical appearance and form and is residential in scale and character, fitting into the historical character of the district. The building stands close to the street with paved parking on the west side. The one-story frame structure is clad with vertical wooden siding and is covered by a standing seam metal-clad, front-facing gable roof. The metal-clad hipped roof that extends across the three-bay front (south) elevation is supported by square wooden posts and shelters an at-grade walkway that accesses the entrance.



Figure 8. The former Allen’s Grill at the northwest corner of Lookout Avenue and Fentress Avenue (#134-5475/134-5672-0007, 4600 Lookout Road), looking north, 1964. Courtesy of Wallis Damon, Jr.

² Jim Terrell, “After Bridge-Tunnel, What Next?” *The Virginian-Pilot Beacon*, January 19, 1967:8.

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The Green Parrot Restaurant, **4494 Lookout Road** (VDHR #134-5482) was originally known as Frankie's. In 1946, Gene and Frances Bazemore built their first restaurant in Chesapeake Beach at the corner of Lookout Road and Seaview Avenue (4498 Lookout Road, now a multi-family dwelling), then built this building next door in 1959. Frankie's remained in the family until the late 1980s. This building is a one-story, painted concrete block commercial building with a square footprint that is covered by a flat roof. Signage is attached to the wide, metal-clad parapet that extends along the front of the building. The building stands slightly back from the street with diagonal parking spaces at the front and paved parking on the west side of the building. In 2023, this building suffered damage from a fire and remains closed at present.

The one-story, concrete block convenience store at **4501 Lookout Road** (corner with Seaview Avenue), Jr. Markets (VDHR #134-5672-0037), was built in 1971 (after the Period of Significance) and is the most recent commercial addition to the historic district. The façade (north) is clad with a brick veneer and holds an aluminum frame storefront consisting of a set of glass doors and a row of large, fixed windows. The building is covered by a flat roof with a hip-roofed parapet on the north side that extends over the front walkway. An internally illuminated sign is affixed to the front of the parapet. The building is set back from the street with a paved parking lot at the front.

The commercial building at **4497 Lookout Road** (VDHR #134-5483/134-5672-0014) was built about 1949 by R.C. and Flora Black as a clothing store they operated known as Black's Sportswear (Figures 9 and 10). The current owners purchased the property in 1991 and the building was used as a restaurant. In recent years, the building's appearance was modified with applied decorative parapets; however, the building appears to retain its original footprint and scale and, the owners are presently engaged in a renovation to restore much of the building's historic character.



Figure 9. Local children standing on Lookout Avenue; view looking west showing Black's Sportswear Store at left (4497 Lookout Road, VDHR #134-5483/134-5672-0014), 1942. Courtesy of Wallis Damon, Jr.

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Figure 10. Advertisement for Black's Sportswear (VDHR #134-5483/134-5672-0014) located at the southeast corner of Lookout Road and Seaview Avenue and owned and operated by Reid C. and Flora Black, who were residents of Chesapeake Beach. The Blacks lived in a house they constructed behind the store on Seaview Avenue (VDHR #134-5672-0036) and also owned the seven-unit Cottage Court located east of the store (VDHR #134-5479/134-5672-0010). *The Virginian-Pilot*, January 26, 1967:82.

Alterations

At present, most of the historic one-story vernacular dwellings have screened-in and enclosed front porches. It is likely that most of the porches originally were open, but some may have been enclosed with screens. The alteration (installation of screen or enclosure) of the front porch, replacement of exterior sheathing material, and replacement windows units are common alterations in the historic district that do not diminish the resources' integrity significantly (Figure 11). In most instances, the footprint and form of the house are left intact.

Other alterations that, in most cases, do not significantly impact the integrity of resources include additions built to the back of residences that may serve as a secondary living unit, and additions of roof dormers on the side slopes of front-facing gable roofs.

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Figure 11. House at 4500 Pleasure Avenue (VDHR #134-5672-0018) showing addition of a roof dormer and front porch enclosure. This resource contributes to the historic district since it retains its overall historical form and character.

Integrity

The Chesapeake Beach Historic District retains good overall integrity and the area continues to convey its historical appearance as a bayside beach community that developed during the early and mid-twentieth century. Unlike the oceanfront resort area, Chesapeake Beach remained mostly residential and was, at first, a seasonal community until about 1950 when the area's houses became year-round residences. As a collection of historic resources that are united by historical development and modest, but distinctive, architectural forms and details, Chesapeake Beach Historic District possesses good overall integrity of location, design, setting, feeling, and association. The majority of the contributing resources are one-story, vernacular frame dwellings that are most often covered by front-facing gable roofs and feature front porches, and narrow footprints that respond to the dense subdivision of the area. A few common alterations have been noted, including the replacement of original sheathing, roofing materials, and windows, which suffer from the harsh marine environment; overall, the resources exhibit good integrity of design through the retention of historical form and scale. The setting, feeling and association of the historic district are retained and enhanced by the density of the buildings, the overall low-scale development; the presence of narrow, lane-like streets that are generally without sidewalks; and the presence of the natural environment, including the presence of Pleasure House Lake, the Chesapeake Bay, sand dunes, and the bayside beach. Although many of the historic houses outside of the district have been replaced with larger, modern construction, the area remains largely residential. No new commercial resources have been added. The 1964 construction of the Chesapeake Bay Bridge-Tunnel and its approach road, located west of the district, had a significant impact on the overall neighborhood; about 30 houses were removed for construction of the roadway, which also visually and, in part, physically divided the neighborhood.

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Threats to Chesapeake Beach

The primary threat to the Chesapeake Beach Historic District is the recent development trend of demolishing small, historical dwellings and replacing them with larger dwellings that are not compatible to the neighborhood in scale, form, or style. Some new houses respect the scale, setback, and general appearance of the old beach houses; however, within the last two decades, several historic cottages and houses have been purchased, demolished, and replaced with larger and less compatible buildings. Complexes of multi-family units have replaced some of the single-family homes, increasing the density in the neighborhood. As a result, the Chesapeake Beach Historic District boundaries encompass a relatively small area of the larger neighborhood (“the village”) but contains the largest concentration of historic resources while limiting the number of modern or non-contributing resources.

As with other areas in Virginia Beach, Chesapeake Beach is threatened from increased tidal flooding and storm damage. For many years, dunes and bulkheads protected Chesapeake Beach’s bayfront properties but repeated storms, sea level changes, and construction activities have contributed to erosion of the dunes, which in turn has allowed storm surge damage to property and neighborhood street flooding. One resident cited the flooding conditions on Ocean View Avenue between Fentress Avenue and the ramp to the Chesapeake Bay Bridge-Tunnel: “Even during periods of mid-tide, portions of this area are impassable due to the erosion of beach sand over the years.”³ In 2009, a Northeaster severely damaged the dunes and several bayfront properties. The City’s Chesapeake Beach Nourishment project, begun in May 2018, supplements the beach with dredged sand to create a wider beach berm and dune features. The dunes are planted with grasses to lessen natural erosion.⁴ The replenishment program is focused on protection of the private bayfront property, but also protects the City’s infrastructure of roads and drainage pipes.

INVENTORY

The following inventory includes all resources located within the district boundaries, both primary and secondary, and notes whether they are contributing or noncontributing to the district. The properties are arranged alphabetically by street name, then numerically by house number. All contributing resources were built during the period of significance. Non-contributing resources are so designated if they are altered to such an extent that they no longer retain sufficient integrity of design, setting, materials, workmanship, feeling and/or association to convey their historical appearance. Resources are keyed to the enclosed map “City of Virginia Beach, Chesapeake Beach Historic District” (October 2023) using the last four digits of the resource’s 11-digit VDHR inventory number (i.e., -0001, -0002, etc.) and by the resource’s current street address as shown in the inventory below.

FENTRESS AVENUE

2509 Fentress Avenue	134-5474	<i>Other DHR Id#: 134-5672-0006</i>	
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, Ca 1930</i>			
	Contributing	Total:	1
2512 Fentress Avenue	134-5471	<i>Other DHR Id#: 134-5672-0003</i>	
<i>Primary Resource: Double/Duplex (Building), Stories 1, Style: Vernacular, Ca 1930</i>			
	Contributing	Total:	1
2517 Fentress Avenue	134-5473	<i>Other DHR Id#: 134-5672-0005</i>	
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, Ca 1930</i>			

³ Brian V. Camden, Letter to the Editor, *The Virginian-Pilot Beacon*, October 15, 1995.

⁴ See Dewberry, “Nature-Based Coastal Flood Mitigation Strategies, City of Virginia Beach, Virginia.” Final Report. Submitted to the City of Virginia Beach, Department of Public Works, May 16, 2019.

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Contributing **Total:** 1

2529 Fentress Avenue **134-5470** *Other DHR Id#: 134-5672-0002*
Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1949
Contributing **Total:** 1
Secondary Resource : Garage (Building) **Contributing** **Total:** 1

LAUDERDALE ROAD

4491 Lauderdale Road **134-5672-0043**
Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1950
Contributing **Total:** 1

LOOKOUT ROAD

4484 Lookout Road **134-5672-0039**
Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1937
Contributing **Total:** 1
Secondary Resource : Shed (Building) **Non-contributing** **Total:** 1

4485 Lookout Road **134-5672-0038**
Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1937
Contributing **Total:** 1
Secondary Resource : Secondary Dwelling (Building) **Non-contributing** **Total:** 1
Secondary Resource : Shed (Building) **Non-contributing** **Total:** 1

4486 Lookout Road **134-5672-0040**
Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1937
Non-contributing **Total:** 1
Secondary Resource : Garage (Building) **Non-contributing** **Total:** 1

4489 Lookout Road **134-5479** *Other DHR Id#: 134-5672-0010*
Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Art Deco, Ca 1939
Contributing **Total:** 1
Secondary Resource : Multiple Dwelling (Building) **Contributing** **Total:** 6

4490 Lookout Road **134-5672-0041**
Primary Resource: Double/Duplex (Building), Stories 2, Style: No discernible style, 1980
Non-contributing **Total:** 1

4492 Lookout Road **134-5672-0042**
Primary Resource: Double/Duplex (Building), Stories 2, Style: No discernible style, 1980
Non-contributing **Total:** 1

4494 Lookout Road **134-5482** *Other DHR Id#: 134-5672-0013*
Primary Resource: Restaurant (Building), Stories 1, Style: No discernible style, 1959
Contributing **Total:** 1

4497 Lookout Road **134-5483** *Other DHR Id#: 134-5672-0014*
Primary Resource: Restaurant (Building), Stories 1, Style: No discernible style, Ca 1949
Contributing **Total:** 1
Secondary Resource : Commercial Building (Building) **Contributing** **Total:** 1

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4498 Lookout Road	134-5481	<i>Other DHR Id#: 134-5672-0012</i>	
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: Dutch Revival, 1946</i>			
		Contributing	<i>Total: 1</i>
<i>Secondary Resource : Shed (Building)</i>		Non-contributing	<i>Total: 1</i>
4500 Lookout Road	134-5672-0025		
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1937</i>			
		Non-contributing	<i>Total: 1</i>
4501 Lookout Road	134-5672-0037		
<i>Primary Resource: Store (Building), Stories 1, Style: Commercial Style, Ca 1971</i>			
		Non-contributing	<i>Total: 1</i>
4502 Lookout Road	134-5672-0026		
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1960</i>			
		Contributing	<i>Total: 1</i>
4504 Lookout Road	134-5672-0027		
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1937</i>			
		Contributing	<i>Total: 1</i>
<i>Secondary Resource : Garage (Building)</i>		Non-contributing	<i>Total: 1</i>
<i>Secondary Resource : Shed (Building)</i>		Non-contributing	<i>Total: 1</i>
4508 Lookout Road	134-5672-0028		
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1937</i>			
		Contributing	<i>Total: 1</i>
4510 Lookout Road	134-5672-0029		
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1937</i>			
		Contributing	<i>Total: 1</i>
4512 Lookout Road	134-5672-0030		
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: No discernible style, 2008</i>			
		Non-contributing	<i>Total: 1</i>
4516 Lookout Road	134-5672-0031		
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1937</i>			
		Contributing	<i>Total: 1</i>
<i>Secondary Resource : Shed (Building)</i>		Contributing	<i>Total: 1</i>
4520 Lookout Road	134-5672-0032		
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1940</i>			
		Contributing	<i>Total: 1</i>
4522 Lookout Road	134-5672-0033		
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1950</i>			
		Contributing	<i>Total: 1</i>
4526 Lookout Road	134-5672-0034		
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1950</i>			
		Contributing	<i>Total: 1</i>
<i>Secondary Resource : Shed (Building)</i>		Non-contributing	<i>Total: 1</i>
4532 Lookout Road	134-5480	<i>Other DHR Id#: 134-5672-0011</i>	
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1937</i>			
		Contributing	<i>Total: 1</i>
<i>Secondary Resource : Shed (Building)</i>		Non-contributing	<i>Total: 1</i>

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4600 Lookout Road	134-5475	<i>Other DHR Id#:</i> 134-5672-0007		
<i>Primary Resource: Restaurant (Building), Stories 1, Style: Commercial Style, Ca 1930</i>				
		Contributing	<i>Total:</i>	1
<i>Secondary Resource :</i> Single Dwelling (Building)		Contributing	<i>Total:</i>	1
4601 A/B Lookout Road	134-5476	<i>Other DHR Id#:</i> 134-5672-0008		
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1935</i>				
		Contributing	<i>Total:</i>	1
PLEASURE AVENUE				
4500 Pleasure Avenue	134-5672-0018			
<i>Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, Ca 1937</i>				
		Contributing	<i>Total:</i>	1
4502 Pleasure Avenue	134-5672-0017			
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 2021</i>				
		Non-contributing	<i>Total:</i>	1
4503 Pleasure Avenue	134-5672-0019			
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1937</i>				
		Contributing	<i>Total:</i>	1
<i>Secondary Resource :</i> Shed (Building)		Non-contributing	<i>Total:</i>	1
4504 Pleasure Avenue	134-5672-0016			
<i>Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, Ca 1937</i>				
		Contributing	<i>Total:</i>	1
<i>Secondary Resource :</i> Shed (Building)		Non-contributing	<i>Total:</i>	1
4507 Pleasure Avenue	134-5672-0020			
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, 1937</i>				
		Contributing	<i>Total:</i>	1
<i>Secondary Resource :</i> Shed (Building)		Contributing	<i>Total:</i>	1
4510 Pleasure Avenue	134-5672-0015			
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1937</i>				
		Contributing	<i>Total:</i>	1
<i>Secondary Resource :</i> Shed (Building)		Non-contributing	<i>Total:</i>	1
4523 Pleasure Avenue	134-5672-0021			
<i>Primary Resource: Single Dwelling (Building), Stories 2, Style: No discernible style, 2019</i>				
		Non-contributing	<i>Total:</i>	1
4526 Pleasure Avenue	134-5672-0001			
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1940</i>				
		Contributing	<i>Total:</i>	1
<i>Secondary Resource :</i> Garage (Building)		Contributing	<i>Total:</i>	1
4527 Pleasure Avenue	134-5672-0022			
<i>Primary Resource: Double/Duplex (Building), Stories 2, Style: Modernist, 1979</i>				
		Non-contributing	<i>Total:</i>	1
4528 Pleasure Avenue	134-5477	<i>Other DHR Id#:</i> 134-5672-0009		
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Craftsman, Ca 1935</i>				
		Contributing	<i>Total:</i>	1
<i>Secondary Resource :</i> Shed (Building)		Non-contributing	<i>Total:</i>	1

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4529 Pleasure Avenue 134-5672-0023

Primary Resource: Double/Duplex (Building), Stories 2, Style: Modernist, 1979

Non-contributing *Total: 1*

4531 Pleasure Avenue 134-5472

Other DHR Id#: 134-5672-0004

Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Vernacular, Pre 1937

Contributing *Total: 1*

SEAVIEW AVENUE

2416 Seaview Avenue 134-5672-0035

Primary Resource: Double/Duplex (Building), Stories 1, Style: Minimal Traditional, Ca 1950

Contributing *Total: 1*

Secondary Resource : Garage (Building)

Contributing *Total: 1*

2420 Seaview Avenue 134-5672-0036

Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1960

Contributing *Total: 1*

2512 Seaview Avenue 134-5672-0024

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1950

Contributing *Total: 1*

Secondary Resource : Gazebo (Structure)

Non-contributing *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

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

ca. 1930-1964

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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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.)

