



The History of the Building at
**303 Brook Road,
Richmond, Virginia**

by Kathi Clark Wong

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Cover photograph by Kathi Clark Wong

Self-Published by Kathi Clark Wong

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Preface

I received an email on July 25, 2023, from Jennie Dotts, a Richmond real estate agent who specializes in historic properties, asking if I would look into the history of the building at 303 Brook Road. Jennie said her friend who owned the building, the artist Ruben Peacock, was convinced from architectural details in the building that it was a pre-civil war structure despite some accounts that put it variously at 1915 and 1890. I have done a few building histories in Richmond, but not a potentially antebellum one, so this seemed an interesting project, and I took it on. This is the second building history along that expanse of Brook that I have researched. The first was 303 Brook's neighbor, the building that sits directly on the intersection with Broad (at 18 West Broad), which had turned out to have housed the city's first movie theater in 1908.

The intersection is easily identifiable today because it is where the Maggie Walker statue stands. The building itself sits among others along the block which have unconventionally angled façades that reflect past developers' efforts to try to maximize their frontage against the three roads that converge there: Brook Road, Adams Street, and Broad Street. The imperfect, nonlinear aspect gives the street a special charm. The current owners of both 303 Brook and 18 West Broad have indicated they had almost a spiritual connection to the buildings before they bought them.

Richmonders are fond of saying that Richmond is full of history. Truth be told, there are nearly as many historians in this city as there are strains of history, and so it is always amazing to me that these old buildings have new stories to tell that I haven't seen anywhere else. The building at 303 Brook is no exception. Its story begins in the earliest days of Richmond, surfacing names of men who were among the very first to shape the city – men who, more often than not, either earned their wealth or could trace their wealth through the pre-war enslavement of African Americans. It is also a story of men who went broke. It is the already well-documented story of European immigration to the Jackson Ward area of Richmond but also drills down to how the American dream was

sometimes snatched away. It reveals the story of a swashbuckling engineer who built railroads all across the South and also of his son who was enamored by bicycles when they were all the rage in the 1900s ... and then he discovered the sport of horse racing. Harder to find are the narratives of the occasional woman, breaking from the confines that turn-of-the century society imposed on her, who nevertheless contributed to the narrative. African-American Richmonders also thread through this story occasionally. The story, finally, of 303 Brook is that of the intersection itself which has been vital to the commercial development of the city for over two centuries.

The burning question, for Jennie, though, was when was the building built? It is rare to find a document which cleanly and obviously lays out a date of construction for vernacular buildings such as this one whose job it is to make money for its investor either by housing his own business or by leasing it out to others. The task is made more complicated because of the nature of the sources involved: historical accounts are generally told from a beginning to the end, deeds of property are investigated from the current date backward, and newspaper articles reveal stories of only a given moment. A date of construction, then, has to be kind of triangulated from these sources and others that might be found.

I believe it can be said with certainty that the front half of the building at 303 Brook was built between 1858-1862. Because of the “triangulation” required to reach that conclusion, the evidence is somewhat scattered throughout the much longer narrative which follows. At the end of the narrative, however, there is a “Summary and Analysis of Evidence of the Building’s Age,” which abstracts the evidence and puts it in a shortened, more-focused form.

I believe that the evidence as to the date of construction of the building is compelling. Regardless, the stories the building tells shows its worth as being part of Richmond’s rich, historic past.

Kathi Clark Wong
October 15, 2023
Richmond, Virginia

Joseph Salotti had received his naturalization papers in December 1906, grazie a dio, because the new Richmond City ordinance required all men applying for liquor licenses in 1907 be registered voters -- in other words, U.S. citizens. He counted himself lucky: the naturalization process had taken three years, and he knew of other saloon owners for whom it was too late. The new law had also increased the license fee, but Joseph had managed to borrow the mandatory \$500 (about \$16,000 in 2023 dollars), a sum which he tried not to think about. He had been careful to fill out the license application so nothing would be found amiss, and he had delivered it before the deadline. He believed he would be found to lack nothing in the area of being a person of good moral character and reputation as the new ordinance required.

Joseph, known as Giovanni to his family and even George in some of the anglicization versions of his name, had done all that, but he had no control over the last wrinkle: the new ordinance also reduced the number of saloons that would be permitted in the city to 150, down from the 264 granted the previous year.

The licenses were to be announced today, February 21, 1908, so Joseph had been watchful for the newsboy who sold the afternoon papers at the busy corner of Brook and Broad. Stakes for Joseph and his young family were high. He not only made a good living as a saloon keeper, but they lived above the saloon and would lose their home if he lost the business.

Before the newsboy had put down his bundles, Joseph was there ready to exchange the penny in his hand for the paper. He moved only steps away before quickly skimming the explanatory paragraphs on the front page and turning to page three where the names of those who had been granted licenses were listed. The names weren't in any particular order, so it took a minute.

His heart sank. His name wasn't there. He moved on to the next section of the article, hoping for a mistake. But it was clear. Under the heading, "No License for the Following," was: "G. Salotti, 303 Brook Avenue."¹

¹ This introduction is an imagined scenario of Salotti's reaction to the factual events of the 1907 Dabney Ordinance put forth by prohibitionists.

