

Assignment #3

Architectural Description:



This photo was taken facing the east and shows the front elevation of 1411 Caroline St, Fredericksburg, VA, 2240.

The building is located at 1411 Caroline St, Fredericksburg, Virginia, 22401, in the city of Fredericksburg. The front elevation faces west and is located across the street from 1414 Caroline St's parking lot, which houses the printing business Creative Color. Caroline St is a one-way street, divided by a broken, white line so cars will drive north on it until it becomes a two way street at Herndon St. To the east of 1411 Caroline St, or behind the building, is Sophia St and then the Rappahannock River. To the south of 1411 Caroline St are mainly other residential homes. Continuing south would lead right in the downtown Fredericksburg area. 1411 Caroline St was built between 1909-1910 according to Fredericksburg tax records. It is a two story, three bay, frame dwelling in the Colonial Revival style with elements of Greek Revival. The building is a massed plan with a side gable roof, front entrance portico with a flat roof, and interior end chimney on the north elevation. The building has weatherboard siding and the roof of both the house and portico is standing seam metal. The property seems to be well maintained as shown by its good condition.

1411 Caroline St is placed about 10 feet away from the house to the south of it, 1409 Caroline St, and about 15 feet away from the house to the north of it, 1413 Caroline St. The

property is separated from the main road by multiple elements to the west. There is about three feet of grass near the curb to the sidewalk, then five feet of sidewalk, and a seven foot front yard. The front yard consists of a small to medium size tree to the north side of the yard and close to where the sidewalk and yard meet. Right behind the tree is a garden with shrubs that hugs the front of the house and curves along to the north side of it. The shrubbery that makes the structure's foundation not visible. Beside the garden to the south is an ashlar masonry pathway that is three feet wide and 12 feet long leading to a white fence gate that rests in the 10 feet of space between 1411 Caroline St and the house to the south of it. There is also a white fence that is in the 15 feet of space between 1411 Caroline St and the house to the north of it. To the north of the front yard are also two brick pathways that are two feet wide and separated by a foot of grass in between them, and a curb cut to access this driveway.

From the main sidewalk to the base of the portico is a foot of leveled concrete, then there's a small ledge up to another slab of concrete that is two feet wide, and that leads up to the porch laid in basket weave brick pattern. The portico's base is raised to be about a foot above the concrete in front of it.

The dwelling is a massed plan and the structural system is a wood frame based on information from the Sanborn Maps. The exterior walls are clad in horizontal weatherboard and the wall finish is blue paint. There are two window openings on the first level, both are two over two sash windows adorned at the top with slightly triangular lintel. Each of the first-floor windows also have operable black shutters on both sides. This structure has a side passage plan with a four paneled wooden door with a rectangular transom and sidelights. Beside each sidelight are pilasters that are connected to white fencing that connects them to the chamfered columns that hold up the flat pediment and roofing of the portico. The portico's flat pediment has dentils

under the cornice and the roof has a moderately wide overhang without brackets and is made of standing seam metal. The roof stops underneath the second floor window on the south side of the house, making it one story.

The second-floor windows are aligned with the first-floor windows and door. The second-floor windows are all six over six sash windows with the same lintel and black shutters on each side. The roof has a slight eave overhang, eight brackets hold up the cornice and between each of the brackets are dentils. The roof is a standing seam metal side gable with a moderate slope, which would be between 30-45 degrees. There are metal snow guards close to the edge of the roof. There is one interior end chimney on the north side of the building that is made of brick masonry with a running bond and has a molded cap.