The Chesapeake Beach Historic District is locally significant under Criterion A in the area of Community Planning and Development as one of the earliest twentieth-century bayfront neighborhoods established in Princess Anne County (now the City of Virginia Beach) that retains its historical layout and character. The subdivisions of the bayside land, which established the form of the present-day neighborhood, were platted decades before most suburban subdivisions in Princess Anne County. In 1910, the Chesapeake Park Land Development Co. subdivided about 500 acres in the area, which had to that point been active farmland. The company sold its holdings to other interests, which in turn sold smaller sections for re-subdivision. The area represents an amalgam of subdivision efforts undertaken by local and regional real estate companies and enterprising individuals that purchased large to medium-sized parcels, subdivided or platted them, then sold lots to individuals. The historic district includes sections that were subdivided by different entities in 1910, 1919, 1923, 1924, 1928, and 1929. Despite its bayside beach location, Chesapeake Beach did not develop as a commercial resort area with hotels and other commercial or recreational amenities. Instead, the community remained primarily residential in character with only a handful of locally owned commercial businesses. The man-made character of the historic district is enhanced and influenced by the natural environment and nearby bodies of water, including Chesapeake Bay and Pleasure House Lake, which influenced the location and physical layout of the community. The majority of the historic resources in the district are one-story, vernacular frame dwellings, locally referred to as "beach cottages," that initially were seasonal rentals to middle-class families, rather than upper-class families who tended to gravitate to the oceanfront resort area. Towards the mid-twentieth century, Chesapeake Beach became a year-round community; this evolution in the population, due in part to the increased military presence in the Virginia Beach area, is reflected in enlargement of the early cottages and development of commercial resources along Lookout Road (formerly Terrace Avenue). As a result, the community represents an important aspect of the early to mid-twentieth-century historic residential development in Princess Anne County/City of Virginia Beach. The district also qualifies for the NRHP under Criterion C in the area of Architecture as a representative collection of the early- to mid-twentieth-century beach cottage type of dwelling and low-rise commercial buildings that continue to convey a visual sense of the overall historical environment, and that retain their historical arrangement and interrelationship. The district comprises an increasingly rare collection of the early-twentieth century beach cottages, which were common in the Princess Anne/Virginia Beach area at one time but are now a threatened resource type. Due to their modest sizes and desirable bayside locations, these properties have been targets of demolition and redevelopment in recent decades, further threatening the resource type. Chesapeake Beach also retains its gridded street plan and is one of the last remaining examples of a high-density beach cottage community, making it a rarity among the city's neighborhoods. The period of significance for the district extends from ca. 1930, the estimated construction date of the oldest resources in the district, to 1964, when most of the resources that characterize the historic district were complete. The date coincides with the opening of the Chesapeake Bay Bridge-Tunnel. The southern access road for the CBBT was built through the center of the Chesapeake Beach neighborhood and represents a significant modern impact to the area. Archaeological sites have been documented in proximity to the Chesapeake Beach Historic District and the area has been identified as possessing moderate-to-high potential for intact deposits. Because of this, a statement of Archaeological Potential has been included in this nomination. There are 70 resources in the historic district consisting of 46 contributing buildings, 23 non-contributing buildings, and 1 non-contributing structure.

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

Justification of Criteria

Criterion A

Community Planning and Development

The Chesapeake Beach Historic District is eligible under Criterion A at a local level in the area of Community Planning and Development for its association with the early-twentieth-century development and growth of Princess Anne County/City of Virginia Beach and as one of the area's earliest bayside beachfront neighborhoods. Initially platted in 1910, several real estate development entities had a hand in dividing the former farmland into narrow residential lots that were offered for development. The neighborhood's development pattern was influenced by the natural environment, which includes the Chesapeake Bay on the north and five inland water bodies. By the 1920s, speculative construction began and the small, one-story dwellings were offered as seasonal rentals; by the 1940s, property owners were building their own homes. The neighborhood is an early example of development undertaken by local and regional real estate companies and enterprising individuals that purchased large to medium-sized parcels, subdivided or platted them, then sold lots to individuals. Such "subdividers" were at the forefront of the twentieth-century suburbanization of Princess Anne County, and Chesapeake Beach is one of the earliest intact examples of these practices in the City of Virginia Beach. As time passed, the neighborhood shifted from a seasonal enclave to year-round occupancy by full-time residents. Some of the first commercial businesses, small corner stores and grills, were operated by neighborhood residents. Advertisements enticed visitors from throughout the Tidewater area to the calm bayside beach, which contrasted with the then-booming oceanfront resort area with its large hotels, guest houses, and other amenities. Historically, Chesapeake Beach has retained its reputation as a "local" beach with limited commercial development.

The historic district represents an important period of residential development in Princess Anne County/Virginia Beach. Initially, Chesapeake Beach was marketed as a seasonal enclave for nearby residents, but following World War I and World War II, more year-round residents settled into the quaint neighborhood. Throughout the late 1910s and 1920s, speculative real estate developments were created in vast numbers across the region, including nearby Ocean Park and areas closer to the oceanfront like Old Beach. Chesapeake Beach enjoyed a prime location on the bayfront, but was also close to the City of Norfolk and major transportation routes to the east, west, and south. Secondary residences and rental houses soon became primary residences. Following World War II and the intense military build-up in the region, including the Little Creek Amphibious Base located west of the neighborhood, Chesapeake Beach saw an influx of year-round residents. The small lot sizes, some less than 50' wide, and modest houses made Chesapeake Beach different from other suburbs in Princess Anne County and Virginia Beach, many of which reflected popular trends of large lots with wide, grassy lawns, sidewalks, and associated shopping centers. Chesapeake Beach's vernacular dwellings were markedly different from the larger, high-style dwellings commonly seen in such contemporaneous oceanfront neighborhoods as Ubermeier and Cavalier Shores. The Chesapeake Beach Historic District is directly associated with the early-twentieth-century period of land speculation and oceanfront real estate development that responded to the growth of the oceanfront resort area and increased tourism in the Virginia Beach area, which was made more accessible first by rail, then by automobile.

Criterion C

Community Development

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The Chesapeake Beach Historic District is eligible under Criterion C at a local level in the area of Community Planning and Development as a representative collection of historic architectural resources that reflect a visual cohesiveness of scale, form, and organization. Further, the neighborhood, which is a result of various development efforts, reflects a pattern of physical development that responds to the physical landscape.⁵ Although completed in incremental sections rather than as one large development tract like the later, mid-twentieth century suburban neighborhoods (such as Aragona Village or Princess Anne Plaza of the 1950s), the Chesapeake Beach neighborhood retains a cohesive feeling and appearance due to interconnected streets, a general lack of sidewalks, narrow lot sizes, consistent building setbacks, and abundant vegetation. The “beachy” feel of the neighborhood, akin to the feeling of a small hamlet, is enhanced by the proximity to the Chesapeake Bay and the bayside beach, as well as the lakes located on the interior of the neighborhood.

Criterion C

Architecture

The Chesapeake Beach Historic District is a distinct section at the heart of the neighborhood that contains the area with the largest concentration of historic dwellings with the least amount of modern infill. Many of the district’s historic dwellings are examples of one-story, frame vernacular dwellings, or “beach cottages,” that often were enhanced by Craftsman-style details; these resources date from about 1930 through the 1940s. Termed “cottages” in newspaper advertisements and real estate literature, these small dwellings historically were common to bayside communities and neighborhoods closer to the oceanfront. In most areas of the city, however, due to their modest size, such cottages have been replaced with larger, modern houses or significantly altered. A few one-story or one-and-a-half story examples can be found scattered in some of Virginia Beach’s older neighborhoods, but the Chesapeake Beach Historic District contains the most intact collection of cottages identified to date. The visual continuity of the resources and the feeling of the neighborhood provide a direct link to the character of the area when it was first built and reflect the historic character and appearance of the early-twentieth-century community. One multi-dwelling resource of note is the seven-unit cottage court located at 4489 Lookout Road (VDHR #134-5479/134-5672-0010), which was constructed by 1939 by Reid C. Black, who owned and operated the drugstore west of the court. The one-story, brick units, which began as seasonal rentals and continue in use as long-term rentals, are set back from the street and face onto an interior walkway and grassy courtyard. The court is unique in the City of Virginia Beach and differs from other known “tourist court” developments in Virginia due to its pedestrian rather than vehicular orientation, as well as for the small size of the detached units and the Modernist-influenced architectural style. In the 1950s and 1960s, Minimal Traditional houses were built on parcels within the historic district; these resources are considered contributing to the historic district since they represent the evolution of the neighborhood both in terms of architectural style and as a year-round residential neighborhood. The district’s few commercial resources are located on the central thoroughfare of Lookout Road (formerly Terrace Avenue); the limited commercial development responded to demands of beach visitors who sought conveniences near the beach, and provided amenities for the neighborhood’s year-round residents.

Early Land Development

The bayfront area of Chesapeake Beach, identifiable by its location between the Little Creek and Lynnhaven River inlets, is depicted on sixteenth-century exploration maps. Maps derived from John White’s ca. 1585 drawings depict a palisaded Native American settlement, Apasus, very close to present-day Chesapeake

⁵ David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. *National Register Bulletin* (Washington, D.C.: U.S. Department of the Interior, National Park Service, National Register, 2022):93.

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Beach or Ocean View (City of Norfolk); however, by the time of John Smith's early seventeenth-century maps, the town was no longer depicted.⁶

Chesapeake Beach's seventeenth-century history also is reflected in the name that persists today in Pleasure House Lake, Pleasure House Road, and Pleasure Avenue. The Pleasure House was a tavern or ordinary located at the north end of present-day Pleasure House Road near the corner with Lookout Road and west of the historic district. The structure, dating back to the eighteenth century and possibly earlier, is referenced in numerous historical documents, depicted on maps, and advertised in late-eighteenth-century newspapers (Figure 12). The tavern provided a supply point for ships traveling in the Chesapeake Bay and was a site for fresh water. Given its bayside location, the Pleasure House was a site of military importance during the Revolutionary War and the War of 1812. The building was burned in 1813 during a conflict with attacking British forces. The name persisted in the naming of the nearby bayside beach, Pleasure House Beach, which was a stronghold for Confederate forces during the American Civil War, and Pleasure House Lake. The lagoon formed by Pleasure House Lake, which was formerly open to the bay and connected to other nearby lakes, offered ships shelter from storms. By the early twentieth century, the lakes were reshaped by both natural and manmade fill and Pleasure House Lake became landlocked.

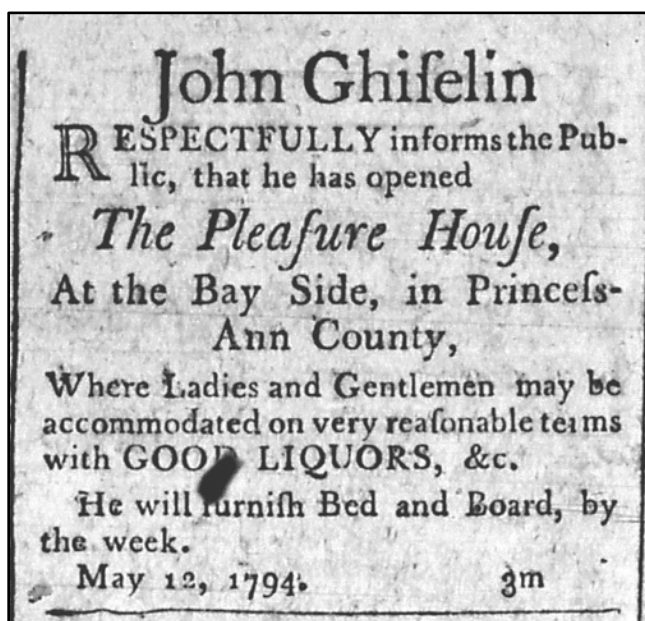


Figure 12. Advertisement for The Pleasure House, 1794. At the time, the property was operated by John Ghiselin and his wife Elizabeth, daughter of William Nimmo and widow of Thomas Thoroughgood, Jr.

Source: Christopher Pieczynski, 2020.

In 1918, a new building, known as the Chesapeake Beach Hotel and built by property owner A.E. Ewell, was constructed on the presumed site of the former tavern and on the southern shore of the lake. The hotel was known later as Hotel Bradford, then as the Pleasure House Lake Hotel. The Christopoulos family, an

⁶ Joseph R. Blondino, Mike Klein, and Curtis McCoy, *Archaeological Assessment of the Northern Portion of the City of Virginia Beach, Virginia*. Prepared for the Commonwealth of Virginia, Department of Historic Resources. June 2018:24-26; David B. Quinn, *Set Fair for Roanoke: Voyages and Colonies, 1584–1606* (Chapel Hill, NC: University of North Carolina Press, 1977), 215, 356; Helen C. Rountree, Wayne E. Clark, and Kent Mountford, *John Smith's Chesapeake Voyages, 1607–1609* (Charlottesville, VA: University of Virginia Press, 2007), 144.

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immigrant Greek family that moved from Norfolk to Chesapeake Beach in 1923, owned and operated the hotel from the early twentieth century until 1950. They re-built the boardwalk across the lake to the beach and added other amenities to the hotel site. The hotel later housed an antique store and then became vacant; by 1980, it was demolished and the boardwalk, which had become a safety hazard, was removed in 1964.⁷ The site of the former hotel is outside of the historic district boundaries, but Pleasure House Lake is adjacent to the west side of the district and had a formative influence on the historic district's development and the layout of the streets and building lots.

The area remained rural and in active agricultural use through the early twentieth century. Aerial photographs from 1937 and 1949 show the burgeoning bayside community development of small houses surrounded by farmland in cultivation (see Additional Documentation 1 and 2). The historic Bayville Farm (VDHR #134-0002), formerly located on the south side of Shore Drive across from the Chesapeake Beach neighborhood, was a well-known dairy farm into the 1960s. Part of the former farm is now a 68-acre park operated by the City of Virginia Beach.⁸

Historic Land Ownership and Divisions

At the end of the nineteenth century, the area encompassed by the historic district was active farmland primarily owned by Anne Tazewell Bradford (1818-1898), widow of Edmund Bradford (1816-1889) and daughter of Littleton Waller Tazewell of Norfolk (1774-1860). Tazewell had served in the U.S. Congress (both the House of Representatives and the Senate) and served as Governor of Virginia from 1834-1836. In 1849, Littleton Tazewell gave to his daughter Anne three tracts of land in Princess Anne County.⁹ Following Major Bradford's resignation from his Army service in 1849, the Bradfords lived at 127 College Place, Norfolk. The 1850 federal census identifies Bradford as a "farmer" and the slave schedules of the same year identify Bradford as holding four enslaved individuals in Norfolk, 24 in Princess Anne County (Pleasure House Tract), and likely others on the Tazewell family properties on the Eastern Shore (Northampton County). Bradford came out of his retirement to serve with the Confederate infantry and Quartermaster, and at the end of the war, returned to civilian life in Norfolk.¹⁰ In the new economic reality

⁷Terrell, 1967; Rose Ellen O'Connor, "Chick's Beach Combines Classy and Gritty," *The Virginian-Pilot Beacon*, May 24, 1989:12; Leighton Roper, Jr., "Pleasure House Bridge: Fire Chief Charged in Razing," *The Virginian-Pilot* (published as *The Virginian-Pilot and The Portsmouth Star*), May 26, 1964:17.

⁸ The Federal-style house at Bayville Farm, built in 1827, and about 4.5 acres were listed in the National Register of Historic Places in 1980. In the 1980s, after the milking operations ceased, part of the farmland was developed as the Bayville Golf Club. In 2008, the historic house burned and the property was delisted. For information on the Bayville Farms Dairy see A. Shepherd Jordan and James M. Jordan, IV, *Gone...But Not Forgotten, Virginia Beach* (Virginia Beach, VA : Jordan Bros. Group, LLC, c.2008), 6-11.

⁹ Princess Anne County (PAC) Deed Book (DB) 47:369, Louisa N. Tazewell et al. to Edmund Bradford and Anne E. [Tazewell], his wife, June 4, 1860. This quit claim deed between the surviving children of Littleton Waller Tazewell, deceased (May 6, 1860) and Edmund and Anne Bradford notes that Littleton Tazewell gave these parcels to his daughter in May 1849 and made the entry in "his books" but did not file a formal deed. (Anne had married Edmund Bradford in 1847.) In addition to the three tracts of land, Tazewell also conveyed to Anne 26 enslaved individuals named Jack, Davy, Peter, Edmund, Robert, Henry, Daniel, Moses, John, Jasper, George, William, Cornelius, Israel, Dysy, Peggy, Sally, Emily, Susan, Ann, Hannah, Mary, Elizabeth, Martha, Lucy and an infant of Peggy. Tazewell also gave all cattle, sheep, horses, hogs, poultry, and [farming] utensils on the conveyed property to Anne.

¹⁰ Ralph T. Whitelaw, *Virginia's Eastern Shore: a History of Northampton and Accomack Counties* (Gloucester, MA: Peter Smith, 1968), 144; Edmund Bradford, Letter to President Andrew Johnson, September 2, 1865. Tazewell Family Papers, Accession 24194, Library of Virginia, Richmond, Virginia. Accessed online at <https://edu.lva.virginia.gov/dbva/items/show/151>. The Bradford's Princess Anne County farm known as "Sandhills Plantation" located near Little Creek was among the properties confiscated by Federal troops during the Civil War to

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of postbellum Virginia, it appears that Bradford refocused his business efforts and in the 1870 and 1880 census he is identified as a “commercial merchant.” Bradford died in 1889.

In 1891, Anne Bradford, then widowed, conveyed the “Pleasure House Tract” of 528.99 acres to Henry J. Karn of Norfolk for \$26,949.50. The same day, Karn sold the property for \$35,000 to the Lynnhaven Syndicate, a Norfolk-based real estate corporation.¹¹ The latter deed described the property as “lying east and west of Pleasure House Road,” which connected the area to Kempsville and Norfolk. Part of this land would become Chesapeake Beach.