303 Brook in 1817, Mayor Foushee, and the Rope Walk

Brook Road has long been a principal artery for people going to and leaving Richmond. The French Revolutionary officer Marquis de Lafayette is said to have used the road in 1781, a year after the capitol of Virginia was moved to Richmond from Williamsburg, to set out on his campaign against British troops. The area at the junction of Brook and Broad was annexed as part of the City of Richmond in 1793, and the city as well as private entrepreneurs began to improve the infrastructure for what was becoming an important intersection. In 1812, the road became one of the first turnpikes in the state when the Brook Turnpike Company was founded, and in 1815, the street up to the turnpike became the first in Virginia to be officially designated an avenue.² Even so, the triangular area around the intersection at Brook and Broad was a rough area. It was “fringed by a row of one-story wooden shanties, whose occupants were as tough and as cosmopolitan [word used sarcastically] as the original inhabitants of Blood Field in the pioneer days of Newport News, [Virginia],” wrote George Rogers in the *Richmond News Leader* in 1951.³

Deeds for the property at today’s 303 Brook likely exist before 1817, but even if they can be located, they are difficult to decipher by the modern reader. Written by hand in unfamiliar cursive, they are full of early 19th century legal terminology, employ archaic measuring units, mention wooden surveyors’ pegs that are long ago rotted away, use ephemeral physical features such as paths or fences to describe boundaries, and refer to archaic street names, among other things.

The earliest deed, called an “indenture,” which clearly identifies the property of which today’s 303



Figure 1. William Foushee. Source: Wikipedia (public domain).

² This account of the early days of Brook Road comes from <https://henrico.us/history/names-places-in-henrico/#BROOK%20ROAD>, accessed May 16, 2021.

³ George Roberts, “Old Fountain’s Removal Recalls Heyday of First ‘Avenue’ in the State,” *Richmond News Leader*, October 19, 1951. Today’s East End in Newport News was known in the 1890s as Blood Field because of the street violence that occurred there. According to a history about the African-American Zion Baptist Church that was established in the area in 1896, “there were houses of prostitution, bars, dance halls, a saloon on every corner, and gambling was a way of life” (<https://thezionbaptistchurch.com/our-story/>).

Brook Road is a part, is probably that of August 12, 1817 (Appendices 1 and 1a).⁴ In a transfer of some of his accumulated properties to his children, Dr. William Foushee, Sr., (Figure 1) included a triangular-shaped parcel of land (Figure 2) of a few acres around the Brook and Broad intersection. Dr. Foushee, 68, may have been divesting his estate to lighten his responsibilities as he aged while also providing a financial benefit to his adult children. He himself had taken possession of the property in two separate deals described in the same 1817 indenture: from the estate of Patrick Coutt in 1814 and from the Rev. John Buchanan in 1815. Coutt is best known today for having built in 1830 the ferry across the James River from Rockett's Landing to what is known today as Manchester, the first and only transportation across the river for more than fifty years. The Rev. Buchanan was pastor of St. John's Church in Richmond from 1785-1822, historic even then because of Patrick Henry's "Give me liberty or give me death" speech there in 1775. Buchanan was well-respected and community-minded; he had become wealthy as the result of inheritance from two brothers. It is not determined whether the property that would become 303 Brook was in the parcel Foushee had acquired from Coutt or whether it was in the parcel from Buchanan.

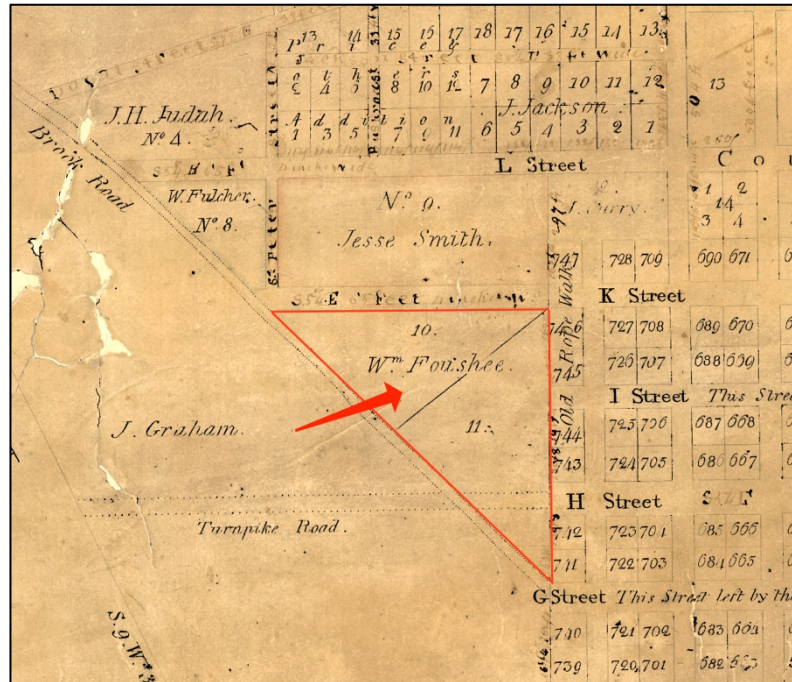


Figure 2. Red arrow points to the land owned by William Foushee in the early 1800s. Brook Road is identified in the upper left of this detail; H Street (later named Broad Street) can be seen toward the lower right. The north compass direction would point to the upper left (at the approximate line of Brook Road). Source: Richard Young, *A Plan of the City of Richmond* (detail), 1809-1810, acquired online through the Library of Virginia.

Dr. Foushee, of course, was well known in Richmond. A descendant of the French Huguenots, he had served with distinction as a surgeon in the American Revolution. In 1872 he was elected by the eligible voters of the day as the first mayor of Richmond and later also served several terms in the state legislature. Writing in 1856, historian Samuel Mordecai described Foushee as "a gentleman of fine personal appearance and deportment and a favorite physician with the ladies who said his visits were restorative without the aid of medicine," but that the "calm and sunshine which distinguished his medical character could be changed to storm and thunder in his political one."⁵ Dr. Foushee, like many of his peers, was also an enslaver. The Foushee name today is probably best known for the street named for him near 303 Brook – which coincidentally marks the spot in Richmond where city streets are divided as "east" and

⁴ "Foushee to Carter [and others]," Richmond City Property Division, Deed Book 13, p. 542, August 12, 1817.