Narrative History:

1411 Caroline Street was constructed by 1902, based on evidence in the 1902 Sanborn Maps.¹ Though the structure may have been built earlier, the Sanborn Maps predating 1902 do not show the block this dwelling, despite the fact it is not outside city limits.² Tax records showed that there was not a structure on the property until 1910, contradicting the Sanborn Maps. Frederick W. Coleman constructed 1411 Caroline St. In 1925, appointed by Governor Trinkle, he became “judge of [the] 15th Judicial Circuit” in Fredericksburg, Virginia.³ Coleman did not own the property for long, selling it to Eva E. Mills on October 21st, 1905. In *The Free Lance*, dated June 20th, 1899, it is mentioned that “Frederick W. Coleman...has just returned from Richmond College, where he was a student last session.”⁴ At the time Coleman owned the

¹Sanborn Map & Publishing Company. *Sanborn Fire Insurance Map from Fredericksburg, Independent Cities, Virginia*. New York: August 1902. Map. From Library of Congress, Geography and Map Division.

https://digitalsanbornmaps.proquest.com/browse_maps/46/8931/43785/45864/618747?accountid=12299

²von Schon and Garner. *1891 Development Co. Property Map*. (Fredericksburg, VA: Fredericksburg Development Co., 1891).

³“Judge Coleman Named by Gov. Byrd.” *The Daily Star* (Fredericksburg, VA), Mar. 29, 1926.

⁴“Local and Current Comments,” *The Free Lance* (Fredericksburg, VA), Jun. 20, 1899.

dwelling, he was most likely a few years out of college. After selling 1411 Caroline St, 1009 Prince Edward St is where Coleman would reside for many years.⁵ Before becoming the Circuit Court judge, Coleman “presided over some very important cases” on the bench, showing himself to be a “rigid enforcement of...laws.”⁶

Eva E. Mills sold the home to another woman, Elizabeth M. Minor, who lived there with her three daughters. Her second eldest, also named Elizabeth Minor, was a private school teacher.⁷ Ownership of the home was passed around in the family. Kate L. Jenkins, the second eldest of Elizabeth M. Minor, gave the house to her sister Elizabeth Minor in 1918.⁸ However, in 1939, the house was sold back to Kate L. Jenkins. On January 1st, 1941, Jenkins wrote in her will that her son, Warren A. Ramey Jr., will have ownership of the house; however, her sister Elizabeth Minor and Warren Ramey and his wife Ruth Ramey are allowed to live there until they pass away.⁹ In 1951, Warren Ramey Jr. ended up selling the home to Elizabeth Minor, Warren Ramey, and Ruth Ramey. From then to the present owners Phillip and Nancy Solow, there have been no owners that have kept this property in their family.

Given the fact that many of the owners have been couples, this house seems to have mainly been used to raise families or for couples to live. There is also a slight pattern of the owners of this property being women. After Coleman sold the property to Eva Mills, the dwelling passed around between women of the Minor/Jenkins family. The fact that these women had ownership of the property is unusual given the fact women didn’t have the right to vote until 1920. Furthermore, the 1950s was the era of conformity where both men and women practiced

⁵“Fredericksburg City Photo Album Index,” usgwarchives.net, Va GenWeb, October 3, 2021.

<http://usgwarchives.net/va/photo/fredericksburg/pctyfred.htm>

⁶“Judge Coleman Named by Gov. Byrd.” *The Daily Star* (Fredericksburg, VA), Mar. 29, 1926.

⁷1910 List of Inhabitants of Fredericksburg in Enumeration District 42 (Upper Ward), Family 158, Dwelling 157, Lines 29-32; April 15, 1910; Fredericksburg Research Resources.

⁸Deed of Sale from Kate L. Jenkins to Elizabeth Minor, 28 March 1918 (filed 29 March 1918), Fredericksburg, Virginia, Deed Book 52, Page 314. Fredericksburg Courthouse, Fredericksburg, Virginia.

⁹Deed of Sale from Kate L. Jenkins to Warren A. Ramey Jr., 23 January 1941 (filed 7 May 1942), Fredericksburg, Virginia, Deed Book L, Page 334. Fredericksburg Courthouse, Fredericksburg, Virginia.

incredibly strict gender roles where men were supposed to provide for the family, which would correlate with more men having ownership of property than women. This could potentially be due to the establishment of the State Normal and Industrial School for Women in 1908 in order to train women into becoming teachers.