With the burgeoning success of the Virginia Beach oceanfront resort area in the 1880s and increased transportation access by rail, real estate developers, mostly based in Norfolk, began to view shorefront areas in Princess Anne County that could be offered for recreational and leisure use. One such company was the Cape Henry Syndicate, which was formed in 1902 with an aim of creating a resort at Cape Henry to rival the one at Virginia Beach. Although a collection of beach cottages had been built earlier at Cape Henry, there was no easy access to the area until the Chesapeake Transit Company bridged the Lynnhaven Inlet (1902) and opened the electric rail line from Norfolk to Cape Henry, which extended south from the cape to serve Virginia Beach.¹² The railroad line also crossed Pleasure House Road where that road now intersects Shore Drive (U.S. Route 60).¹³ The railroad made those areas that fronted onto the Chesapeake Bay prime property for development, just as it had led to the development of Virginia Beach’s oceanfront area in the late nineteenth century.¹⁴

In 1891, a group of Norfolk businessmen with offices in that city’s Monticello Arcade incorporated as The Lynnhaven Syndicate.¹⁵ The syndicate members likely viewed the area around Pleasure House as a good location for development due to its easy access from Norfolk by train, and one that offered pristine land

house Contraband Blacks who came to Norfolk seeking refuge. The Sandhills Plantation was one of the properties that Littleton passed to his daughter Anne. Edna Hawkins-Hendrix and Dr. Joanne H. Lucas, “History of African-American Communities in Princess Anne County/ Virginia Beach.” Historical Research Paper funded by the Virginia Beach Historic Preservation Commission, 2017:4-10. See also Tazewell Family Papers, 1623-1930. Accession 24194. Personal papers collection. The Library of Virginia, Richmond, Virginia. Guide:

<https://ead.lib.virginia.edu/vivaxtf/view?docId=lva/vi00516.xml;query=:>

¹¹ PAC DB 62:51, Bradford to Karn, March 28, 1891; PAC DB 62:106, Karn to Lynnhaven Syndicate, March 28, 2891.

¹² Nancy Holst, PhD, and Megan Privett, *Intensive Documentation, Building 713, Cape Henry Community, Joint Base Little Creek-Fort Story, Virginia Beach, Virginia*. DHR ID No. 134-0660-0087. Prepared for Department of the Navy, Naval Facilities Engineering Systems Command Mid-Atlantic, Norfolk, VA. Prepared by WSP USA, Inc., Washington, D.C. 2022. Revised 2023; Stephen S. Mansfield, *Princess Anne County and Virginia Beach: a pictorial history* (Norfolk/Virginia Beach, VA: The Donning Company Publishers, 1989), 79.

¹³ Christopher Pieczynski, “The Pleasure House.” A Research Study Submitted to the Virginia Beach Historic Preservation Commission, 2020:38; Mansfield, 79. Mansfield details the competition between the Chesapeake Transit Company and the Norfolk and Southern rail line. Eventually, in 1904, the Chesapeake Transit Company purchased the stock of the Norfolk and Southern, and the newly re-organized company operated the electric loop that connected Norfolk and Virginia Beach.

¹⁴ See Jonathan Mark Souther, “Twixt Ocean and Pines: The Seaside Resort at Virginia Beach, 1880-1930” (master’s thesis, University of Richmond, 1994).

¹⁵ The Virginia State Corporation Commission records indicate that officers for the Lynnhaven Syndicate in 1891 were William Lamb, president, William Lauder, treasurer, Frank L. Slade, secretary and director, and directors R.H. Wright, N.M. Osborne, and Arthur N. Page. Later, attorney Ivor A. Page served as the group’s president and treasurer. *Virginia State Corporation Commission, Index to corporation charter books, 1870-1981*. Accession 31738. State government records collection, The Library of Virginia, Richmond.

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that, to that point, had been in use only as farmland or small-scale commercial use. The plat accompanying the sale from Karn to the syndicate depicts only a few buildings grouped west of Pleasure House Road near the shore of present-day Lake Bradford (formerly Water Works Pond).¹⁶

Although the Lynnhaven Syndicate sold a 50-foot-wide right-of-way from its property to the Chesapeake Transit Company for the railroad line (1897), no attempts to subdivide the land occurred for many years. It may have been that the members purchased the land solely for the investment potential and not with an eye to actual development. That changed in 1910, when, after holding the property for almost 20 years, the Lynnhaven Syndicate sold 539 acres to the Norfolk-based Lynnhaven Realty Corporation. The deed described the property as extending from “the intersection of Garrison’s Road [Shore Drive] at the Pleasure House Road” to “the surf of Chesapeake Beach” and to the west by the “Sand Hills Tract,” the Norfolk property formerly owned by Anne E.T. Bradford.¹⁷

Herbert Livingston Smith (1842-1917), who previously served as the Superintendent of Norfolk’s Water Department, was president of the Lynnhaven Realty Corporation, and his son, Henry Garrett Smith, was secretary. The corporation had its offices in the Seaboard Bank Building in Norfolk. Henry Garrett Smith (1879-1957) was noted in newspaper articles as well-known in society circles and an avid horseman. He also was both a real estate investor and a hotel operator. In the early part of the twentieth century, Smith managed the Alsace Hotel in Norfolk. In 1906, he purchased the Willoughby Hotel property for \$50,000 and in 1909, he purchased the former Abell estate in Baltimore County, Maryland, which he planned to develop into large-acre lots.¹⁸

In 1910, the Lynnhaven Realty Corporation, incorporated in 1909, produced the Chesapeake Park Land Development Plan, which was the first platted subdivision of the Chesapeake Beach area. Two depictions of Chesapeake Park were presented. One was a full color depiction of the region from the City of Norfolk and the Elizabeth River to Cape Henry and the Atlantic Ocean, highlighting the convenient location of the proposed development (see Additional Documentation 4). In that depiction, the entire area is platted with gridded street network from the bayside beach to the railroad along present-day Shore Drive. A rail station also was depicted at the intersection of the two roads. The expansive plan was bounded by Lake Chubb and Lake Bradford on the west, incorporated the entirety of Pleasure House Lake at the center, and bordered the north side of Lake Joyce on the southeast side. Although parcel lines and interior streets were depicted, only the existing Pleasure House Road and the 70-foot-wide Ocean View Avenue near the shoreline were named on the plan.

¹⁶ The plat recorded with the sale from Bradford to Karn (PAC DB 62:51) is missing from the records, but it was replicated with the sale from Karn to the Lynnhaven Syndicate at PAC MB 62:55a. Due to the poor quality of the plat, it is not replicated here.

¹⁷ PAC DB 83:433, Lynnhaven Syndicate to Lynnhaven Realty Corporation, January 1, 1910.

¹⁸ “H. Garrett Smith Buys Willoughby Beach Hotel,” *The Virginian-Pilot*, August 1, 1906: 4; “Garrett Smith Buys Big Tract,” *The Virginian-Pilot*, June 1, 1909:12. In the late 1920s, H. Garrett Smith served as Trustee of Cavalier Shores, Inc. and oversaw the development of the northern end of the Cavalier Hotel property into 134 suburban-sized properties for the exclusive neighborhood by the same name. See Cavalier Shores Historic District (VDHR #134-5379), NRHP Registration Form, 2018. Garrett Smith’s nephew, Herbert L. Smith III, became one of the region’s most noted architects in the mid-twentieth century as a partner in the firm of Oliver & Smith. The firm executed numerous Modernist designs for oceanfront hotels, area libraries, offices, and municipal buildings. See Woodhurst Neighborhood Historic District (VDHR #134-5874), NRHP Registration Form, 2022 and Virginia Beach Oceanfront Resort Motels and Hotels (1955-1970) (VDHR#134-5721), NRHP Multiple Property Documentation Form, 2020.

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The official plat recorded for Chesapeake Beach with Princess Anne County, however, was less defined (see Additional Documentation 5).¹⁹ On the plat, only two rows of platted blocks are depicted near the bayshore. The remaining land was divided into undivided, large acreage sections (alphabetically identified) that were not platted with residential lots. Within four months of its purchase, the Lynnhaven Realty Corporation sold its Chesapeake Park holdings to the Chesapeake Seashore Corporation (incorporated in 1910). The conveyance included “all land in the Chesapeake Park 1910 map, Blocks L, M, N, O, P, Q (not depicted on the plat), & R and Lots in Blocks 1-22...being a part of the property conveyed to the Lynnhaven Realty Corporation by the Lynnhaven Syndicate.”²⁰ The subsequent development in the area, undertaken by several different corporations, generally adhered to the platted blocks of the original Chesapeake Beach plan. The large acreage sections were slowly sold off to other development companies that undertook development, division, and subdivision of the land. The Chesapeake Beach Historic District is composed primarily of land that was part of Section L of the Chesapeake Park division, and a couple of lots included in Blocks 13 and 15 of Chesapeake Park.

In 1911, H. Garrett Smith (formerly of the Lynnhaven Realty Corporation) purchased Section L (78 acres) from the Chesapeake Seashore Corporation for \$12,500. The conveyance for this part of Chesapeake Park is one of the first that records the racial restriction that prohibited the sale “to anyone of African descent for 25 years.” Smith later sold Section L to Rittenhouse R. Moore (also of Norfolk), passing along the racial restriction on ownership.²¹

In 1914, Rittenhouse Moore defaulted on the deed of trust in which he had placed his Chesapeake Park land, and the property was placed at public auction. Princess Anne County businessman and farmer A.E. Ewell’s bid of \$9,000 was the winning bid for the property. Again, the racial restrictions were restated with the conveyance to Ewell stating, “that the property is not to be sold, leased or otherwise disposed of, in whole or in part, to any person or persons of African descent for a period of twenty-five (25) years from the date of the said deed [i.e., Moore’s deed of July 22, 1912].” Not only was the restriction recorded with the deed, it also was printed with the land transaction notice in the local newspaper.²²

Arnold Edwin (A.E.) Ewell (1874-1950) was a Princess Anne County farmer, a local oyster dealer, an inspector for the state commission of fisheries, a state politician, and a real estate dealer (Figure 13). In 1910, Ewell is listed in the federal census as a land assessor for Princess Anne County, which suggests he would have been aware of the development potential of the Chesapeake Beach area. The Ewells were a well-established family in Princess Anne County, specifically in the Lynnhaven area, and had been involved in oyster production and truck farming since the early nineteenth century. A.E. Ewell (called “Tony”) served three terms in the Virginia House of Delegates (1900, 1902, and 1920). One biography of Ewell

¹⁹ PAC MB 4:47, 1910. The plat recorded the blocks by number (1 through 19). Three roads Bayside Avenue, Ocean View Avenue, and Lake Avenue extended east to west. Ten roads extended north to south, connecting Lake Avenue and Bayside Avenue. Of these 10, parts of Fentress Avenue and Seaview Avenue are within the present historic district. The large acreage sections included Section K (35.5 acres), Section L (78 acres), Section M (65 acres), Section N (51 acres), Section O (51 acres), and Section R (37.5 acres). As shown on both depictions of Chesapeake Beach, another landowner (Butt) held the area near the center of the development.

²⁰ PAC DB 84:369, Lynnhaven Realty Corporation to Chesapeake Seashore Corporation, May 16, 1910.

²¹ PAC DB 87:74, Chesapeake Seashore Corporation to H. Garrett Smith, August 1, 1911. Agents who signed for the Chesapeake Seashore Corporation were C.F. Spotswood, Vice President, and R.S. Cohoon, Secretary; PAC DB 89:75, Smith to Moore, July 22, 1912.

²² PAC DB 94:320, Hugh C. Davis [holder of the deed of trust from Moore] to A.E. Ewell, October 1, 1914; Legal notice of land transaction, *The Virginian-Pilot* (published as *Virginian-Pilot and The Norfolk Landmark*), September 29, 1914; page 14.

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noted that after working for several years in Norfolk, he returned to Princess Anne County where he had purchased a small farm. By the early 1920s, Ewell added to his landholdings amassing “one of the largest agricultural properties under one ownership and management [in the county]. As a truck farmer he has specialized chiefly in spinach.”²³ Ewell was a successful farmer who was a founding member and vice-president of the Princess Anne County Farmers’ Institute (1910), which urged increased agricultural education in schools and up-to-date practical advice for the county’s farmers; Ewell also served eight years on the county school board. Later, he served as chairman of the Tidewater Virginia Farmers’ Club and was president of the Norfolk Truckers Exchange. At his home, “World’s End Farm” on the western branch of the Lynnhaven River (present-day Thoroughgood neighborhood), Ewell raised a herd of Duroc Jersey hogs.²⁴

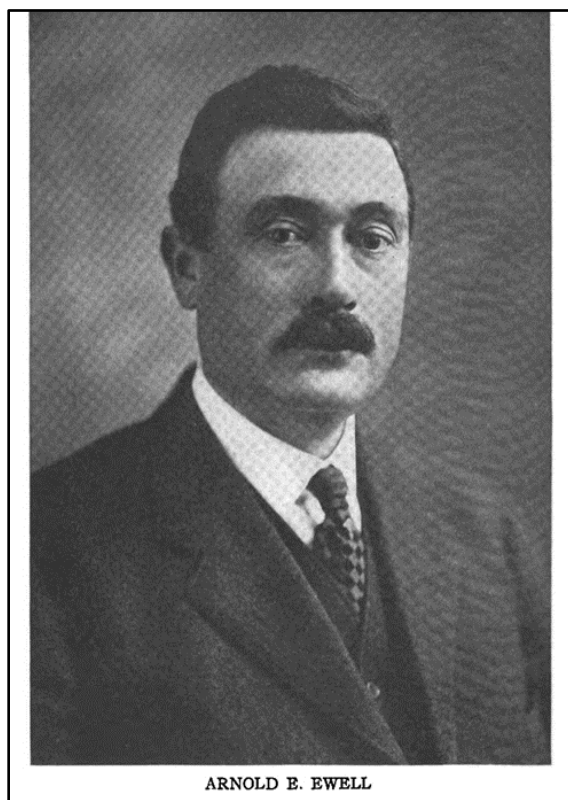


Figure 13. Arnold Edwin Ewell (1874-1950). Source: Bruce, et al.

²³ Philip Alexander Bruce, Lyon Gardiner Tyler, and Richard L. Morton, *History of Virginia* (Chicago: The American Historical Society, 1924), 425. See also Duval Porter, *Official Virginia: a Composition of Sketches of the Public Men of Virginia at the Present Time* (Richmond: Whittet & Shepperson, 1920), 12; “Princess Anne County’s Farmers’ Institute is Organized,” *The Virginian-Pilot*, February 23, 1910:page 7. Arnold Edwin Ewell’s parents were Jesse Baynes Ewell and Angeline Fentress. A.E. Ewell also served on the board of directors for the Seaboard National Bank of Norfolk and was president of the Virginia Beach Amusement and Park Company, which in 1920 owned a large oceanfront property that included the old Virginia Beach Hotel and Pavilion on what was then called the “south” end of the beach. Margaret Davis, “Highway to Virginia Beach Ready in Year and Development of Shore Town is Booming,” *The Virginian-Pilot* (published as *Virginian-Pilot* and *The Norfolk Landmark*), February 29, 1920:35.

²⁴ Bruce, 425.

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In addition to acquiring Section L of Chesapeake Park in 1914, Ewell also acquired part of the former "Pleasure House Farm," formerly owned by Anne Bradford and situated south and west of Pleasure House Lake. It was on that section of the former Pleasure House Farm about 1918 that Ewell constructed the Chesapeake Beach Hotel, presumed to be roughly near the site of the historic Pleasure House tavern.²⁵ He also constructed a foot bridge across Pleasure House Lake for ease of access to the bayshore. Ewell appears to have also enhanced the bayside beach with additional amenities. In one newspaper account from 1922, Ewell is identified as the "owner of Chesapeake Beach" at which he maintained "life guards and a life boat."²⁶ A 1924 biography of Ewell provides further details on Ewell's Chesapeake Beach property:

Mr. Ewell organized and is general manager of the Norfolk Lot Co., handing the sale of lots at Chesapeake Beach, a summer resort which Mr. Ewell laid out on one of his farms. He supplied the money for building the hotel and cottages and the development of the project.²⁷

In 1920, Ewell subdivided part of his Chesapeake Beach landholdings as Chesapeake Terrace, which created 19 residential lots along the south side of Pleasure House Lake fronting onto Terrace Avenue (later Lookout Road) (Figure 14). The resultant parcels extended from Pleasure House Boulevard (now Pleasure House Road) on the west to Fentress Avenue on the east. The lot at the northeast corner of the intersection of Terrace Avenue and Pleasure House Boulevard (Lot 1) was the largest with street frontages of 162' (on the south) and 187' (on the west). The remaining lots had southern street frontages of 50'; the depths of the lots varied from about 150' to over 280' due to variable edge of the lake on the north side of the property. The parcels originally identified as Chesapeake Terrace's Lots 18 and 19, which were later subdivided, are included in the southwest corner of the Chesapeake Beach Historic District.