⁵ Samuel Mordecai, *Virginia, Especially Richmond, in By-Gone Days; with a Glance at the Present* (Philadelphia: King and Baird Printers, 1856), p. 154.

“west” – as well as because of the distinguished French-inspired restaurant, Chez Foushee, also located nearby.

The property, at the time of the 1817 indenture, was described as the following (question marks signify illegible letters or words):

“... lying and being in the City of Richmond and bounded as follows to wit on the NE by K Street until it intersects the road leading from the Brook near Fulchers then by that road on the NW across the turnpike which is a continuation of H Street to a corner between Thomas Rutherford and the said Wm Foushee ? on the said old Brook road and near its junction with what was called the Westham Road, thence south fifty-six degrees east 8 poles to a lot of James Bootwright which was a part of the old Rope Walk, thence at right angles nearly with the last line across the Turnpike to its NE line; thence S 54 degrees E to 1st Street in the plan of the City of Richmond, and then with that Street to K Street, it being the land designated in a survey of Richd Young’s dated the 28th July 1817 . . .”

The July 28, 1817, survey mentioned in the indenture could not be located. However, it might have been either the same as or an update to the 1809-1810 map of Richmond by city surveyor Richard Young which shows the Foushee property in the area described (see Figure 2). Young’s map, like many others of early Richmond, is aligned with north to the upper left, the result of an attempt to make Richmond streets appear on maps as left-right and up-down and fit more cleanly on rectangular paper. Because the Foushee property appears on the 1809-1810 map, he would have acquired it previous to that date.

It is fairly easy to reproduce the Foushee property as shown on the 1809-1810 map on a 2023 map tilted to reflect the orientation of the 1809-1810 map (Figure 3), but what must also be taken into account is that old streets in Richmond were designated with alphabetic letters and even if they had names, some of the names changed over the years. Taking all that into account, the Foushee property drawn on a 2023 map runs from the point of the Clay Street/Madison Street/Brook Road intersection down Brook through Broad Street and continuing to North Foushee Street (going through now-existing buildings), ending at the point of a small alley there, then going back up in a straight line to Clay (again going

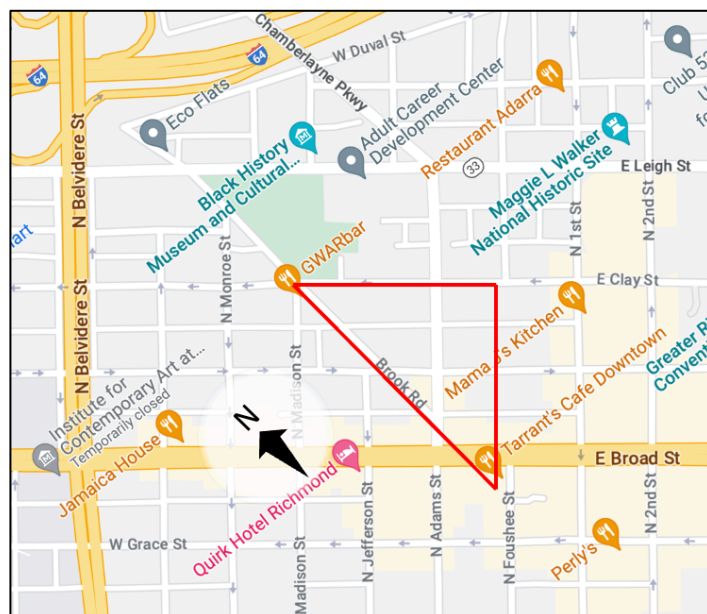


Figure 3. Map (2023) showing the Foushee property (in red triangle). Map source: Google maps, accessed September 21, 2023.

through now-existing buildings on the north side of Broad), then back over to the Clay Street/Madison Street/Brook Road starting point. This appears to match the description in the 1817 indenture with the exception of the mention that the property line went to 1st Street and then to Clay (K Street in the old maps). Perhaps by 1817 Foushee had acquired more land on that side of his property which is not reflected in the 1809-1810 map. This is of no matter to the current discussion, as the land where today's 303 Brook Road is located is within the boundaries of either interpretation (of the indenture description and of the map). As an aside, it is noted here while Broad Street was known as H Street at this location and at the time of this indenture (and is shown as that on the 1809-1810 map), it was considered to be Deep Run Turnpike further out from the city.

One historical novelty mentioned in the indenture description of the property is its boundary with the "old Rope Walk" which can be seen on the 1809-1810 map detail. A rope walk was a long narrow path, sometimes covered by a shed roof, where hemp was twisted into the long lengths or rope required for use by the shipping industry. Surprisingly little seems to be known about this rope walk here near Brook Road; however, it may have been in operation as early as during the Revolutionary War.⁶

⁶ G. Melvin Herndon, "A War-Inspired Industry: The manufacture of Hemp in Virginia during the Revolution," *The Virginia Magazine of History and Biography*, July 1966, p. 307.

1825 – Conveyance to Scott and Williams, and a Missing Document

The next indenture which deals with the property is dated April 15, 1825, and provides for conveyance of the property, which included what would become 303 Brook Road (and other lots on the same block of Brook as they exist today, though which exact lots are difficult to discern), to Robert G. Scott and John G. Williams (Appendices 2 and 2a).⁷ Some of the writing in the 1825 indenture is illegible and the property description also seems to include information about a previously-partitioned parcel conveyed to or received from a Frederick Ida (spelling of last name Ida is uncertain) and Thomas Maure (possibly Maury) adding to the difficulty of deciphering it.