The building has not gone through any drastic physical changes, especially when looking at the front elevation. Between 1902 and 1907 a small, frame out building was placed on the northern side of the home, but the use of this building is unclear.¹⁰ Between 1907 and 1909 the dwelling to the south of 1411, 1409 Caroline St, was located on the same plot of land as 1411. No boundary line separated them until 1927. No significant changes to the property occurred until 1927 when the two east-facing extensions to the home were shifted to share the same, central wall. A small corner of the exterior on the north side is also removed when the two extensions are shifted together. These changes most likely occurred due to the fact the whole dwelling was shifted back from the main road and towards the Rappahannock River to the east, according to the 1927 Sanborn Map.¹¹ Another development between 1919 and 1927 was that a dwelling to the north of 1411 Caroline St was built.¹² The neighborhood surrounding 1411 Caroline St's would look similar to Image 2. As for the downtown Fredericksburg area, there were no significant changes aside from various businesses being replaced and residential areas

¹⁰Sanborn Map & Publishing Company. *Sanborn Fire Insurance Map from Fredericksburg, Independent Cities, Virginia*. New York: December 1907. Map. From ProQuest Digital Sanborn Maps, 1867-1970
https://digitalsanbornmaps.proquest.com/browse_maps/46/8931/43786/45865/618757?accountid=12299.

¹¹Sanborn Map & Publishing Company. *Sanborn Fire Insurance Map from Fredericksburg, Independent Cities, Virginia*. New York: February 1927. Map. From ProQuest Digital Sanborn Maps, 1867-1970
https://digitalsanbornmaps.proquest.com/browse_maps/46/8931/43789/45868/618811?accountid=12299.

¹²Sanborn Map & Publishing Company. *Sanborn Fire Insurance Map from Fredericksburg, Independent Cities, Virginia*. New York: February 1927. Map. From ProQuest Digital Sanborn Maps, 1867-1970
https://digitalsanbornmaps.proquest.com/browse_maps/46/8931/43789/45868/618811?accountid=12299.

expanding.¹³ This is mainly due to the Fredericksburg tourism industry taking off in the early 1990s when the Fredericksburg Regional Tourism Partnership was formed in 1994.¹⁴

Looking at the ownership through the decades, this structure has been used as a dwelling for middle-class families. The average home value in Virginia is around \$330,000.¹⁵ 1411 Caroline St last sold for \$519,000, making this home more targeted towards the upper-middle class. Although the current price is higher than the average price of homes in Virginia, it is understandable when taking into account the location of the home. Caroline St is only five blocks from William Street which runs through the downtown area, as shown in Image 2. The appealing location applies to grantees in the 20th century as well. There were many essential businesses in downtown areas such as grocers, banks, and pharmacies.¹⁶ Living along Caroline St provided an easy commute to these businesses, whether these businesses functioned as places of work or an area of commerce for the inhabitants of 1411 Caroline St.

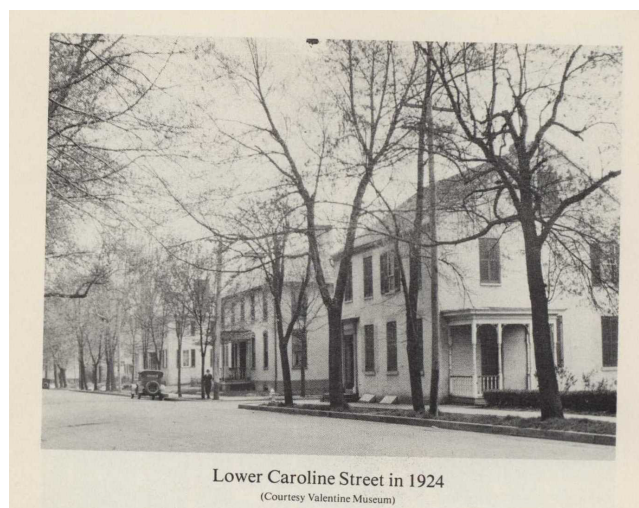
¹³Sanborn Map & Publishing Company. *Sanborn Fire Insurance Map from Fredericksburg, Independent Cities, Virginia*. New York: February 1927. Map. From ProQuest Digital Sanborn Maps, 1867-1970

https://digitalsanbornmaps.proquest.com/browse_maps/46/8931/43789/45868/618811?accountid=12299.