²⁵ The Historic Preservation Commission research study "The 'Pleasure House'" notes that the incorporation of the hotel was not recorded by the State Corporation Commission in 1923. Pieczynski, 2020:39. The earlier date of 1918 is cited in Laura R. Purvis and Debra A. McClane, *Historic Architectural Resource Survey Update, City of Virginia Beach, Virginia-Northern Half* (2018). The hotel remained standing until about 1980. The footbridge is no longer extant.

²⁶ "Drowning Not at Chesapeake Beach," *The Virginian-Pilot*, (published as *The Virginian-Pilot and The Norfolk Landmark*), June 29, 1922:page 18.

²⁷ Bruce, et al, 425. The Norfolk Lot Corporation was a short lived entity that incorporated in October 1917 and dissolved in February 1918. *Virginia State Corporation Commission, Index to corporation charter books, 1870-1981*. Accession 31738. State government records collection, The Library of Virginia, Richmond.

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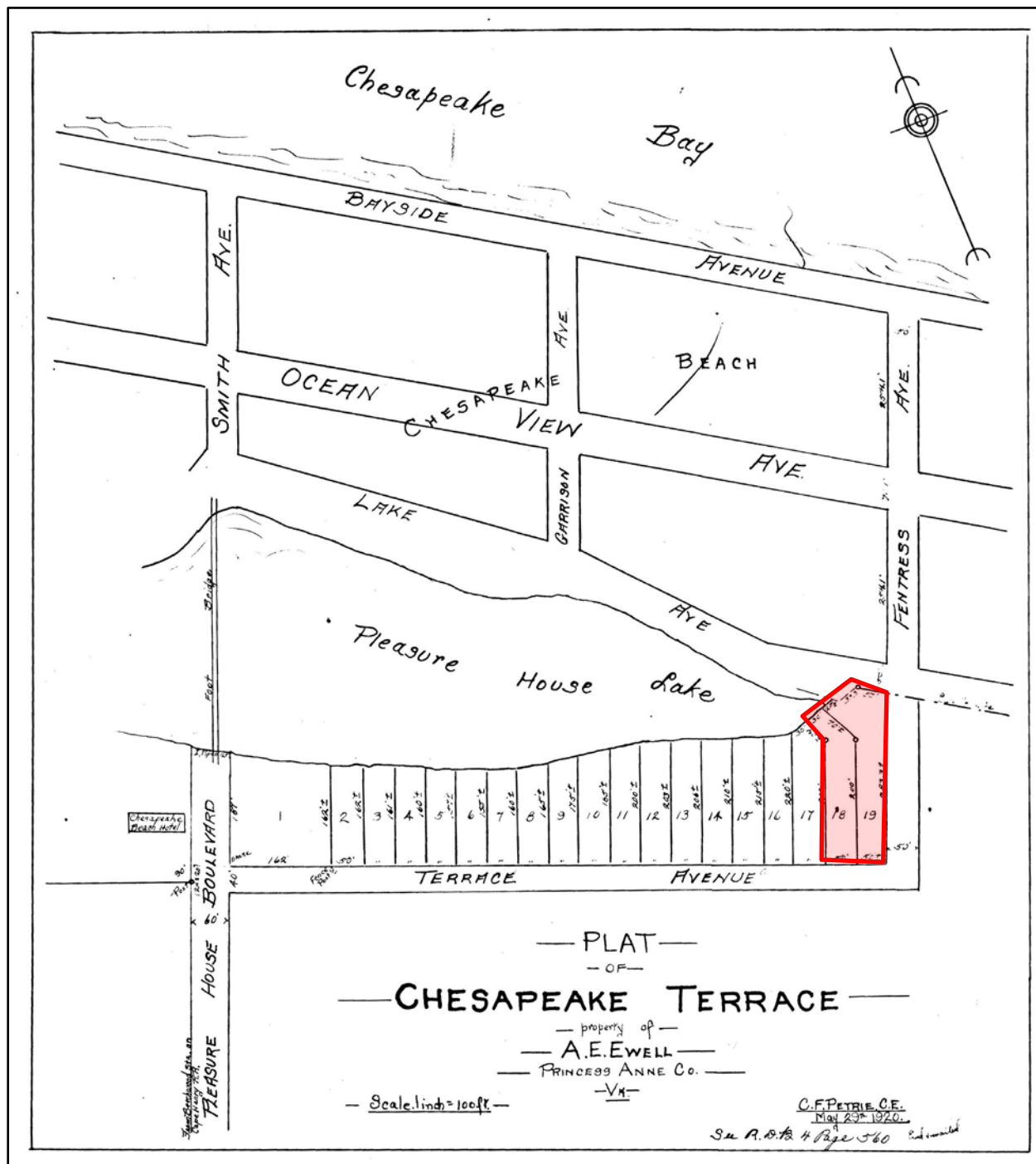


Figure 14. Chesapeake Terrace Plat, 1920. Note "Chesapeake Beach Hotel" on the west side of Pleasure House Boulevard and the "foot bridge" across the lake. Lots 18 and 19 (red outline at the intersection of Terrace Avenue and Fentress Avenue) are included in the historic district. Terrace Avenue is now known as Lookout Road. City of Virginia Beach, Map Book 6:103.

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In 1923, Ewell added a second subdivision to his Chesapeake Terrace development. Subdivision No. 2 bounded by Fentress Avenue on the west, Seaview Avenue on the east, Lake [Lauderdale] Avenue on the north, and Terrace Avenue [Lookout Road] on the south (Figure 15). The 10 lots created by this division were 50' wide (except for Lot 10, which was 54' wide), and ranged in depth from 135' to 277.5'.

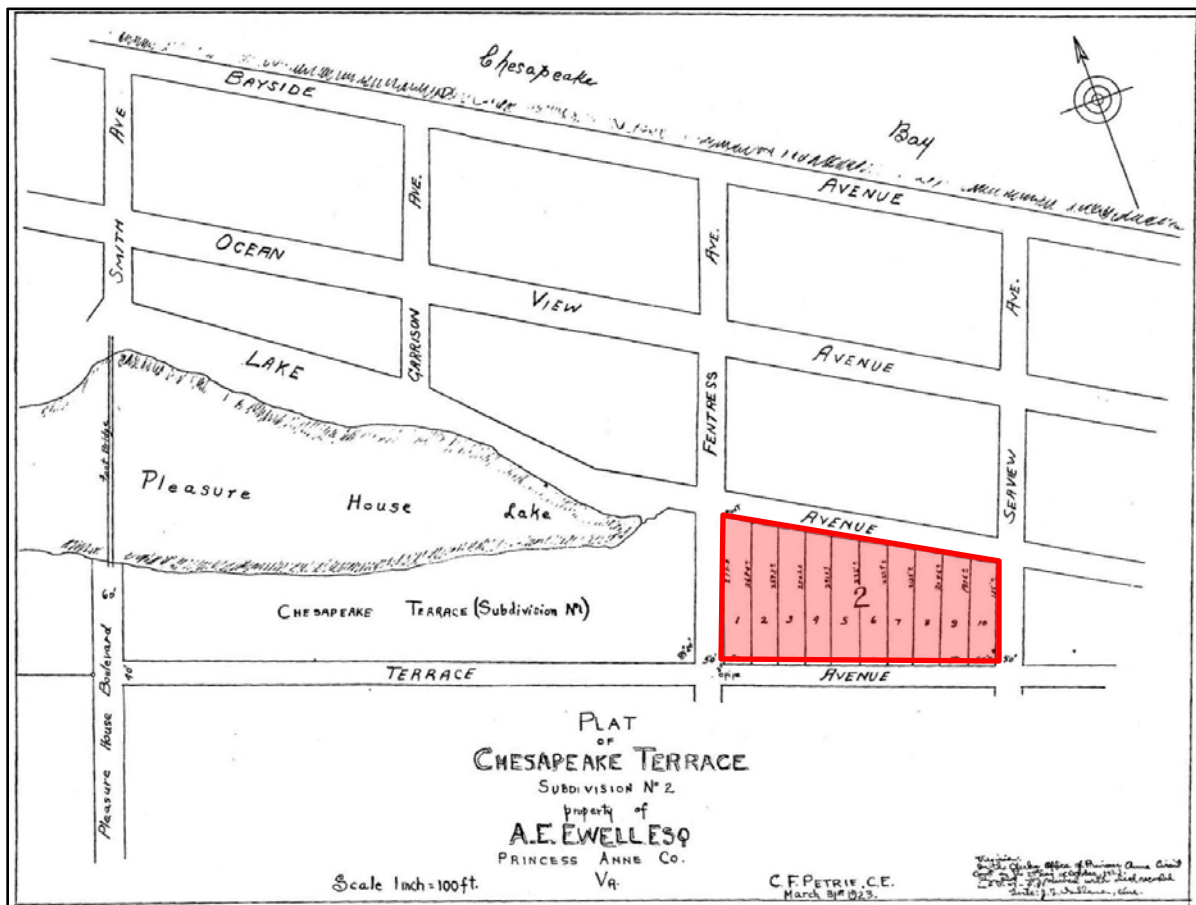


Figure 15. Chesapeake Terrace, Subdivision No. 2 Plat, 1923. Section outlined in red is a part of the Chesapeake Beach Historic District. PAC Map Book 6:333.

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In 1924, Henry and H.W. Hunsberger purchased Ewell's Chesapeake Terrace Subdivision No. 2 and established a new road, Pleasure Avenue, that divided the block in half (east-to-west) and renamed the area "Pleasure House Camp" (Figure 16).²⁸ The subdivision also re-platted the individual parcels by making most lots narrower, which resulted in 32 lots instead of Ewell's original 10. The plat for Pleasure House Camp indicates that A.E. Ewell reserved Lot 1 for himself; that lot, which retained its 50' road frontage and was 100' deep, stands at the northeast corner of the intersection of Fentress Avenue and Terrace Avenue (Lookout Road). It is not certain that Ewell built or occupied a dwelling on that, but the present dwelling on the site is a one-story, front-gable cottage that is a contributing resource to the Chesapeake Beach Historic District (2504 Fentress Avenue/4531 Pleasure Avenue, VDHR #134-5472/134-5672-0004). The dwelling has been modified with a late-twentieth century addition, but the historical (northern) section of the house likely was built in the late 1920s or early 1930s.

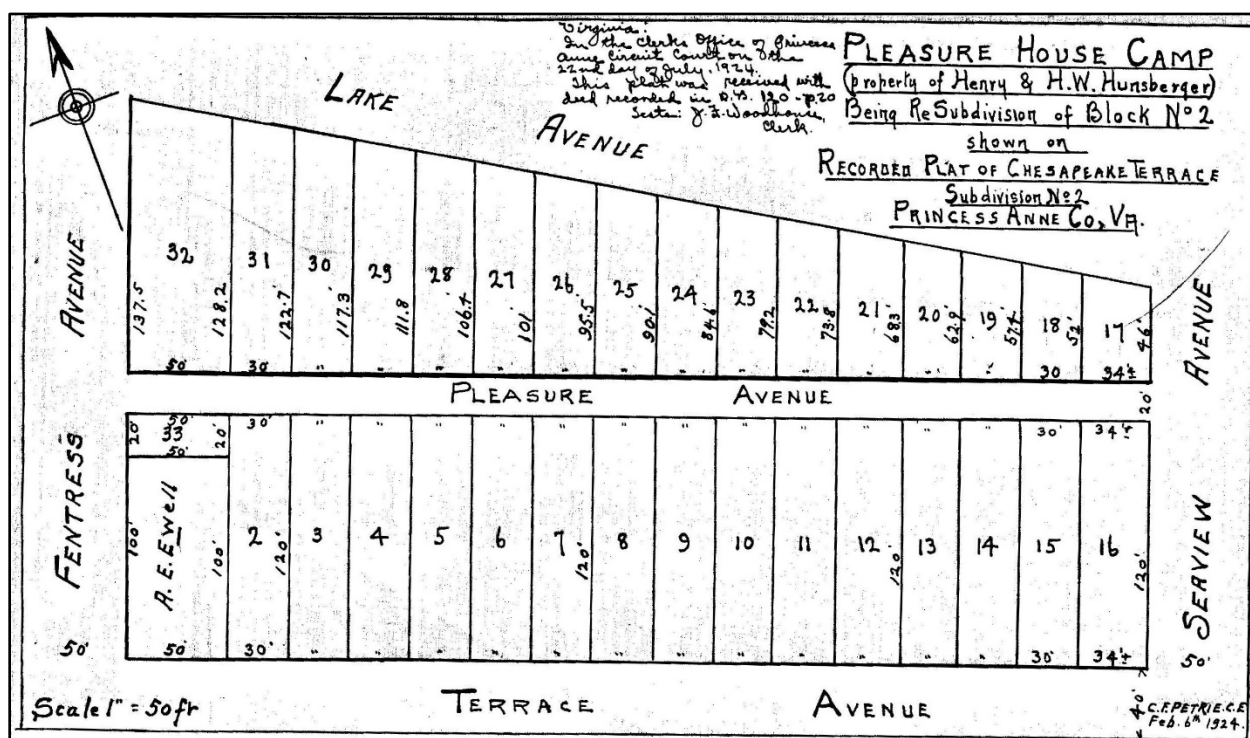


Figure 16. Pleasure House Camp Plat, 1924. Note that Pleasure Avenue divides the block in half and that the original 10 lots have been re-subdivided resulting in 32 lots. A.E. Ewell retained ownership of Lot 1 (southwest corner). This entire area, which is the same area depicted in Figure 14, is a part of the Chesapeake Beach Historic District. PAC Map Book 7:18.

²⁸ PAC DB 117:83-84, Ewell to Hunsbergers, October 26, 1923.

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Henry Hunsberger and his son, Herbert W. (H.W.), were real estate developers but also operated a local peanut brokerage office. The family, including Henry's wife Louise and H.W.'s wife Mae, operated the Peanut Roasting Corp., located at 116 E. Charlotte Street, Norfolk. The 1920 federal census listed the Hunsberger family (Henry, Louise, Herbert, and daughter Evelyn) as living together in Norfolk on W. 29th Street. Henry, a native of Scotland, was occupied in "real estate" at the time, and son Herbert was an officer in the Merchant Marine. In the 1927 Norfolk City Directory, H.W. and his wife are listed as the company's president and secretary, respectively, and Henry and his wife Mae, listed as the company's treasurer and vice president, respectively. In 1928, H.W. and Louise Hunsberger had moved to Jersey City, New Jersey, and Henry and Mae lived in Chesapeake Beach (no street address given), although the peanut company and the officers remained the same.

In 1927, Ewell and his second wife, Louise, sold the remainder of their Chesapeake Beach landholdings to the Lake Joyce Realty Corp. of Norfolk.²⁹ The conveyance included Ewell's portion of Section L of the original Chesapeake Park subdivision, a parcel in the Chesapeake Beach area identified as the "A.E. Ewell Farm," and the area south of Terrace Avenue (Lookout Road) that Ewell had divided into lots in 1926. The Lake Joyce Realty Corp. later named the area "Chesapeake Shores"³⁰

The lots established by the Pleasure House Camp division are still reflected in the Chesapeake Beach Historic District and comprise most of the district. As noted, the western edge of the district was part of A.E. Ewell's Chesapeake Terrace Subdivision No. 1 division. The lots included in the district and located on the south side of Lookout Road and a few on the north side of Lookout Road were established in the Lake Joyce Realty Corp.'s 1928 subdivision of Block 1 in Chesapeake Shores and Block 8, renamed Chesapeake Bay Shores, all of which the company had purchased from A.E. Ewell (Figures 17 and 18).³¹

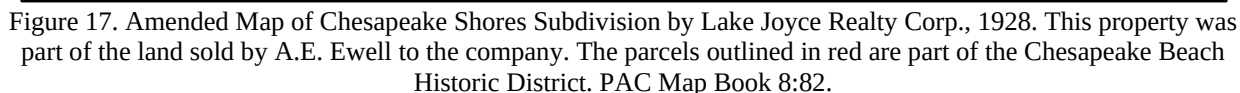
²⁹ The Lake Joyce Realty Corp. incorporated in October 1926 and operated through the mid-1940s. *Virginia State Corporation Commission, Index to corporation charter books, 1870-1981*. Accession 31738. State government records collection, The Library of Virginia, Richmond.

³⁰ PAC DB 143:250, Ewell to Lake Joyce Realty Corp., January 2, 1927.

³¹ PAC Map Book 8:99, Chesapeake Bay Shores, Re-subdivision of Block 8 Chesapeake Shores; PAC MB 8:82, Amended Map Chesapeake Shores.