The property in the 1825 indenture, which included what is today known as 303 Brook as well as neighboring properties to its west (towards Marshall Street), was described as this:

“ . . . lying and being on the north side of the Richmond Turnpike Road or H Street continued, and on the east side of the old Brook Road in the City of Richmond, and ? as follows: beginning at a wooden peg on said H Street at the distance of forty six? feet from the corner of said H Street and the Brook Road and running thence northeastwardly about one hundred and twenty one feet to an alley fifteen feet wide, thence northwestwardly along the said alley about one hundred and twenty feet be the distance, more or less, to the corner of a thirty feet street ? southwestwardly along the said street to its intersection with the old Brooke Road thence along the said Brooke Road about one hundred and fourteen feet be the same more or less to a peg at the corner of the said Brook Road and the aforesaid H Street and therein southeastwardly along the said H Street forty six feet to the beginning . . . ”

Another transaction, which occurred sometime between 1825 and 1851, partitioned the 1825 parcel to create a new property which apparently consisted of what would become both 303 and 305 Brook, but the deed for that transaction could not be located. It is known to exist because it is referenced in the first of a pair of 1858 documents which described then-sales of the property (see below for more information about the 1858 documents).⁸ The unlocated document apparently shows John G. Williams receiving what would become both the 303 and 305 lots.

⁷ “Foushee &c. to Scott &c.,” Richmond City Property Division, Deed Book 24, p. 18, April 15, 1825.

⁸ “Williams to Barham,” Richmond City Property Division, Deed Book 73A, p. 10, August 5, 1858.

The unlocated document could not be found because the reference to it in the 1858 document does not provide any information as to the deed book where it was filed: the day and the year of the transaction, which would help locate the document, were left blank for a clerk to fill out, which never occurred. An effort was made to locate this missing document by consulting the Richmond City Property Division indexes to buyers and sellers (called grantors and grantees in the legal lingo) for the time period. It quickly became clear that finding it would be an arduous process because of multiple transactions of the parties involved over the years and inconsistent ways of spelling the names of those involved. Because the exact document was not needed in order to be able to ascertain the transference of property, this line of investigation was not pursued. The transaction can, however, be narrowed down to have occurred before January 6, 1834, because the will of John G. Williams was found to have been probated on that date.⁹

⁹ Will of John G. Williams (undated), Richmond City Property Division, Will Book 8-9, p. 419, January 6, 1834. The will is not included in appendices here because, other than its date, it is incidental to this narrative.



Figure 4. Richmond, 1850. The view shows from Church Hill out to approximately the capitol building (likely the building under the flag near the two spires in the mid-right horizon), so does not include Brook Road, but does give an idea of what the city was like. Source: E. Sachse, "View of Richmond from the church hill / drawn from nature and one stone," lithograph of E. Sachse & Co., 3 N. Liberty Street, Baltimore, Maryland. Casimir Bohn, publisher, c. 1851. Acquired online from the Library of Congress.

1851 – Eminent Domain

The next indenture that was located and was known to specifically involve the property which included what would become 303 Brook was dated April 15, 1851, and described what today would be called an action of eminent domain (Appendices 3 and 3a).¹⁰ The *Richmond Dispatch* reported on the issue, noting the city council had considered in December 1850 a resolution paying \$37 for a sliver of land taken from the property of Mary Ann Williams, heir to the property at her husband John G. Williams' death, because the land had been taken in 1846 to straighten "Brook road, or avenue." The resolution also suggested a payment of \$20 to Elizabeth Lumpkin, who owned the property at 18 West Broad, for having taken her property in a similar fashion. The payment to Williams was approved; the payment to Lumpkin was not. No reason was given for not paying Lumpkin.¹¹ The Williams property from which the sliver was taken is described only as "the estate of John G. Williams" in the indenture, and not at all in the newspaper, and it is not clear how much of it lay facing Brook – though from later deeds (and from the drawn property surveys that were included with some of them (e.g., Figures 6 and 11), it seems clear it contained what would become the two lots with the addresses of 303 and 305 Brook. (It is also apparent from later deeds that the Lumpkin property had been partitioned from the Foushee land by this time.)

¹⁰ "Williams to City of Richmond," Richmond City Property Division, Deed Book 59, p. 650, April 15, 1851.

¹¹ "City Council," *Richmond Dispatch*, December 28, 1850.

Mid 1850s – The Brook and Broad Intersection

Additionally bisected as it was by Adams Street, Brook and Broad was a natural area for economic activity in the mid 1850s.¹² As early as 1836, there had been a stop at the intersection where the Richmond, Fredericksburg, and Potomac Railroad (Figure 5) ran its tracks for the steam-powered trains on Broad. In 1849, the city council voted to run the new gas lights on Broad from downtown to Brook and Broad.¹³ In 1856, an auction for “machinery, etc.” was held at the intersection.¹⁴ George Timberlake on Brook Avenue “near Broad” took orders for “northern ice” in the winters of 1856 and 1857.¹⁵ He also operated a stables there and may have been the grocer offering “family groceries, crockery, glassware, shoes, etc.”¹⁶ at Adams and Broad in 1859 although grocers at the intersection at the time also included Michael Murphy,



Figure 5. Detail of 1856 map shows the Richmond, Fredericksburg, and Potomac Railroad running along Broad from the west to near the state Capitol. Arrow points to approximate location of today's 303 Brook Road. Source: William Sides, “Map of the city of Richmond, Henrico County, Virginia,” *Ellyson's Richmond Directory*, 1856. Acquired online from the Library of Virginia.

¹² The intersection was sometimes referenced as “Adams and Broad,” though that designation strictly interpreted indicates the western side of the intersection versus “Brook and Broad” which specifically refers to the eastern side.

¹³ See Kathi Clark Wong, *History of the Building of the Former Dixie Theater at 18 West Broad, Richmond, Virginia* (www.RichmondNarratives.com, revised September 29, 2023), pp. 3-4.