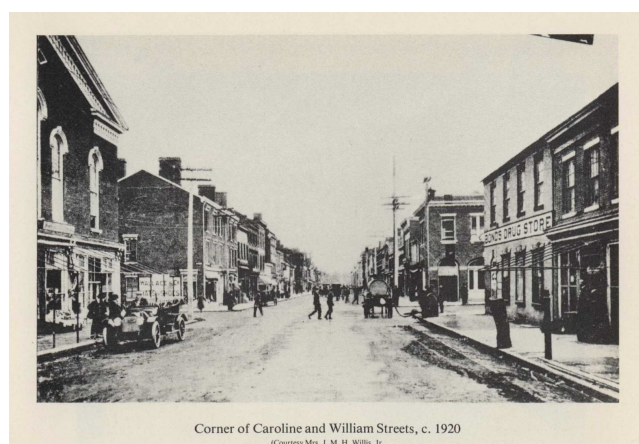
¹⁴Anne Darron, et al., "Tourism 2020: Findings and Recommendations for the City of Fredericksburg VA," DMOproz.com, Henderson Productions, LLC, October 25, 2021, <http://blog.fredericksburgva.com/wp-content/uploads/2019/09/Fredericksburg-2019-tourism-study.pdf>.

¹⁵Lyle Daly, "Average House Price by State in 2021," Fool.com, The Ascent, August 5, 2021, <https://www.fool.com/the-ascent/research/average-house-price-state/>.

¹⁶Sanborn Map & Publishing Company. *Sanborn Fire Insurance Map from Fredericksburg, Independent Cities, Virginia*. New York: February, 1927-May 1947. Map. From ProQuest Digital Sanborn Maps, 1867-1970 https://digitalsanbornmaps.proquest.com/browse_maps/46/8931/43790/45869/618845?accountid=12299.



(Image 1) Residential homes along Caroline Street, south of 1411 Caroline St, but represent the idea of the area 1411 was built in. Photo courtesy of Edward Alvey.¹⁷



(Image 2) A view of downtown Fredericksburg from the corner of Caroline and William St. 1411 Caroline St is five blocks from the downtown area, making it a valuable location to live in. Photo courtesy of Edward Alvey.¹⁸

Aside from the location, 1411 Caroline St showcases the Colonial Revival style, “the United States’s most popular...expression.”¹⁹ This is significant because “Americans identified architecture of the colonial era as a national image between the Civil War” and up to 1910.²⁰ Furthermore, Colonial Revival has “the American Spirit of commerce and consumption...it sells

¹⁷Edward Alvey, *The streets of Fredericksburg* (Fredericksburg, Va.: Mary Washington College Foundation, 1978).

¹⁸Edward Alvey, *The streets of Fredericksburg* (Fredericksburg, Va.: Mary Washington College Foundation, 1978).

¹⁹Richard Guy Wilson, *the Colonial Revival House* (New York: Harry N. Abrams Inc, 2004), 6.

²⁰Richard Guy Wilson, *the Colonial Revival House* (New York: Harry N. Abrams Inc, 2004), 35.

houses...and sparks tourism”²¹ Fredericksburg centers around tourism as a historic district.

Although the tourism industry in Fredericksburg had not been established in the early 19th century, the way dwellings, such as 1411 Caroline St, were built have gone on to dictate how the City of Fredericksburg wants its residential housing to appear today. If the houses surrounding downtown Fredericksburg are designed to have elements of colonial structures, that makes visiting all the more immersive and appealing. 1411 Caroline St was built around 1902, displaying the movement towards and popularization of the Colonial Revival style in the United States. Furthermore, this dwelling was constructed close to the age of nostalgia between 1915-1940 when “suburban houses tended to follow historical models” since people wanted “houses that spoke to...[a] less puzzling age.”²² This house showcases historical elements due to Fredericksburg being relatively conservative in its ideals during this time, which would explain why this house was built a few years before the age of nostalgia began.

²¹Richard Guy Wilson, *the Colonial Revival House* (New York: Harry N. Abrams Inc, 2004), 8.

²²Leland M. Roth and Amanda C. Roth Clark, *American Architecture: A History* (Boca Raton, FL: Routledge, an imprint of Taylor and Francis, 2018), 360.