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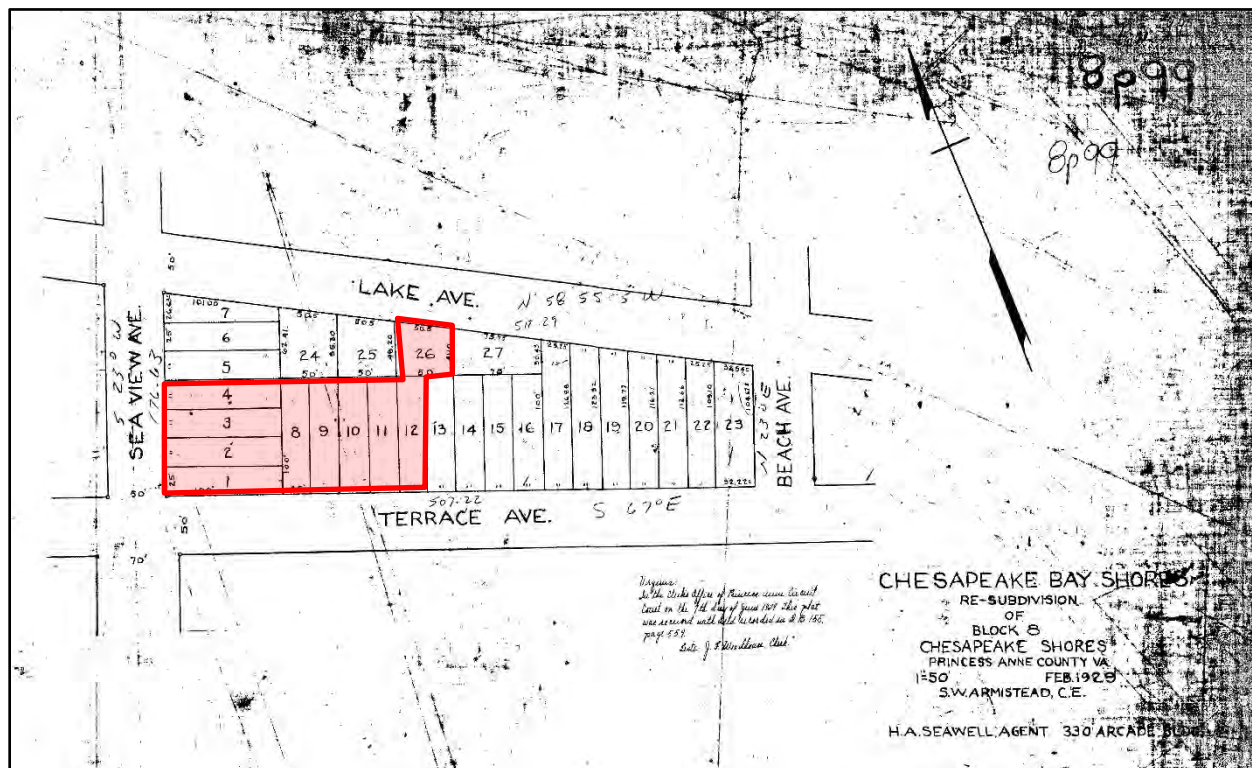


Figure 18. Chesapeake Bay Shores Re-Subdivision of Block 8 of Chesapeake Shores, 1928. This land was part of the property conveyed by A.E. Ewell to the Lake Joyce Corp. The area outlined in red is part of the Chesapeake Beach Historic District. PAC Map Book 8:99.

From Seasonal Enclave to Year-Round Residence

Housing construction in Chesapeake Beach appears to have been slow to begin with most being used as secondary vacation homes or seasonal rentals. Some current residents noted that as children, their families vacationed at Chesapeake Beach before becoming permanent residents.

During the 1910s and into the 1920s, roadway improvements also increased visitation to the bayside and oceanfront areas of Princess Anne County. Newspapers noted that the roadways of “sand, clay, and gravel with bituminous macadam” benefitted many: “Besides making suburban (sic) residential suburbs (sic) easily accessible by automobile, the benefit to the trucking interests will be tremendous;” however, the newspaper also noted that the roadways may also lead to the development of farmland: “..some suburbs (sic) will be directly benefited to a great extent by the improvements, and it is believed by many...that the next few years will see the development of several tracts that are now open fields.”³² In 1917, Princess Anne County took steps to improve its roads by the construction of 10 miles of concrete-clay-gravel roads

³² “Large Developments Predicted Following Improvement of Roads,” *The Virginian-Pilot* (published as *Virginian Pilot* and *The Norfolk Landmark*), November 28, 1915:35. This article pertains to several of the roads in Norfolk County, but also addresses the Princess Anne County roadways of Indian River, Broad Creek, and Princess Anne turnpikes, which had branching leading to the City of Norfolk waterworks adjacent to Chesapeake Beach on the west, Virginia Beach, Ocean Park and the Lynnhaven Inlet. It was noted that the promoters of Ocean Park had undertaken construction of a “modern highway” between that development and the Norfolk County line “and this property has already felt the influence of the work.”

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in the Kempsville district, which included an extension “beyond the waterworks” that would be “an important link in service the “bayside” of the county.”³³ In 1929, Princess Anne county sold bonds to complete hard-surfacing roads in the Kempsville district, including a portion of road to connect Chesapeake Beach with the “new Shore Drive, being built by the state.” Shore Drive (U.S. Route 60) was completed in 1928 and, in addition to Virginia Beach Boulevard (U.S. Route 58), provided access from Norfolk to Virginia Beach. The 1928 drawbridge over Lynnhaven Inlet was replaced in 1958 with a higher fixed bridge, which was expanded in 1967 and replaced in 2018.³⁴

Initially, local visitors to the bayshore beach could ride the electric train to the station at the intersection of Pleasure House Road and Shore Drive, then take a shuttle bus up to the beach. With road improvements, Chesapeake Beach was marketed as being conveniently accessed by automobile. By the 1920s, as private automobile ownership began to increase, advertisers lured visitors to Chesapeake Beach citing its many amenities and accessibility (Figure 19).

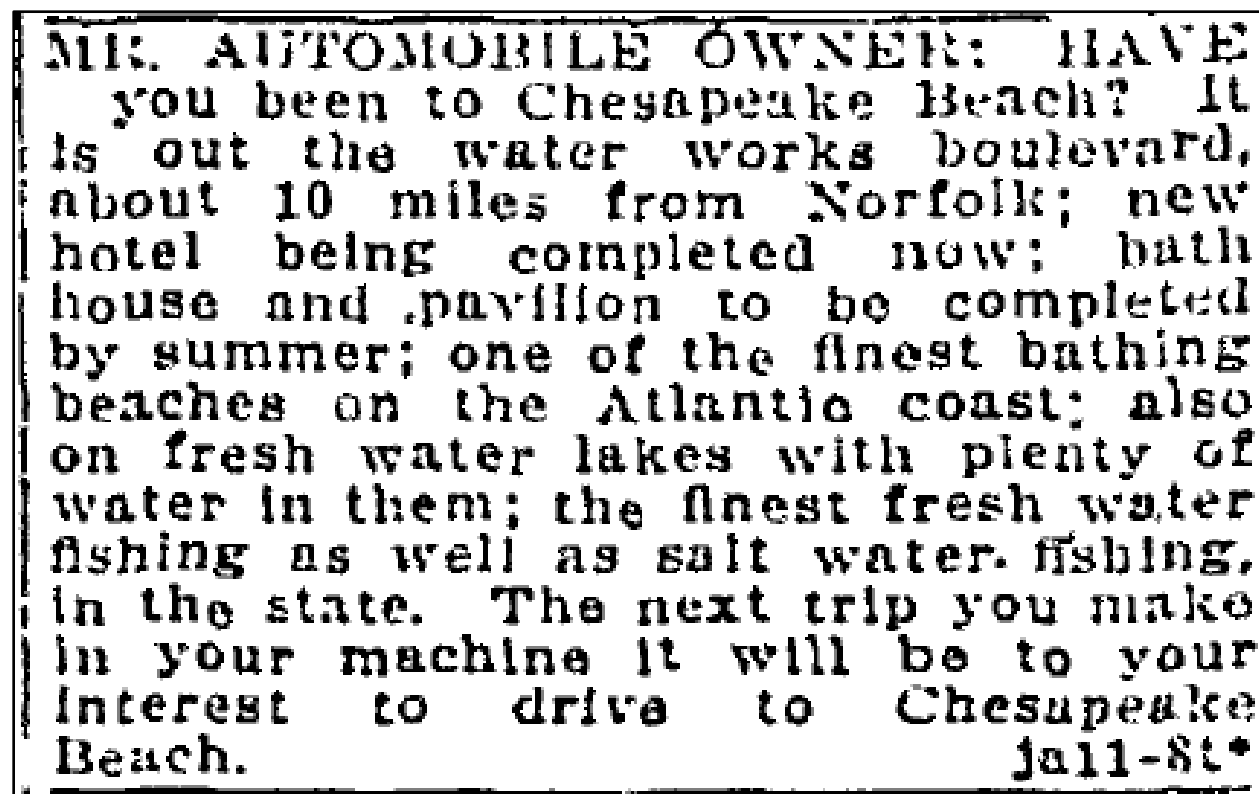


Figure 19. Advertisement from *The Virginian-Pilot*, January 18, 1920:21.

³³ “Princess Anne Ready to Improve Highways,” *The Virginian-Pilot* (published as *Virginian-Pilot* and *The Norfolk Landmark*), February 20, 1917:7.

³⁴ \$293,000 Worth of Princess Anne Road Bonds Sold,” *The Virginian-Pilot* (published as *Virginian-Pilot* and *The Norfolk Landmark*), May 28, 1929:20; Mansfield, 151, 155; “Ribbon-Cutting Marks Official Opening of the New Lesner Bridge in Virginia Beach,” ClarkNexsen website, January 4, 2019. Accessed at <https://www.clarknexsen.com/articles/ribbon-cutting-marks-official-opening-of-the-new-lesner-bridge-in-virginia-beach/>.

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According to one newspaper article that recounted Chesapeake Beach's history, the first houses in the neighborhood were decommissioned World War I-era barracks that A.E. Ewell relocated from the St. Helena Naval Station in the Berkley section of Norfolk, which the Navy abandoned as a station in 1919.³⁵ Ewell, who also built the Pleasure House Hotel, was said to offer the houses for seasonal rental. Elizabeth Beasley, a longtime Chesapeake Beach resident, stated that some of those barracks were the early houses on Pleasure Avenue, although that road was not established in the neighborhood until Ewell sold the property in 1924. A historical image printed with a recent newspaper article shows the barracks, which are one-story, frame structures with front-gable roofs that are similar to the earliest house forms found in Chesapeake Beach (Figure 20).³⁶



Figure 20. Barracks at St. Helena Naval Station, Norfolk, ca. 1910. Raymond Harper Archives.

Historical newspaper accounts state that by 1923, there were only about eight houses built in Chesapeake Beach. Among those houses standing by 1925 were the vacation cottages offered by C.H. Ferrell & Co., Inc., a Norfolk real estate agency. Ferrell offered the houses for seasonal rental and for sale (Figure 21 and Additional Documentation 6). These dwellings were one-story, frame structures with front-gable roofs and front porches. Although the addresses of the houses Ferrell offered are not known, several of the earliest houses in the historic district are similar in form and appearance (4503, 4528, and 4503 Pleasure Avenue; 2505 Fentress Avenue).

³⁵ "Are Abandoning St. Helena Station," *The Virginian-Pilot* (published as *The Virginian-Pilot and The Norfolk Landmark*), May 7, 1919:16.

³⁶ Raymond L. Harper, "St. Helena enjoys long, rich history," *The Virginian-Pilot*, January 20, 2019:1A, 8.

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Figure 21. Advertisement for seasonal rental cottage in Chesapeake Beach.
The Virginian-Pilot (published as *The Virginian-Pilot* and *The Norfolk Landmark*), March 29, 1925:23.

Through the 1930s, Chesapeake Beach was largely a seasonal beach enjoyed by families from nearby cities, including Norfolk and Portsmouth, who continued to rent cottages on a short-term basis (see Additional Documentation 7). Development in the area continued at a slow pace but by 1937, aerial photographs show cottages clustered along Fentress Avenue and Lookout Road. Very few houses were built along the bayside shore. In the 1940s, during World War II, more year-round residents moved into the neighborhood, and some purchased adjacent open lots or additional homes as rental units. Some secondary units remain on neighborhood parcels, and several duplex dwellings are present, as are non-historic duplexes and houses converted to apartments. During and following World War II, military personnel from nearby bases began to move into the neighborhood. At that time, more dwellings were built south and east of Lookout Road.

As a community of year-round residents, numerous civic and municipal organizations were established in Chesapeake Beach including the Chesapeake Beach Volunteer Fire and Rescue Squad and Ladies Auxiliary (1938), the Woman's Club of Chesapeake Beach (1940), and the Chesapeake Beach Civic League (1942). Chesapeake Beach was part of Princess Anne County until 1963 when the county and the City of Virginia Beach merged.

By the 1960s, the neighborhood was largely built-out as Minimal Traditional homes filled out the residential lots. Of the four commercial buildings in the historic district, the earliest are the restaurant at the corner of Fentress Avenue and Lookout Road (4600 Lookout Road, VDHR #134-5475/134-5672-0007), built in 1937 as a store, and the commercial building at the corner of Lookout Road and Seaview Avenue (4497 Lookout Road, VDHR #134-5483/134-5672-0014), built in the late 1940s as a drugstore.³⁷ In 1959, a one-story concrete-block restaurant was built 1959 (4494 Lookout Road, VDHR #134-5482/134-5672-0013). The Jr. Markets convenience store, located at the corner of Lookout Road and Seaview Avenue (4501 Lookout Road, VDHR #134-5672-0037), was constructed in 1971 by Harrell & Harrell, Inc., with James L. Harrell,

³⁷ PAC DB 189:233, Citizens Mutual Building Association, Inc. to R.C. Black, July 20, 1937. In this conveyance, Reid C. Black purchased Lots 1 and 2, Block 2, of Chesapeake Shores. The cottage court was built on Lot 2 and Black's store and later, his house, were built on Lot 1.

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Jr. as president. Mr. Harrell was founder of the Be-Lo Supermarket chain in the region, and also operated a grocery warehouse in Norfolk. Several family members, including sons Robert and James III, also participated in Mr. Harrell's grocery business.

Construction of the Chesapeake Bay Bridge-Tunnel and the Effect on the Chesapeake Bay Neighborhood

In the early 1960s, the Chesapeake Beach neighborhood, extending from Lake Chubb in the west to Lee Avenue in the east, was effectively cut in half by the construction of the Northampton Boulevard access ramp to the 17.5-mile-long Chesapeake Bay Bridge-Tunnel (CBBT) that was built to connect the western shore of Virginia with its Eastern Shore peninsula. The selection of the eastern route for the bridge crossing at Chesapeake Beach was viewed as the most direct and economically feasible by the transportation committee and engineers who planned the bridge project. A 1957 study of the proposed route noted that the "approach highway on Pleasurehouse (sic) Road south of the Chesapeake Beach terminal would require the removal of several small, medium-priced homes; but the total property damage and cost of right-of-way would not be excessive."³⁸ The project involved the acquisition and removal of about 30 houses and the replacement of the original Chesapeake Beach Volunteer Fire and Rescue Station and the community recreation building funded, in part, by the Chesapeake Beach Women's Club.³⁹ Built as a northward sweeping extension of Northampton Boulevard (U.S. Route 13), the approach road and ramp closely paralleled Pleasure House Road towards the bayside shore. The roadway itself was raised on tall concrete abutment walls that left Lookout Road as the only east-west vehicular route through the neighborhood. The access road created dead ends to all other east-west roads in the Chesapeake Beach neighborhood (see Additional Documentation 8 and 9).

On April 15, 1964, at 2:00 p.m., the bridge-tunnel opened to vehicular traffic. Dignitaries at the opening, which was held at the southern entrance and toll gate, included Lucius J. Kellam, chairman of the CBBT commission, Virginia Governor Albertus S. Harrison, Jr., Lt. Governor of Virginia Mills E. Godwin, Jr., and representatives of the Maryland and Delaware governors' offices. The conclusion of the event featured the ceremonial release of 50 white sea gulls, which are used as the logo for the CBBT.⁴⁰

At the time the bridge-tunnel was completed, some residents and businessmen envisioned commercial development along Chesapeake Beach equal to that in the oceanfront resort area. The city's economist predicted that tourism in Virginia Beach would double within three years with the opening of the bridge-tunnel and that "impulse tourism" from northern residents would occur since the delay of a water crossing by ferry boat, deemed "unreliable," was eliminated.⁴¹ Some residents felt that commercialization was inevitable in the area; however, the commercialization never occurred likely due to a lack of city water and sewer systems, the absence of a local exit from the bridge-tunnel's approach road, zoning, and local opposition to the disruption to the quiet, residential area.⁴²

³⁸ Sverup & Parcel (Consulting Engineers), *Preliminary Engineering Report: Route Comparison of Alternate North-South and East-West Highway Crossings of Lower Chesapeake Bay*. Prepared for the Chesapeake Bay Ferry District. May 1, 1957. Referred to in the study as the "North-South Approach," the preferred route extended from Chesapeake Beach to Fishman Island on the Eastern Shore. The "East-West Approach," which was not selected, extended from the northwest side of Buckroe Beach (in Hampton) to Kiptopeke on the Eastern Shore.

³⁹ A new station was built at 2444 Pleasure House Road and currently is occupied by the Commonwealth Brewing Co. The volunteer rescue squad is now located at the intersection of Greenwell Road and Shore Drive.