¹⁴ Classified notice, *Richmond Dispatch*, December 12, 1856.

¹⁵ e.g., “Northern Ice,” *Richmond Dispatch*, January 23, 1856.

¹⁶ “Strayed,” *Richmond Dispatch*, December 1, 1857, and other notices in the *Richmond Dispatch* regarding stray mules or horses during the time period.

Glazebrook & Thomas, and Felix Mathews.¹⁷ The Lafayette Boarding house was nearby.¹⁸ John McWilliams had a restaurant at the northwest corner of Brook and Broad. Dr. R. M. Pulliam had an office at Brook and Marshall.¹⁹

In 1856, John A. Glazebrook, a carpenter, lived above his brother's grocery on Brook, as did a Mrs. A. Smith. C. T. Davis and J. N. Thacker, carpenters, lived in other residences above the shops along with Henry Dean, a painter with the Richmond, Fredericksburg, and Potomac Railroad. John E. Kelley, a blacksmith, lived either above or near his forge there.²⁰ Above which shops most of these individuals lived is most often not known, the city directory was not always specific enough to ascertain that, but some of the buildings they were in may have been wood structures which were later burned or were torn down to build more permanent brick ones. (In general, those who lived above the storefronts will not be identified in this narrative, though a list them is provided in Appendix 17.)

¹⁷ Though George Timberlake was not specifically researched for this narrative, censuses available on www.ancestry.com and contemporary newspaper articles indicate he was a fairly prominent Richmonder, owned business properties and likely lived at or near the Brook and Broad intersection, and was an enslaver. Among intriguing newspaper articles about him was one published on the front page of the *Richmond Dispatch* on February 7, 1861, which indicated he was on the jury of the Richmond trial of the Spanish captain of the slave brig Storm King which had been captured off the coast of Africa for attempting to bring enslaved Africans to the United States despite the fact that the transatlantic slave trade was illegal at that point in U.S. history. In 1862, he advertised in the *Richmond Dispatch* for a substitute to take his place fighting in the Civil War (*Richmond Dispatch*, "Wanted - A Substitute for the War," August 7, 1862), noting that applicants could find him at his place at Brook and Broad. Timberlake was not very specific about what qualities the winning candidate would need to have, but others who advertised for substitutes were, such as this one who advertised the same day: "\$1,000 will be given for a substitute for the war, for a respectable man that is a non-conscript -- one that can come well recommended by some respectable citizen of Virginia -- to go into a Virginia infantry company, one of the finest in service." For more information about Civil War substitutes, employed by both sides, see <https://www.ncpedia.org/substitutes-civil-war>. In an ironic turn, since George Timberlake had been on the jury determining the fate of a man for illegally transporting enslaved people, the March 18, 1865, *Richmond Dispatch* noted that "Peter, slave of George Timberlake" had been "recaptured from the Yankees" and imprisoned at the notorious Castle Thunder in Richmond - this less than two weeks before the fall of Richmond. Taken from Kathi Clark Wong, *History of the Building of the Former Dixie Theater at 18 West Broad, Richmond, Virginia* (www.RichmondNarratives.com, revised September 29, 2023), p. 7, fn 23.

¹⁸ Richmond City Directory, 1856, p. 101.

¹⁹ Richmond City Directory, 1856, pp. 82, 173, and 186.

²⁰ Richmond City Directory, 1856, pp. 160, 133, 216, and 227.

The Two 1858 Transactions

In 1858, two property documents – now called deeds instead of indentures – regarding the future 303 and 305 Brook properties were filed on the same day and recorded in two subsequent pages of the same Richmond City deed book (Appendices 4, 4a, 5, and 5a).²¹ The property descriptions in the two indentures are inadequate, what happened to have cause the two to be filed the same day, and even what actually occurred during the sale is difficult to ascertain. But what appears to have happened is this: in the first of the two deeds filed on August 5, 1858, Mary Ann Williams sold the parcel (containing the future two lots, and only these two lots) to Thomas Barham for \$1,295 (about \$48,000 today). In the second of the two deeds, also filed on August 5 but recorded on the subsequent page of the city deed book, Barham sold the same parcel (of today's 303 and 305 Brook) to Richard S. Glazebrook and William J. Thomas, partners in the firm Glazebrook & Thomas, for \$1,480 (about \$55,000 today). It is not clear why Mary Ann Williams did not sell the property directly to Glazebrook & Thomas, but it seems possible that Thomas Barham made a tidy profit on the deal seemingly in a matter of hours.

Property Descriptions from the 1858 Deeds

What follows is the text from the two contiguous 1858 deeds showing the similarity of the property descriptions (neither of the deeds mention a building on the property).

From Deed Book 73A, page 10:

"... that lot lying at or near the eastern intersection of Broad Street with Brook Avenue fronting obliquely on Brook Avenue and continuing back to an alley adjoining the lots of George Lumpkin's estate on the east and the lot of Richard S. Glazebrook on the west it being one of the lots allotted to John G. Williams in the deed of partition between him and Robert G. Scott bearing the ____ day of ____ . . ."

From Deed Book 73A, page 11:

"... that lot of land lying at or near the eastern intersection of Broad Street with Brook Avenue, fronting obliquely on Brook Avenue, and running back to an alley adjoining the lot of George Lumpkin's estate on the east and the lot of Richard S. Glazebrook on the west it being one of the lots allotted to John G. Williams in the deed of partition between him and Robert G. Scott bearing date the ____ day of ____ less that portion of widening and straightening said Brook Avenue, the lot of land hereby granted being the same conveyed to said Barham by Mary Ann Williams in her own right and as executrix of John G. Williams . . ."