Appendix:

1411 Caroline St, Fredericksburg, VA	Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9
Grantors or Devisors Last Name	Grantors or Devisors First Name	Grantees or Devises Last Name	Grantees or Devises First Name	Recorded - Book	Recorded - Page	When Dated	When Recorded	Kind	Cost
Herald	James S.	Solow	Phillip B. and Nancy J.	170002451		10/11/2017	10/13/2017	DBS	\$519,000
Fitzgibbon	Trevor S. and Meredith I	Herald	James S.	150000897		4/22/2015	4/24/2015	DBS	\$497,000
Howell	Anthony	Fitzgibbon	Trevor S. and Meredith I	140000419		3/4/2014	3/5/2014	DBS	\$485,000
Schafer	Allison								
Sipe	Barbara V. and Hunter G.	Staley	Vincent P. and Sandra	177	261	7/24/1981	7/31/1981	DBS	\$64,000
Somerville	Frances H.	Roberts	Thomas J. and Joan P.	159	543	12/16/1976	12/20/1976	DBS	\$40,000
Hoy	Gary J. and Ellen L.	Vaught	Barbara S.	159	91	9/17/1976	9/24/1976	DBS	\$38,500
Wiatt	F.C. and Jacquelyn	Hoy	Gary J. and Ellen L.	144	347	11/14/1971	11/17/1971	DBS	\$12,000
Miller	Curtis L. and Phyllis E.	Lowell	D. Thomas and Carine J.	133	499	6/1/1967	6/8/1967	DBS	\$19,800
Ramey	Ruth J. and Warren A.	Miller	Curtis L. and Phyllis E.	116	25	3/2/1961	3/10/1961	DBS	\$17,600
Ramey Jr.	Warren A.	Minor	Elizabeth	89	380	3/6/1951	3/6/1951	DBS	\$5,000
Ramey	Eleanor L.	Ramey	Warren A. and Ruth						
Jenkins	Kate L.	Minor	Elizabeth	L	334	1/23/1941	5/7/1942	Will	
Minor	Elizabeth	Jenkins	Kate L.	73	370	4/4/1939	4/11/1939	DBS	\$2,400
Jenkins	Kate L.	Minor	Elizabeth	52	314	3/28/1918	3/29/1918	DBS	\$1,000
Willis	B.P.	Jenkins	Kate L.	0	81	10/7/1911	10/10/1911	DBS	\$1,600
Coleman	Frederick W.	Mills	Eva E.	KK	549	10/21/1905	12/14/1905	DBS	\$324
Property Description #1: Beginning at a point on East side of Caroline St, 82.50 ft from Pitt St, North 63° 15' 30" East 132.00 ft to a point; South 26° 32'00 East 49.51 ft to a point; South 63° 15' 50" West to a point or the Eastern edge of Caroline St; along the East side or Caroline St North 26° 32' 00" West 45.90 ft to a point of beginning and being commonly known as 1411 Caroline St; Fully described plat made by William W. Webb Jr, dated July 16, 1981 recorded in the circuit court of Fredericksburg, VA, deed book 177, page 263. Approximate Year of Construction: 1411 Caroline St was built by 1902 according to the Sanborn Maps, despite the fact this contradicts tax records showing that a building wasn't there until 1909-1910.									
Use of the Building: 1411 was used as a dwelling since its construction. This can be seen especially with Kate L. Jenkins as she put the property in her will to pass down the house to her children. The will even stating that the even though Warren A. Ramey Jr. will have ownership of the house, her sister, Elizabeth Minor, and Warren Ramey and his wife Ruth Ramey are allowed to live there until they pass away.									

This table showcases the chain of title for 1411 Caroline St. It lists all the owners from deeds of bargain and sale from when the structure was constructed, in 1902, to present day.