⁴⁰ Don Hill, "Traffic Rolls Across Bay," *The Virginian-Pilot*, April 16, 1964:1, 10.

⁴¹ Robert Hoy Pearsall, "Geographic Interpretations of the Chesapeake Bay Bridge-Tunnel" (master's thesis, East Carolina College, 1965). Copy available at Meyera E. Oberndorf Central Library, Virginia Beach.

⁴² Terrell, 1967.

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The raised bridge-tunnel's ramp and roadway are a prominent feature of the neighborhood and a highly visible element from the beachfront. Yet, today, neighborhood residents continue to identify Chesapeake Beach as extending on both sides of the bridge ramp, and a sign for the community is posted on the south side of Pleasure House Lake at the north end of Pleasure House Road (west side of the neighborhood).

Because of its desirable location and relative affordability, a significant amount of modern construction and redevelopment of lots have occurred in the larger Chesapeake Beach neighborhood, resulting in scattered pockets of historic resources. The Chesapeake Beach Historic District boundaries encompass the most intact area of historic architectural resources with limited modern intrusions.

The Chesapeake Beach Civic League has been a vibrant, active organization since its founding in 1942 (officially incorporated in 1964). The membership is vigilant in protecting and beautifying the neighborhood and is involved in development and community planning efforts that affect the area. League members have shared oral history and photographs and have provided a list of individuals knowledgeable about the neighborhood's history.

Why the Neighborhood is Locally Known as "Chic's Beach"

Most Virginia Beach residents know the Chesapeake Beach area by its moniker "Chic's Beach." Although the name could derive from a shortened version of "Chesapeake" (sometimes abbreviated as Ches. or CX), the consensus among neighborhood residents is that the name originated with an early-twentieth-century food stand located directly on the bayshore beach (outside of the historic district). Although no longer extant, the restaurant known as Chic's Hot Dog Stand remains a historical emblem of the local character (Figure 22). Beginning in 1948, Luther "Chic" Ledington and his wife, Audrey, operated the one-story, walk-up eatery serving hot dogs, lemonade, and other fare on the beachfront at the northeast corner of Ocean View Avenue and Fentress Avenue. The Ledingtons, who lived at 200 Fentress Avenue, hired neighborhood teenagers to help staff the stand during its summer operations. A sign on the property identified the beach as "Chic's Beach."⁴³

⁴³ Wallis Damon, Jr., Personal Communication, July 26, 2021ff; "Chesapeake Beach Woman's Club Names Ledington 1st Citizen," *The Virginian-Pilot* (published as *The Virginian-Pilot* and *The Portsmouth Star*), May 9, 1956:5. In 1967, the Ledingtons sold their concession stand and in 1994 the building was victim to arson and in 2009 it suffered significant damage due to a northeaster. The building remains in commercial use and is operated as the Buoy 44 restaurant. Mr. Ledington was employed by the Portsmouth Naval Shipyard, suggesting that Mrs. Ledington was primarily responsible for the operation of the hot dog stand. In 1956, the Chesapeake Beach Woman's Club honored Mrs. Ledington with its "1st Citizen" award for her civic activity as a club member. Mrs. Ledington died in 1976 and Mr. Ledington died in 1979; at the time, they were living in Naples, Florida, where they are buried.

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Figure 22. Chic's Hot Dog Stand and the beach that bears the same name, ca. 1958. Courtesy Wallis Damon, Jr.

The Chic's Beach name evolved to include not only the bayfront beach and bodybuilding area (known as "The Log"), but also the Chesapeake Beach neighborhood itself. The name is often (erroneously) spelled as "Chick's Beach" and has also been adopted by commercial and real estate interests to identify the entire bayfront from the CBBT on the west to as far east as the Lesner Bridge and beyond. Many longtime residents assert that "Chic's Beach" pertains only to the beach at the former restaurant site and not the entire two-mile long beach. Others dislike the abbreviated name altogether and prefer the full name "Chesapeake Beach."⁴⁴

Segregation on the Beaches

As with other Princess Anne County beaches and the oceanfront beach, societal standards of the early and mid-twentieth century meant that nearly every beach in the area was racially segregated. The oceanfront beach and many bayshore beaches were for Whites only. Longtime Princess Anne County residents recall that Ocean Breeze, located east of Chesapeake Beach, was developed in the early 1930s specifically for African-American visitors and offered daily rental cottages, a dance hall, and other amenities. Ocean Breeze, described as "alongside beautiful Lake Joyce" on 75-acres between the Chesapeake Bay and Shore Drive, continued operations until 1954.⁴⁵ The most well-known local beach development for African-Americans was the 1940s Seaview Beach, also on the east side of Lynnhaven Inlet north of Shore Drive. Seaview, which included a dance hall, amusement park rides, and bayfront beach access, was described as "a 700-foot shoreline with gradual descent and calm waters." The beach was a vital part of Virginia's upper and middle-class African-American society until its demolition in 1966.⁴⁶

⁴⁴ Tim McGlone, "What's in a Name?," *The Virginian-Pilot*, September 14, 2009.

⁴⁵ "Local Beaches Complete Preparations For Opening: Ocean Breeze, New Venture, in Historic Spot," *Norfolk Journal and Guide*, May 27, 1933:A4.

⁴⁶ Sherry DiBari, "Seaview Beach and Amusement Park: An African-American Gem on Virginia's Chesapeake Bay," 2017:1-5, 17. This research was funded with a 2017 Research Grant from the Virginia Beach Historic Preservation Commission. DiBari also notes, "In Norfolk, [African-American] residents could enjoy the Chesapeake Bay waterfront at Little Bay Beach and City Beach [owned by the City of Norfolk] or on the Elizabeth River at Plantation Beach. Princess Anne County hosted Ocean Breeze and Seaview while Sunset Lake was located in

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The 1964 federal Civil Rights Act included a section that specifically prohibited discrimination on the basis of race, color, religion, or national origin in places of public accommodations (Title II), but integration of the Virginia Beach oceanfront and other formerly “White” beaches did not occur immediately. Prospective Black visitors were often denied reservations at oceanfront hotels with claims of “no vacancy” or were approached by police officers and told to leave the beach.⁴⁷ During the early twentieth century, deed restrictions with overt racial exclusion clauses were common in Virginia cities and throughout the United States. In 1948, the U.S. Supreme Court invalidated the enforcement of racially restrictive clauses, but it was not until the Fair Housing Act of 1968 (Title VIII of the Civil Rights Act), which outlawed housing discrimination based on “race, color, disability, religion, sex, familial status, or national origin,” that the official policies of federal lending authorities were altered (42 U.S.C. 3601 et seq., 1968). Although Chesapeake Beach did not have accommodations, research shows that deeds for neighborhood parcels carried racial restrictions in the early twentieth century, implying that the beach itself also was segregated. Longtime residents also note that the beach was not frequented by Black visitors in the past.⁴⁸

Comparable Properties

As noted, the Chesapeake Beach Historic District is notable as a rare collection of Princess Anne County/Virginia Beach’s early-twentieth-century, one-story, front gabled dwellings (or beach “cottages”). Although the cottages formerly were ubiquitous throughout the city, and especially in the bayside and oceanfront areas, they have become less common due to redevelopment resulting in demolition of these small square-footage buildings.

One development effort that occurred about the same time as Chesapeake Beach was the Cape Henry community, located at the northeast tip of the City of Virginia Beach overlooking the entrance to the Chesapeake Bay. In 1890, the Cape Henry Park and Land Company acquired over 5,500 acres at Cape Henry, part of which was later donated to create Seashore State Park (present-day First Landing State Park). In 1900, the company reorganized as the Cape Henry Syndicate, and submitted a plan for a 2,000 lot seaside community arranged along the company’s curving beachfront property (PAC Plat Book 1:8b, 1900). It appears that no cottages were built in the area until after 1902. Although vacationers and year-round residents both lived in cottages at Cape Henry, the plan for a resort community was never fully realized. Similar to early deeds for Chesapeake Beach properties, early deeds recorded for parcels in the Cape Henry development included, among other restrictions, a prohibition against selling or renting to anyone of African descent. The U.S. Army’s 1942 expansion of Fort Story (now Joint Expeditionary Base Little Creek-Fort Story) resulted in the acquisition of undeveloped land and about 70 privately owned vacation cottages built during the 1920s and 1930s in the Cape Henry area. The cottages were then used by the military for housing and other purposes. In 2022, only eight of those cottages remained standing but were proposed for demolition or layaway.⁴⁹

When compared to other early-twentieth-century neighborhoods that have been documented in the City of Virginia Beach and evaluated for their NRHP eligibility, the Chesapeake Beach Historic District emerges as the oldest and most intact example of a small, bayside beach enclave that evolved from farmland to local

Chesapeake. Bay Shore Beach, near Buckroe Beach, in Hampton was a popular site as well.” (DiBari 2017:8). See also Denise M. Watson, “Locals remember fun, frustration of former segregated beaches,” *The Virginian-Pilot*, July 13, 2018.

⁴⁷ Edna Hawkins-Hendrix, Personal communication, October 29, 2020.

⁴⁸ Elizabeth Beasley, Personal communication, September 19, 2023.

⁴⁹ Holst and Privett, 41.

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vacation destination to year-round residential neighborhood. Although a relatively small district, the extant historical resources continue to convey their historical appearance and character. The area retains its historical streetscape, building setbacks, form, scale, and overall feeling. Most of the district is in residential use with historic commercial buildings located solely along Lookout Road.

37th Street Cottage Historic District

Documentation for the “37th Street Cottage Historic District” (VDHR #134-6044) in the city’s oceanfront area identifies the area as “a rare surviving collection of the early twentieth century beach cottages that was once the most prominent building type in the Virginia Beach resort area.”⁵⁰ That district consists of three primary dwellings that reflect the American Foursquare and Craftsman-style detailing dating to the 1910s and 1920s. A few scattered early-twentieth-century “cottages” remain standing on 11th, 23rd, and 24th streets in the oceanfront area; some of those resources have been repurposed for commercial use.

Old Beach

Neighborhoods that were developed about the same time as Chesapeake Beach include the “Old Beach” neighborhood, which was established in 1915. Old Beach is one of the oldest residential areas at the Oceanfront. The original layout, much of which is intact, consisted of lots measuring, on average, 50’ wide by 140’ deep with service alleys at the center of the blocks. Although Old Beach’s layout is intact, the majority of the original 1920-to-1950s beach cottages have been lost to redevelopment. At present, the neighborhood consists primarily of single-family homes, duplexes and some multifamily dwellings that were built in the 1950s and later, and does not retain its historical appearance.⁵¹

Cavalier Shores

The Cavalier Shores Historic District (VDHR#134-5379), comprising seven blocks in Virginia Beach’s north end oceanside area, was listed in the NRHP in 2019. The district is eligible under Criterion A in the area of Community Planning & Development, and under Criterion C in the areas of Landscape Architecture and Architecture with a period of significance extending from 1927, the date of the original plat, to 1968, when most of the neighborhood lots had been developed. In 1927, a subsidiary developer associated with the NRHP-listed Cavalier Hotel (VDHR #134-0503, 2014) sponsored the development of the neighborhood, which stood adjacent to the 1927 hotel property and was meant to complement the hotel’s resort development in the north end of Virginia Beach. As at Chesapeake Beach, the developer sold residential lots to individuals who undertook the construction of single-family dwellings, rather than offering speculatively constructed houses. Sales of the lots were initially quick, but were halted by the Great Depression; beginning in the early part of the 1940s and after World War II, development once again flourished. Initially, many of the houses in Cavalier Shores were vacation homes or rental properties. Cavalier Shores and Chesapeake Beach also are similar as examples of the rise of suburbia in the early- to mid-twentieth century and as reflective of regional trends in Virginia’s coastal development, being at first made accessible to a larger market by the railroad and later the automobile. As products of Jim Crow-era

⁵⁰ Kayla Halberg, Jack Galle, Erica Howard, and Ashlen Stump (Commonwealth Preservation Group), “37th Street Cottage Historic District,” VDHR #134-6044, National Register of Historic Resources Registration Form, June 2023. Copy on file Archives, Virginia Department of Historic Resources, Richmond. The VDHR State Review Board determined that the district was eligible for listing in the NRHP at its September 2023 meeting.

⁵¹ In 2005, the City of Virginia Beach established the Old Beach Overlay District to preserve the general scale and form of Old Beach to enhance the character of the neighborhood. The district, which is not listed in the NRHP, is bounded by 27 ½ Street and Beach Garden Park on the north; Parks Avenue on the west; 22 ½ Street on the south; and a varying line within the 300 block west of Pacific Avenue. See <https://planning.virginiabeach.gov/boards-commissions/old-beach-design-review-committee>.

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Virginia, the deeds granted in both neighborhoods also included prohibitions for selling or leasing to persons of African descent for a set period of years.⁵²

Differences between the two neighborhoods include the beneficial association Cavalier Shores had with the Cavalier Hotel, which certainly aided in sales, and control of the land development by a single operator (Cavalier Shores, Inc.), rather than numerous divisions and sub-divisions by various real estate companies and agents. Architecturally, the two neighborhoods are strikingly different with Cavalier Shores consisting of mostly two-story dwellings, both frame and brick, that were built with separate garage/apartments or guesthouses with rear service alleys. Cavalier Shores' resources are predominantly Colonial Revival in style, however, examples of Tudor Revival, Mediterranean Revival, Craftsman, Minimal Traditional, and the Contemporary style of the Modern Movement also are present. The architecturally distinct homes are enhanced by a formal, ornamental setting, including the brick-paved "Myrtle Walk" that connected the neighborhood to the hotel property. Chesapeake Beach resources are considerably more modest than the majority of Cavalier Shores homes, and the environment, while welcoming and lush, is of a relaxed, informal character. Most Chesapeake Beach dwellings are modest vernacular houses with minimal architectural detailing. Although construction did not occur immediately, it can be said that development plans for Chesapeake Beach predate those for Cavalier Shores by over a decade; the earliest plats for the Chesapeake Beach area date to 1910, 17 years prior to Cavalier Shores.

Ocean Park

The Ocean Park neighborhood is in the northern part of the City of Virginia Beach and lies on either side of Shore Drive (U.S. Route 13) immediately west of the Lesner Bridge. The neighborhood is bounded by the Chesapeake Bay on the north, Lynnhaven Inlet to the east, and Pleasure House Creek to the south. The Chesapeake Beach neighborhood lies west of Ocean Park.

Ocean Park was included in the city's 2018 update to its architectural survey, which provided the following historical information on its development:

Ocean Park was originally platted in two sections. The first section was recorded in 1913 south of the [electric] rail line connecting Norfolk with Cape Henry that completed a full circuit for rail travel from Norfolk through Kempsville to the Virginia Beach oceanfront, then north to Cape Henry before returning to Norfolk. The second section was north of the passenger rail line and platted in 1916. Ocean Park was primarily a vacation community for Norfolk residents who took advantage of the new rail line to reach the convenient bathing beaches west of Lynnhaven Inlet. Campbell's Hotel opened in 1917 in the community. Advertisements in the Norfolk Landmark and Ledger-Dispatch advertised lots for sale along with the beauty of the dunes and beaches. The area was also particularly well known for fishing.

⁵² Robert J. Taylor, Jr., Dutton + Associates LLC, "Cavalier Shores Historic District," (VDHR #134-5379), National Register of Historic Places Registration Form, August 2018. Copy on file Archives, Department of Historic Resources, Richmond. A restriction in the Cavalier Shores deeds stated that for "21 years from the filing of the deed, no persons of African descent could purchase or occupy any homes in the district, nor could any corporation owned by a majority of African American owners acquire property." As noted in the NRHP nomination, "prejudiced race-based mortgage financing and real estate buying and selling practices kept the neighborhood segregated for decades afterward; such practices were not outlawed until passage of the U.S. Civil Rights Act (also known as the Fair Housing Act) of 1968."

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Several stores opened to supply vacationers and sportsmen visiting the area, including the c. 1922 Ocean Park Casino. The casino featured rides and other amusements. Ocean Park also had a wooden boardwalk near the Casino, similar to the one installed along the Virginia Beach oceanfront, but much smaller. Shore Drive opened along the [same route as the] rail line in 1927, bringing additional visitors via bus service to the area. Campbell's Hotel eventually became the Sea Crest Inn before being converted into an assisted living facility known as the Shore Drive Convalescent Home. By the mid-twentieth century, Ocean Park had become a year-round residential community as the hotel and casino declined. As roads significantly improved throughout Princess Anne County, more residents chose to move permanently to communities like Ocean Park.⁵³

Although Ocean Park developed about the same time as Chesapeake Beach and both areas initially drew vacationers before becoming year-round residential neighborhoods, over the years, Ocean Park has lost much of its historical resources and character. Based on field survey and historical research, the 2018 study recommended that Ocean Park was not eligible for NRHP-listing due to a loss of historic buildings and because the extant resources and layout do not convey important aspects of its historical residential/resort development.

Archaeological Potential of the Chesapeake Beach Historic District

The following statement of archaeological potential for the historic district was prepared by Matthew R. Laird, PhD, RPA, former Senior Archaeologist with the James River Institute for Archaeology, Inc.