²¹ "Williams to Barham," Richmond City Property Division, Deed Book 73A, p. 10, August 5, 1858; and "Barham & wife to Glazebrook &c.," Richmond City Property Division, Deed Book 73A, p. 11, August 5, 1858.

The Principals at Glazebrook & Thomas

Richard Glazebrook, Jr., was from an old Hanover County family. He had moved to Richmond by at least 1850 when ads in the paper noted he was at the wharf on Rocketts Landing re-selling merchandise such as coal, wood shingles, and apples he was receiving from steamboats coming up the James. His brother, Larkin W. Glazebrook, was selling timber in the same area.²² Richard would have traveled down Brook Turnpike from Hanover County on a number of occasions as he developed his business on Rocketts Landing and had seen first-hand the level of commercial activity going on there.

At the time of the purchase from Barham, Richard Glazebrook was already a landowner on the block and had been running as early as 1850 a grocery on the corner where Adams meets the alley in what was likely a frame building.²³ In 1852, Glazebrook, then 28, and William J. Thomas, then 22, formed a partnership to conduct a wholesale and retail grocery business, also in the Brook and Broad area, hoping “to merit a liberal share of the patronage of friends and the public generally.”²⁴ Glazebrook and Thomas were successful enough in business (and liked each other enough) that by the mid-1850s, they had built homes very near next to each other at numbers 308 (Glazebrook) and 414 (Thomas) East Marshall, not far, of course, from Brook and Broad.²⁵

Almost nothing can be learned about Thomas. The 1860 Census, one of the few documents that could be found that mentions him, notes that he was 30 and he and his 25-year-old wife, Sarah E., had a son, George, 4. In response to census questions, he indicated that he had

²² E.g., classified advertisements, *Richmond Times*, January 1, 1850, February 1, 1850, February 5, 1850.

²³ Thomson’s *Mercantile and Professional Directory*, 1851, p. 141, confirms there was a Glazebrook grocery at the location in 1851. City directories did not provide street addresses along this block until 1869. Existing city directories show the following as entries for Glazebrook & Thomas: 1855 - Glazebrook & Thomas, grocers, be. Broad & Marshall (p. 87) (“be.” was an abbreviation for “between”); 1856 - Glazebrook & Thomas, grocers, e.s. Adams, be. Broad & Marshall (p. 188) (“e.s.” was an abbreviation for “east side”); 1859 - Glazebrook & Thomas, grocer, cor. Brook av and Adams (p. 95) (“cor.” was an abbreviation for “corner”). Directories were often published a year later after information was gathered, so an 1859 date of a directory can reflect 1858 information. No city directory for Richmond is known to have survived from 1860-1865, if they were even published.

²⁴ Classified ad, *Richmond Dispatch*, January 15, 1852.

²⁵ Mary Wingfield Scott, *Old Richmond Neighborhoods* (Richmond, Virginia: Whittet & Shepperson, 1950; reprinted Richmond, Virginia: The Valentine Museum, 1984), p. 334. Wingfield Scott would have gleaned these addresses from old city directories, censuses, and newspaper articles. Wingfield Scott, who also wrote *Houses of Old Richmond* (New York: Bonanza Books, 1941; reprinted Richmond, Virginia: The Valentine Museum, date unknown), is largely credited for having sparked the building preservation movement in Richmond.

\$2,500 in real estate and \$2,500 in his personal estate. Both he and his wife were natives of Virginia. His occupation was listed as grocer. (Richard's wife in the same census was shown as Mary E., 20. They had two children, William H., 5, and Eliza R., 3. His real estate was valued at \$5,000 and his personal estate at \$1,500.)²⁶ What led Glazebrook and Thomas to become partners is not known.

Glazebrook and Thomas weren't the only neighbors on Marshall Street with a connection to what would become 303 Brook. Thomas Barham who had sold them the property also lived nearby. The three men had another thing in common: they were all slaveholders. Glazebrook owned two enslaved persons, both females, 20½ and 14 months old. Thomas owned five enslaved persons, all females, ages 23, 16, 4, and two that were 1½ years old. Thomas Barham owned five enslaved persons, all females: 45, 53, 34, 12, and 5 years old.²⁷

²⁶ 1860 U.S. Census, Richmond Third Ward, City of Richmond, County of Henrico, Virginia, July 31, 1860.

²⁷ 1860 U.S. Census, Slave Schedule, Richmond Third Ward, City of Richmond, County of Henrico, Virginia, August 2, 1860.

1862 Sale of the Property and First Evidence of the Building There

The Civil War officially began on April 12, 1861, when Confederate troops fired on Union forces at Fort Sumpter, South Carolina. The next month, the Capitol of the Confederacy was moved from Montgomery, Alabama, to Richmond. In March 1862, President Lincoln ordered General McClellan to attack Richmond, marking the beginning of the Peninsular

campaign. Combat was threatening to come ever nearer to Richmond, and the economy was a mess: inflation soared 700 percent in the war's first two years.