Bibliography

- Alvey, Edward. *The streets of Fredericksburg*. Fredericksburg, Va.: Mary Washington College Foundation, 1978.
- Daly, Lyle. "Average House Price by State in 2021." Fool.com. The Ascent, August 5, 2021. <https://www.fool.com/the-ascent/research/average-house-price-state/>
- Darron, Anne, Terry English, Scott Harris, Ann Heidig, John Hennessey, Kenneth Lecky, April Peterson, et al. "Tourism 2020: Findings and Recommendations for the City of Fredericksburg VA." DMOproz.com. Henderson Productions, LLC. October 25, 2021. <http://blog.fredericksburgva.com/wp-content/uploads/2019/09/Fredericksburg-2019-tourism-study.pdf>.
- Deed of Sale from Kate L. Jenkins to Elizabeth Minor, 28 March 1918 (filed 29 March 1918), Fredericksburg, Virginia, Deed Book 52, Page 314. Fredericksburg Courthouse, Fredericksburg, Virginia.
- Deed of Sale from Kate L. Jenkins to Warren A. Ramey Jr., 23 January 1941 (filed 7 May 1942), Fredericksburg, Virginia, Deed Book L, Page 334. Fredericksburg Courthouse, Fredericksburg, Virginia.
- "Death of Mrs. J.H. Mills." *The Daily Star* (Fredericksburg, VA), Dec. 12, 1908.
- "Fredericksburg City Photo Album Index." usgwarchives.net. Va GenWeb, October 3, 2021. <http://usgwarchives.net/va/photo/fredericksburg/pctyfred.htm>
- "Judge Coleman Named by Gov. Byrd." *The Daily Star* (Fredericksburg, VA), Mar. 29, 1926.
- "Judges Nominated in Joint Caucus." *The Daily Star* (Fredericksburg, VA), Jan. 15, 1926.
- "Local and Current Comments." *The Free Lance* (Fredericksburg, VA), Jun. 20, 1899.
- 1910 List of Inhabitants of Fredericksburg in Enumeration District 42 (Upper Ward), Family 157, Dwelling 156, Lines 24-28; April 15, 1910; Fredericksburg Research Resources.
- 1910 List of Inhabitants of Fredericksburg in Enumeration District 42 (Upper Ward), Family 158, Dwelling 157, Lines 29-32; April 15, 1910; Fredericksburg Research Resources.
- Roth, Leland M, and Clark Roth, Amanda C. *American Architecture: A History*. Second edition. Boca Raton, FL: Routledge, an imprint of Taylor and Francis, 2018.
- Sanborn Map & Publishing Company. *Sanborn Fire Insurance Map from Fredericksburg, Independent Cities, Virginia*. New York: August 1902. Map. From Library of Congress, Geography and Map Division

https://digitalsanbornmaps.proquest.com/browse_maps/46/8931/43785/45864/618747?acountid=12299

Sanborn Map & Publishing Company. *Sanborn Fire Insurance Map from Fredericksburg, Independent Cities, Virginia*. New York: December 1907. Map. From ProQuest Digital Sanborn Maps, 1867-1970

https://digitalsanbornmaps.proquest.com/browse_maps/46/8931/43786/45865/618757?acountid=12299

Sanborn Map & Publishing Company. *Sanborn Fire Insurance Map from Fredericksburg, Independent Cities, Virginia*. New York: July 1919. Map. From ProQuest Digital Sanborn Maps, 1867-1970

https://digitalsanbornmaps.proquest.com/browse_maps/46/8931/43788/45867/618789?acountid=12299

Sanborn Map & Publishing Company. *Sanborn Fire Insurance Map from Fredericksburg, Independent Cities, Virginia*. New York: February 1927. Map. From ProQuest Digital Sanborn Maps, 1867-1970

https://digitalsanbornmaps.proquest.com/browse_maps/46/8931/43789/45868/618811?acountid=12299

Sanborn Map & Publishing Company. *Sanborn Fire Insurance Map from Fredericksburg, Independent Cities, Virginia*. New York: February, 1927-May 1947. Map. From ProQuest Digital Sanborn Maps, 1867-1970

https://digitalsanbornmaps.proquest.com/browse_maps/46/8931/43790/45869/618845?acountid=12299

von Schon, and Garner. *1891 Development Co. Property Map*. Fredericksburg, VA: Fredericksburg Development Co., 1891.

Wilson, Richard Guy. *the Colonial Revival House*. New York: Harry N. Abrams Inc, 2004.