No documented archaeological investigations have been conducted within the Chesapeake Beach Historic District, and no sites have been recorded with the VDHR. Since the 1950s, however, avocational and professional archaeologists have identified and investigated an array of archaeological sites within the immediate vicinity, particularly the area bounded by Lake Joyce to the northwest, Pleasure House Creek to the northeast, and the Western Branch of the Lynnhaven River to the east. Recorded sites in this area include 44VB0003, 44VB0004, 44VB0048, 44VB0064, 44VB0067, 44VB0069, 44VB0070, 44VB0074, 44VB0076, 44VB0077, 44VB0078, 44VB0078, 44VB0079, 44VB0080, 44VB0081, 44VB0202, 44VB0353, 44VB0354, and 44VB0358. These resources represent the full span of human activity in this part of Virginia Beach, including prehistoric Native American occupations, and historic sites dating from the earliest phase of English settlement in the first quarter of the seventeenth century through the nineteenth century. Significantly, a high proportion of these sites include a component associated with use or occupation during the Woodland Period (ca. 1200 BCE – 1600 CE).

Archaeological investigations conducted by the James River Institute for Archaeology, Inc. (JRIA) in the early 1990s at the nearby Bayville Farm property, now occupied by the Bayville Golf Course, revealed a dense concentration of prehistoric Native American and historic sites.⁵⁴ While the Bayville Farm property was removed from the National Register because its primary architectural resources is no longer extant, the Virginia Board of Historic Resources holds an historic preservation easement on the property (VDHR #134-0002-0001) aimed at protecting these significant archaeological resources.

⁵³ Purvis and McClane, 2018: 232-236.

⁵⁴ Perry McSherry, *Phase I Archaeological Survey of Bayville Farm, Virginia Beach, Virginia*. James River Institute for Archaeology, Inc., Williamsburg, Virginia, 1993; Bradley M. McDonald and Mary Ellen N. Hodges, *Phase II Archaeological Significance Evaluation of 44VB74, 44VB76, 44VB80, 44VB81, Bayville Farm, Virginia Beach, Virginia*. James River Institute for Archaeology, Inc., Williamsburg, Virginia, 1994.

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In 2005, JRIA archaeologists conducted two archaeological assessments of the “Chesopean Site” (44VB0048), one through VDHR’s Threatened Sites Program and one funded by the City of Virginia Beach. The site was first investigated by archaeologist Floyd Painter when this area was undergoing residential development in the mid-1950s. It includes evidence of Late Woodland Period occupation (ca. 900-1600 CE) occupation, and what is believed to be the first residence of early English settler Adam Thoroughgood, established ca. 1635. The JRIA investigations focused on the open yard areas of the existing houses, and excavation identified concentrations of seventeenth-century artifacts and a large subsurface cultural feature. Most notably, the testing indicated that there is an intact historic soil horizon buried beneath modern topsoil within the undisturbed portions of the residential lots.⁵⁵

In 2018, Dovetail Cultural Resource Group I, Inc. (Dovetail) in 2018 completed an archaeological assessment and predictive model for the northern portion of Virginia Beach. Based on the results of this study, Dovetail recommended that the area encompassing the Chesapeake Beach Historic District offers high potential for prehistoric archaeological resources.⁵⁶ In fact, local residents have reported finding Native American artifacts along the shores of the neighborhood’s inland water bodies.

Based on nearly 70 years of archaeological research in this area, the Chesapeake Beach Historic District offers high potential for significant archaeological resources spanning the prehistoric and historic periods. JRIA’s 2005 investigations at the Chesopean Site have demonstrated that, despite extensive twentieth-century development, there is high potential for intact archaeological deposits and features within the undeveloped and/or undisturbed portions of the district.

⁵⁵ Nicholas M. Locketti Robert Haas, and Matthew Laird, *Archaeological Assessment of the Chesopean Site, Virginia Beach, Virginia*. James River Institute for Archaeology, Inc., Williamsburg, Virginia, 2006. The findings of both assessments completed by JRIA in 2005 (one funded by VHDR’s Threatened Sites Program and one funded by the City of Virginia Beach) are covered in this single report.

⁵⁶ Joseph R. Blondino, Mike Klein, and Curtis McCoy, *Archaeological Assessment of the Northern Portion of the City of Virginia Beach, Virginia*. Dovetail Cultural Resource Group I, Inc., Fredericksburg, Virginia, 2018.

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Chesapeake Beach Historic District

Name of Property

City of Virginia Beach, VA

County and State

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Chesapeake Beach Historic District
Name of Property

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Personal Communication

Elizabeth "Betty" Beasley, Wallis "Wally" and Kathy Damon, Derek DuBay, Sarah Hauck, Billy Newell, Kim Senter. Community meeting, 2242 Greenwell Road, Virginia Beach, July 26, 2021.

Subsequent telephone interviews with Betty Beasley, Wallis Damon, and Derek DuBay. 2023.

Edna Hawkins, Hendrix, Historian and Princess Anne County/City of Virginia Beach Resident.
October 29, 2020.

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

Name of repository: Virginia Department of Historic Resources

Historic Resources Survey Number (if assigned): 134-5672

10. Geographical Data

Acreage of Property 7.7

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 36.91544 Longitude: -76.12616

Or

Chesapeake Beach Historic District

Name of Property

City of Virginia Beach, VA

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UTM References

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 Chesapeake Beach Historic District is roughly bounded by Pleasure House Lake and property lines on the west, property lines along Lauderdale Avenue on the north, property lines on the east by Seaview Avenue and the eastern property lines of resources on Lookout Road, and on the south by property lines for resources on Seaview Avenue and Lookout Road. The true and correct boundaries are depicted on the accompanying scaled historic resources map ("City of Virginia Beach, Chesapeake Beach Historic District, October 2003) and Photo Location Map.

Boundary Justification (Explain why the boundaries were selected.)

The historic district boundaries encompass an intact concentration of early- to mid-twentieth-century historic resources associated with the development of Chesapeake Beach and reflects limited modern intrusion into the fabric. The historic district consists of parcels that were platted through several different development efforts, dating from 1910 through 1929. The historic district does not embrace the totality of the area that historically has been known as "Chesapeake Beach," but rather highlights the best preserved core of the area and the commercial area known locally as "the village." The property's historic setting and all known associated historic resources have been included within the historic boundary.

Form Prepared By

name/title: Debra A. McClane, Architectural Historian; Matthew R. Laird, PhD, RPA

organization: Debra A. McClane, Architectural Historian

street & number: 4711 Devonshire Road

city or town: Richmond state: VA zip code: 23225

e-mail: dmcclane1@verizon.net

telephone: 804/233-3890

date: June 18, 2024

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.

Chesapeake Beach Historic District

Name of Property

City of Virginia Beach, VA

County and State

- **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.)

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: Chesapeake Beach Historic District

City or Vicinity: Virginia, Beach

County: Independent City State: VA

Photographer: Debra A. McClane

Date Photographed: February 2023

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

Photo 1 of 19	VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0001 Looking N from Lookout Road up Fentress Avenue towards the Chesapeake Bay
Photo 2 of 19	VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0002 Live oak trees at the NE corner of Fentress Avenue and Lauderdale Drive, view looking SW
Photo 3 of 19	VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0003 Looking W along Lookout Road near intersection with Seaview Avenue
Photo 4 of 19	VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0004 Looking E along Lookout Road near intersection with Seaview Avenue
Photo 5 of 19	VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0005 Looking WNW along Lookout Road; resources on N side of road are in the historic district boundaries
Photo 6 of 19	VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0006 Looking N from Lookout Road up Seaview Avenue towards the Chesapeake Bay
Photo 7 of 19	VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0007 Looking W from Seaview Avenue down Pleasure Avenue
Photo 8 of 19	VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0008 Looking W through live oaks towards Pleasure House Lake; the raised access road to Chesapeake Bay Bridge-Tunnel is visible in the background
Photo 9 of 19	VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0009 Looking NW at early vernacular cottages on the W side of Fentress Avenue
Photo 10 of 19	VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0010 Looking SE at 4531 Pleasure Avenue
Photo 11 of 19	VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0011 Looking NE at 4528 Pleasure Avenue

Chesapeake Beach Historic District

City of Virginia Beach, VA

Name of Property

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- | | |
|----------------|--|
| Photo 12 of 19 | VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0012
Looking NW at 4510 Pleasure Avenue; resource to left is out of district |
| Photo 13 of 19 | VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0013
Looking NNW at 4484 Lookout Road |
| Photo 14 of 19 | VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0014
Looking N at 4516 Lookout Road; non-contributing resource to right |
| Photo 15 of 19 | VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0015
Looking S from street into Cottage Court, 4489 Lookout Road |
| Photo 16 of 19 | VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0016
Looking N from Cottage Court, 4489 Lookout Road |
| Photo 17 of 19 | VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0017
Looking N at the commercial building located at the NW corner of the intersection of Lookout Road and Fentress Avenue, 4600 Lookout Road |
| Photo 18 of 19 | VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0018
Looking NW at commercial building (4494 Lookout Rd, foreground) and multiple dwelling (4498 Lookout Rd, background) on N side of Lookout Road near the intersection with Seaview Avenue |
| Photo 19 of 19 | VA_CityofVirginiaBeach_ChesapeakeBeachHistoricDistrict_0019
Looking SW at the convenience store at the SW corner of the intersection of Lookout Road and Seaview Avenue, 4501 Lookout Road |

Figures

1. Aerial view of Chesapeake Beach Historic District.
2. View looking west beneath live oak canopy at Fentress Avenue properties.
3. Cottage Court, 4489 Lookout Road (VDHR #134-5479/134-5672-0010), with landscape enhanced by crepe myrtle trees.
4. Row of three vernacular dwellings, or "beach cottages," on the west side of Fentress Avenue.
5. Porch support at 2517 Fentress Avenue (VDHR #134-5473/134-5672-0005) detailed with chamfered corners and an incised vertical channel with rounded ends.
6. Minimal Traditional form house at 2420 Seaview Avenue (VDHR #134-5672-0036).
7. Looking West at Unit 2, Cottage Court, 4498 Lookout Road (VDHR #134-5479/134-5672-0010).
8. The former Allen's Grill at the northwest corner of Lookout Avenue and Fentress Avenue (#134-5475/134-5672-0007, 4600 Lookout Road), looking north, 1964.
9. Local children standing on Lookout Avenue; view looking west showing Black's Sportswear Store at left (4497 Lookout Road, VDHR #134-5483/134-5672-0014), 1942.
10. Advertisement for Black's Sportswear (VDHR #134-5483/134-5672-0014) located at the southeast corner of Lookout Road and Seaview Avenue and owned and operated by Reid C. and Flora Black, who were residents of Chesapeake Beach.
11. House at 4500 Pleasure Avenue (VDHR #134-5672-0018) showing addition of a roof dormer and front porch enclosure.
12. Advertisement for The Pleasure House, 1794.
13. Arnold Edwin Ewell (1874-1950).
14. Chesapeake Terrace Plat, 1920.
15. Chesapeake Terrace, Subdivision No. 2 Plat, 1923.
16. Pleasure House Camp Plat, 1924.
17. Amended Map of Chesapeake Shores Subdivision by Lake Joyce Realty Corp., 1928.
18. Chesapeake Bay Shores Re-Subdivision of Block 8 of Chesapeake Shores, 1928.
19. Advertisement from The Virginian-Pilot, January 18, 1920:21.

Chesapeake Beach Historic District

Name of Property

City of Virginia Beach, VA

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20. Barracks at St. Helena Naval Station, Norfolk, ca. 1910.
21. Advertisement for seasonal rental cottage in Chesapeake Beach [1925].
22. Chic's Hot Dog Stand and the beach that bears the same name, ca. 1958.

Additional Documentation

1. Detail of 1937 Aerial Photograph of Chesapeake Beach neighborhood.
2. Detail of 1949 Aerial Photograph of Chesapeake Beach neighborhood.
3. Detail of 1958 Aerial Photograph of Chesapeake Beach neighborhood.
4. Chesapeake Park Land Development Plan, Princess Anne County, Virginia. (1910).
5. Chesapeake Park Plat, Lynnhaven Realty Corporation, 1910.
6. Advertisement for rental cottages in Chesapeake Beach, 1925.
7. Sample advertisements for rental cottages in Chesapeake Beach from the 1920s and 1930s.
8. This January 1962 photograph shows construction of the Chesapeake Bay Bridge-Tunnel approach road and access ramp through the Chesapeake Beach community.
9. Ca. 1964 Postcard Image of the Chesapeake Bay Bridge-Tunnel Looking North.

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Chesapeake Beach Historic District

Name of Property

Virginia Beach, VA

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N/A

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1. Detail of 1937 Aerial Photograph of Chesapeake Beach neighborhood. Hatches at shore indicate present location of the Chesapeake Bay Bridge-Tunnel (CBBT) (built 1963). Lake Bradford is at lower left, Chubb Lake at upper left, Pleasure House Lake at center (with wooden boardwalk across it), and Lake Joyce at lower right. Note that the surrounding area remains in agricultural use. Red oval indicates general area of Chesapeake Beach Historic District. Courtesy Virginia Beach Department of Agriculture

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National Park Service

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2. Detail of 1949 Aerial Photograph of Chesapeake Beach neighborhood. Note natural dunes and beach along the shore of the Chesapeake Bay (top). Hatches at shore indicate proposed location of the CBBT (built 1963). Also note expansive military development on west side of Lake Bradford. The straight road near center of photograph is Pleasure House Road. Red oval indicates general area of Chesapeake Beach Historic District. Courtesy Virginia Beach Department of Agriculture

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3. Detail of 1958 Aerial Photograph of Chesapeake Beach neighborhood. Hatches at shore indicate proposed location of the CBBT (built 1963). Red oval indicates general area of Chesapeake Beach Historic District. Courtesy Virginia Beach Department of Agriculture.

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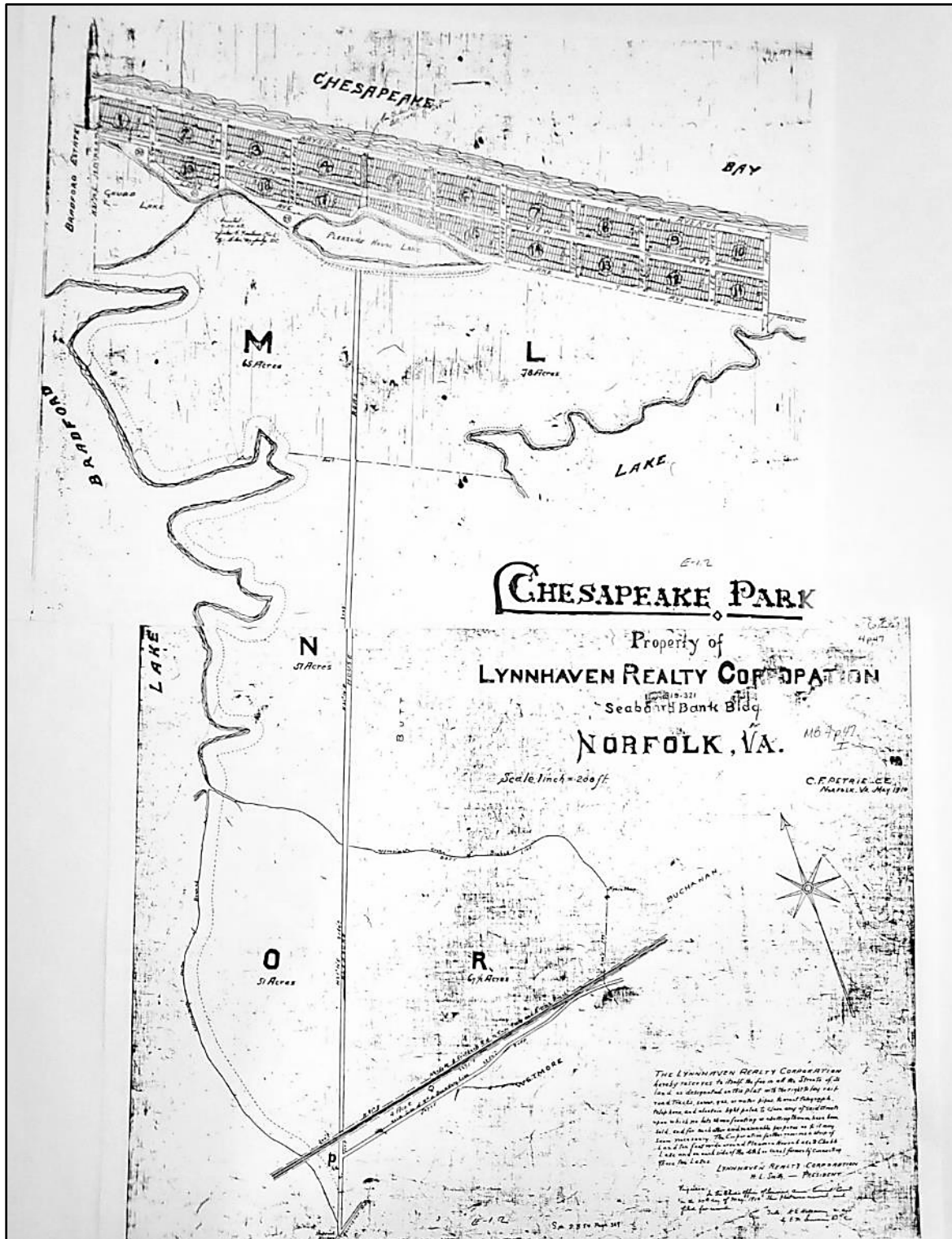
Page 4



4. Chesapeake Park Land Development Plan, Princess Anne County, Virginia. (1910).
Source: Sargeant Memorial Collection, Map Collection, Folder 30, Item #5

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5. Chesapeake Park Plat, Lynnhaven Realty Corporation, 1910. PAC MB 4:47.