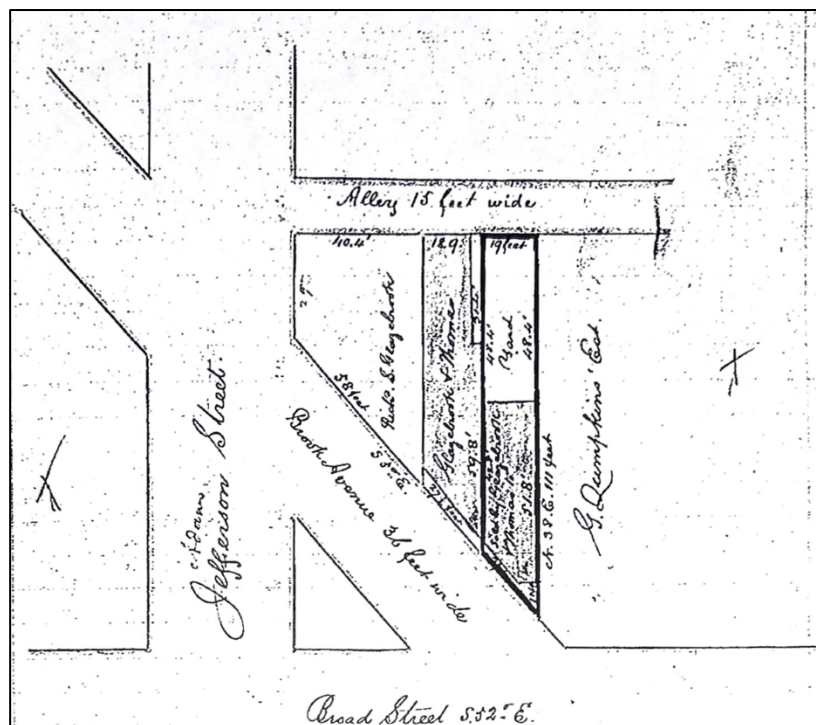


Figure 6. Survey drawing of today's 303 Brook Road by Joseph J. Pleasant, April 10, 1862. Source: "Glazebrook &c. and wives to Millhiser," Richmond City Property Division, Deed Book 78A, p. 151.

It is hard to imagine buying or selling property in Richmond against the backdrop of chaos of the Civil War. Even so, Glazebrook & Thomas sold the property consisting of today's 303 Brook on April 6, 1862.²⁸ The 1862 property description, taken together with the attached survey and plat map of the property by Joseph Pleasants (Figure 6), makes it clear that the 1862 transaction was for the lot which would later be known as 303 Brook, and 303 Brook alone.

The property was described as this:

"... all that lot of land lying and being in the City of Richmond, with all the improvements thereon, at or near the eastern intersection of Broad street with

²⁸ "Glazebrook &c. and wives to Millhiser," Richmond City Property Division, Deed Book 78A, p. 151, April 6, 1862.

Brook avenue, fronting obliquely on Brook avenue twenty-seven and one half-feet and ? back to an alley 15 feet wide, upon which alley the said lot has a front of nineteen feet, adjoining on the East the property of the estate of George Lumpkin and on the West that of Glazebrook & Thomas; it being one of the lots allotted to John G. Williams in the deed of partition between him and Robert G. Scott, and the same property conveyed by Thomas Barham and wife to the said Glazebrook & Thomas . . .”

The survey by Joseph J. Pleasants for the 1862 sale (Appendices 6 and 6a)²⁹ was almost certainly done for this particular transaction because it shows that now there was a building on it that made the property more valuable. But also, in truth, it was high time to sort out which lots were which on that block. It is curious, however, that the surveyor managed to mislabel Adams Street as Jefferson Street on the plat map (an unknown hand wrote the word “Adams” above the words “Jefferson Street” as an apparent correction).

The building appearing on the 1862 plat map, identified on the plat itself as a Glazebrook & Thomas property, was almost certainly built just after Glazebrook & Thomas bought 303 Brook in 1858. Their 1852 partnership likely enabled them to split the risk of investment of constructing a quality building at the 303 location for their growing grocery business. At about the same time that they built the brick building at 303 Brook, they likely also built the brick building next door at what would become 305 Brook (which also appears on the 1862 plat map). It seems likely that the building at 303 Brook would have housed their retail grocery business, and the larger one at 305 Brook would have been the location of their wholesale business. Street numbers for the buildings on this block were not used in the city directory until 1869, and so what may have been in those buildings prior to that is uncertain.

The building at today’s 303 Brook, shown in the 1862 survey as a shaded area, was a smallish building in a kind of interrupted-trapezoidal shape (See Figure 6). The property’s location is identifiable in respect to where it lies to other properties on the block and the surrounding streets. The property measurements show 19 feet across the back on the alley, and 100 feet (“51.8’ + 48.4’”) along its longest side which adjoined the George Lumpkin estate (what would become 18 West Broad); it’s not possible to read the measurement of the shorter, oblique side fronting Brook, but the deed itself (Appendices 6 and 6a) describes it as being 27½ feet, a number consistent with descriptions of later deeds of the property (which do clearly identify it as today’s 303 Brook).

The front façade of the building (and property) lies at a 45-degree angle to reflect the triangular relationship of Brook to Broad. The façade, however, does not align with what appears to be the street right-of-way; the sliver of space there is likely that which was taken by the City in 1851 through the eminent domain process. In the plat map, there is an inexplicable notch that still exists today where the front of the building turns to meet the property owned at the time by the George Lumpkin estate (at today’s 18 West Broad). It may have been created in the 1851 eminent domain action or for some other unrelated reason which we do not know of today. The survey shows that the original Glazebrook & Thomas building extended only half-way through the lot, with the land behind it being a “yard,” a 48.4- x 19-foot-wide space. The nearly-illegible

²⁹ “Glazebrook &c. to Millhiser,” Richmond City Property Division, Deed Book 78A, p. 151, April 6, 1862.

writing on the shaded area reads “Sold by Glazebrook and Thomas to” with nothing at the end, showing the surveyor did not know or care who the purchaser of the property would be.