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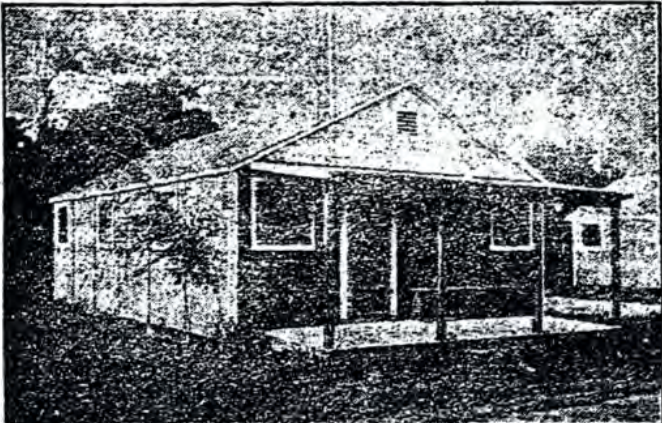
Chesapeake Beach Historic District

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BY SPECIAL arrangement, we are offering for sale the above five-room cottage, and other similar ones at Chesapeake Beach, for the low price of \$1,050. Terms, \$50.00 cash and \$12.50 monthly. Several four-room cottages for \$950.00. All lots 30x100 feet and over. These cottages are located close to the best bathing beach in this vicinity, and with the improvement of the road which is now in progress, property at this resort is bound to enhance in value. Phone us at once.

C. H. Ferrell & Co., Inc.
106 W. Plume Phone 25381



6. Top, Advertisement for rental cottages in Chesapeake Beach, *The Virginian-Pilot and The Norfolk Landmark*, July 19, 1925. Bottom, house at 4528 Pleasure Avenue, which is similar in appearance to the house advertised by Ferrell.

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Chesapeake Beach

NOW IS THE TIME to secure a cottage at PLEASURE HOUSE CAMP, CHESAPEAKE BEACH, at the old prices as values are increasing rapidly at this resort and prices will surely be advanced in the near future.

Five room cottages with electric lights, running water, and a large lot 30x120 ft. are offered now for \$1050.00; a small deposit down and easy monthly payments. Four room cottages sell for less.

Don't overlook the wonderful bathing, fishing and general recreation that this resort affords.

For further particulars see us at once.

C. H. Ferrell & Co., Inc.

-REALTORS

CHESAPEAKE BEACH — 5-room furnished cottage, \$30 for June; 6-room furnished cottage, modern conveniences, \$40 for June; also for rent by week or season. Mrs. J. R. Bryant, Jr., Chesapeake Beach

CHESAPEAKE BEACH — No. 2 Terrace Ave.: 6-room furnished cottage: modern conveniences: rent by week, month or season.

7. Sample advertisements for rental cottages in Chesapeake Beach from the 1920s and 1930s.. Top: *The Virginian-Pilot and The Norfolk Landmark*, November 15, 1925:23; Middle, *The Virginian-Pilot and The Norfolk Landmark*, May 21, 1933; Bottom, *The Virginian-Pilot/Norfolk Virginian-Pilot*, June 3, 1939.

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8. This January 1962 photograph shows construction of the Chesapeake Bay Bridge-Tunnel approach road and access ramp through the Chesapeake Beach community. The Chesapeake Beach Historic District is out of view to the right. The inland water body of Pleasure House Lake is shown with the former Hotel Bradford (no longer extant) standing on the south shore. Source: *Daily Press* [Norfolk], <https://www.dailypress.com/features/history/photos/dp-pictures-chesapeake-bay-bridge-tunnel-20140414-photogallery.html>

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9. Ca. 1964 Postcard Image of the Chesapeake Bay Bridge-Tunnel Looking North. Area of proposed Chesapeake Beach Historic District is east of (right) the bridge. Area of Chubb Lake is to west (left). The inland body of water near the center of the image is Pleasure House Lake. The area of the Chesapeake Beach Historic District at the western end of Lake Joyce is visible at the far right. Courtesy of Virginia Beach Public Library.



Legend

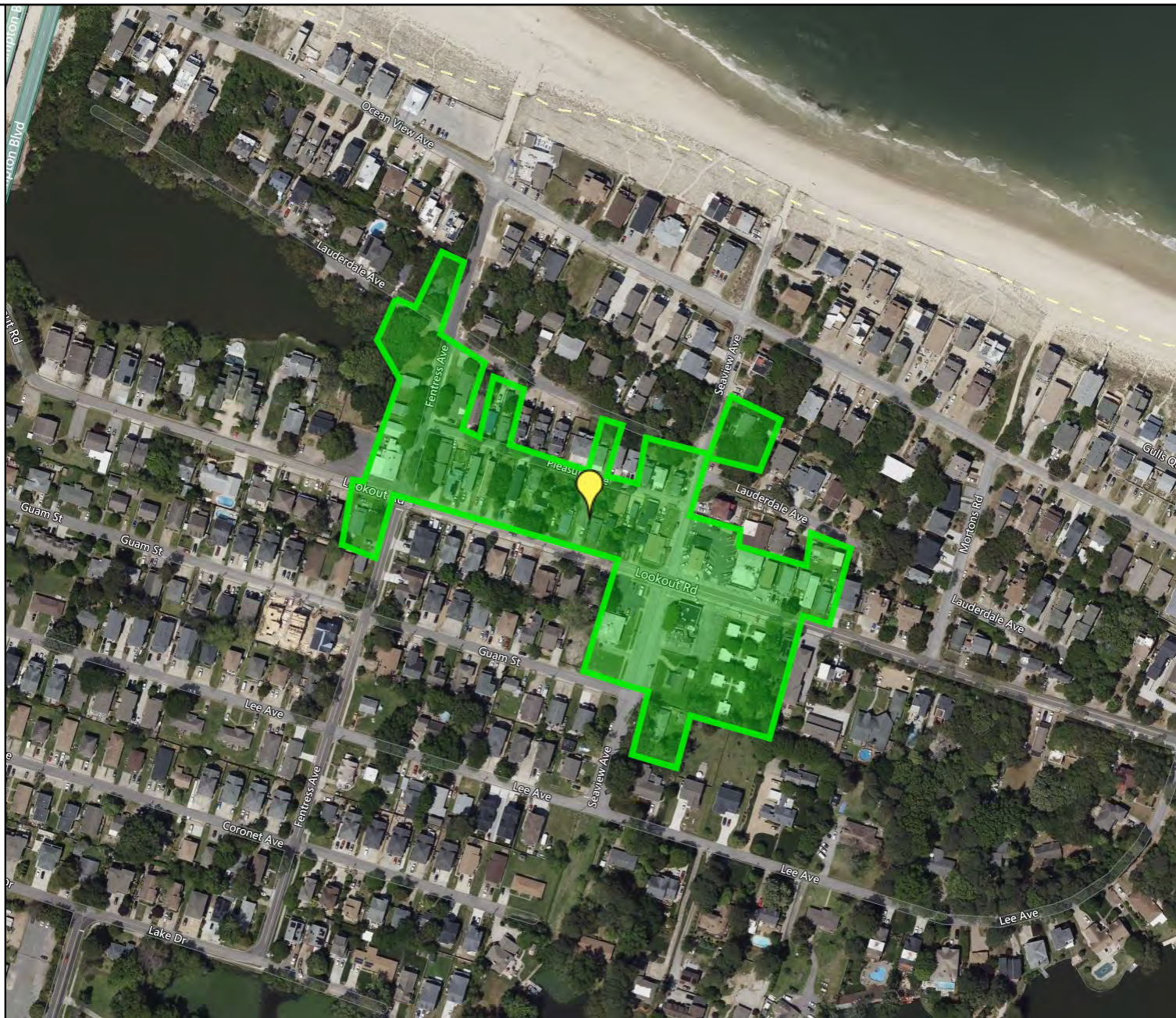
 Historic District Boundaries



Centerpoint

Lat. 36.91544

Lon. -76.12616



Feet

0 100 200 300 400
1:4,514 / 1"=376 Feet

Chesapeake Beach Historic District (VDHR #134-5672), Virginia Beach, VA Date: 2/5/2024

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

City of Virginia Beach Chesapeake Beach Historic District

October 2023

Structures

Contributing Resources

Non-contributing

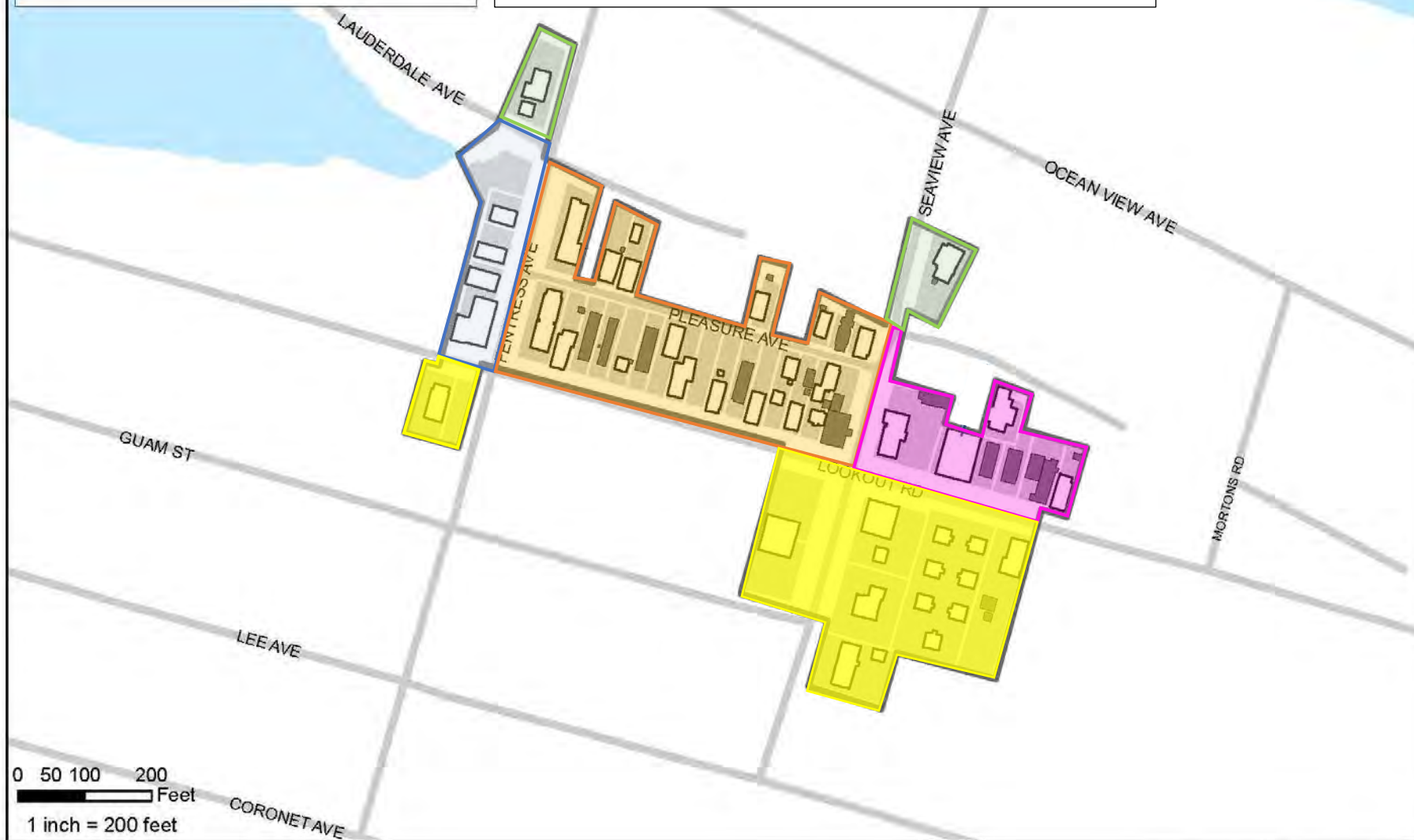
District

Street

Water

Historical Development of Historic District

- 1910 Chesapeake Park Land Development
- 1920 Chesapeake Terrace Subdivision No. 1
- 1923 Chesapeake Terrace Subdivision No. 2 (re-subdivided in 1924 as Pleasure House Camp)
- 1928 Amended Map of Chesapeake Shores
- 1929 Chesapeake Bay Shores, Re-subdivision of Block 8 of Chesapeake Shores



City of Virginia Beach Chesapeake Beach Historic District

October 2023

Structures

- Contributing Resources
- Non-contributing Resources

- District
- Street
- Water

DHR Label = (134-5672-XXXX)

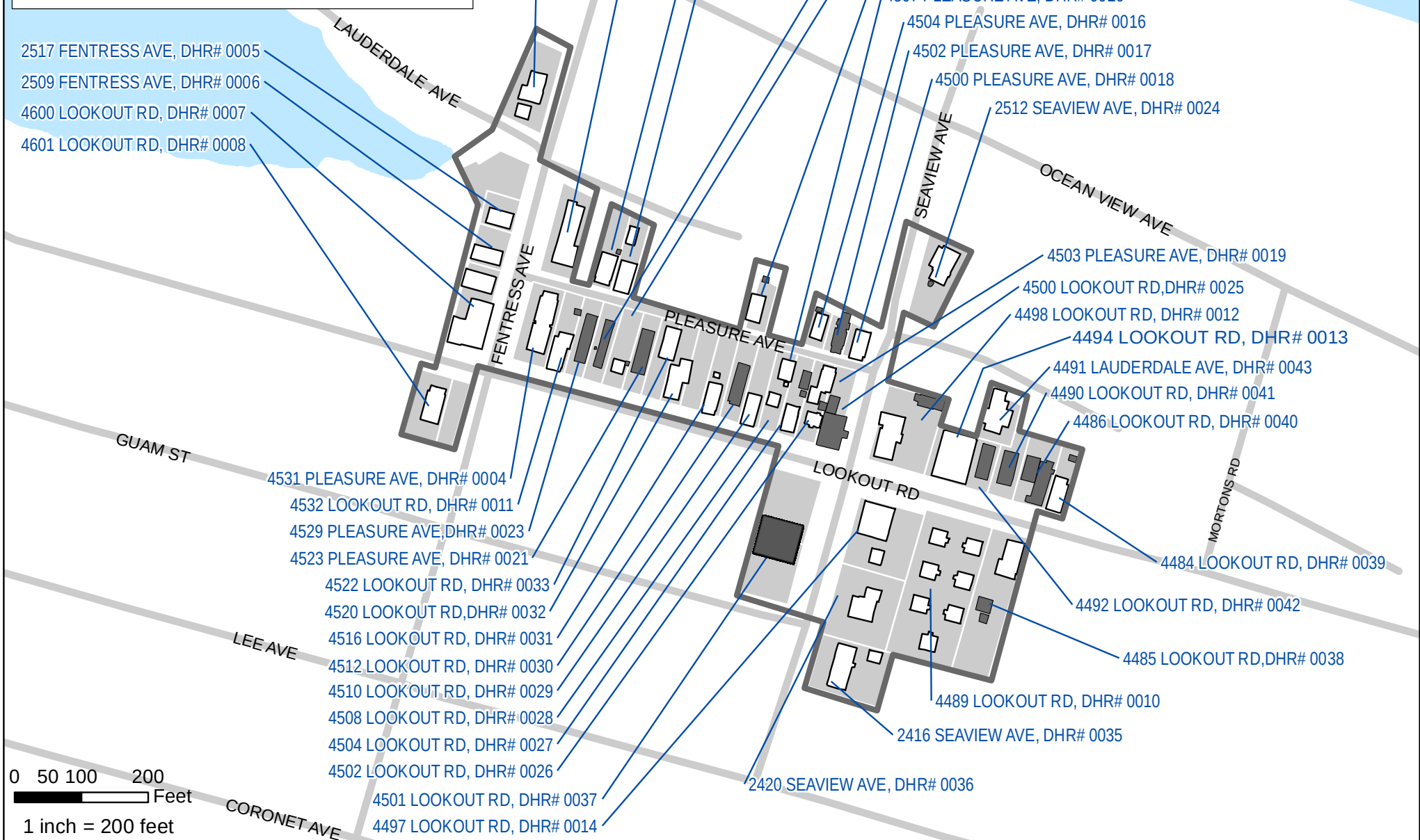


Photo Location Map
134-5672 Chesapeake Beach Historic District
Virginia Beach, VA
February 2024