There cannot be any doubt that the shaded area of the 1862 survey represents the presence of a building, though it did not stretch to the alley as today’s 303 Brook does. Evidence of a central wall, indicating the likely construction of a later addition, was found by the current owners during a 1980s renovation. Other architectural details confirm a difference in age between the front and back halves of today’s building: windows in an antebellum style with pre-Civil War bird beak latches, wide-planked floors, and mantels with iron details are present in the front half of the building but are not in the back.³⁰

It seems likely from city directories that list the use of the spaces on the block over time that Glazebrook & Thomas used the building (as it was built prior to the later addition) as their retail grocery. This would have only been for a short amount of time, however, since they bought the property in 1858 and sold it in 1862. The building they owned next door (at today’s 305 Brook) can be seen in the 1862 survey as being much larger. It likely housed their wholesale grocery business remembered in 1915 as “a leading concern of its kind in Richmond,” with Glazebrook himself referred to as “one of the best known wholesale grocymen of the state.”³¹ The then-yard in the back of today’s 303 Brook would have been a useful space to store delivery carts, allow the horses to rest, and to avoid being getting in trouble for blocking traffic on bustling Brook Avenue: Glazebrook & Thomas had been fined in 1853 for their dray (a flat-bed wagon) having been left in the street without a driver and for failing to have their initials and number posted on it.³² Richard Glazebrook at the same time may have been operating, perhaps with his brother Larkin, a lumberyard in the other-wise empty lot (shown in the 1862 survey) at the intersection of the alley and Adams.³³

In the 1862 sale, Glazebrook and Thomas, with their wives as signees, sold the property at today’s 303 Brook to Joseph Millhiser. Glazebrook was getting ready to sign up with the Confederate Army where he would be “throughout the war,”³⁴ and so perhaps the property had been sold to account for contingencies while he was gone, especially for supporting his wife and young family. Competition in the retail grocery business was fierce in Richmond, 330 were listed in the 1859 city directory, and so perhaps Glazebrook & Thomas were also divesting of a less-profitable retail business to focus on a more profitable wholesale aspect. (No information is known about William Thomas during the war, but he likely stayed in Richmond, perhaps maintaining the business.)

³⁰ Susan W. Morgan, “Studio Spaces,” *Richmond Home* (magazine), October 25, 2021, (<https://richmondmagazine.com/home/house-tours/studio-spaces/>); and Jennie Dotts, Long & Foster Co., personal correspondence, July 25, 2023.

³¹ Lyon Gardiner Tyler, *Encyclopedia of Virginia Biography* (New York: Lewis Historical Publishing Company, 1915), vol. IV, p. 125.

³² “Home Department,” *Richmond Morning Mail*, August 17, 1853.

³³ Notice, *Richmond Dispatch*, June 16, 1873.

³⁴ Lyon Gardiner Tyler, *Encyclopedia of Virginia Biography* (New York: Lewis Historical Publishing Company, 1915), vol. IV, p. 125.

The War Years, and a Jewish Family Invests in the Building

Joseph Millhiser bought today's 303 Brook from Glazebrook & Thomas in 1862 for \$4,700, a value which cannot be estimated into today's terms because of the challenges of the Confederate economy. Joseph died on June 27, 1866, at only forty-four years of age. On the same day of his death, the same property was conveyed by deed from Joseph (presumably from his death bed) and his wife, Louisa, to his three-year-younger brother, Moses, for a price of \$2,500 (Appendices 7 and 7a).³⁵ Again, the value of the property in today's terms is difficult to estimate considering the massive rebuilding of Richmond going on after the Civil War. Instructions for Moses to take care of Louisa was included in Joseph's will.³⁶

The Millhiser Brothers were immigrants to the United States from Bavaria (Germany) in the 1840s "owing to the denial to the Jews of proper privileges of citizenship," according to the *Jewish South* magazine in 1898 in an account after Moses Millhiser's death. Joseph, 19, arrived in Richmond in 1841³⁷ and Moses, 21, in 1846³⁸ (Figure 7). The brothers became involved in the retail dry goods business early on,³⁹ expanded into a wholesale business, and eventually became "the largest dry goods business in the South," according to the *Jewish South*.⁴⁰ Joseph's obituary in the *Richmond Daily Dispatch* noted he was esteemed as an "upright man and good citizen," and "well merited the success" he had achieved

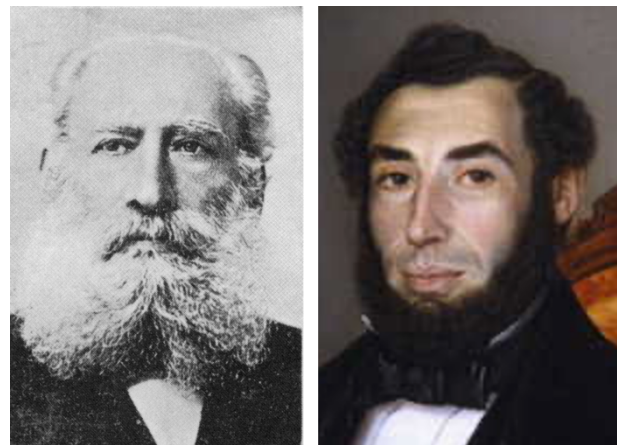


Figure 7. Moses (left, date unknown) and Joseph Millhiser (1857). Source: www.ancestry.com; provenance otherwise unknown.

³⁵ "Millhiser to Millhiser," Richmond City Property Division, Deed Book 83A, p. 392, June 27, 1866.

³⁶ Will of Joseph Millhiser (dated April 6, 1866), Richmond City Property Division, Will Book 24, p. 260, July 6, 1866.

³⁷ Application for Pardon, Joseph Millhiser. Application date: unknown; pardon date: July 3, 1865. Accessed on www.ancestry.com.

³⁸ "Mr. Moses Millhiser Dead," *The Jewish South*, April 29, 1898, p. 1.

³⁹ Application for Pardon, Joseph Millhiser. Application date: unknown; pardon date: July 3, 1865. Accessed on www.ancestry.com.

⁴⁰ "Mr. Moses Millhiser Dead," *The Jewish South*, April 29, 1898, p. 1.

with the business.⁴¹ Joseph's lengthy will speaks to his multiple real estate investments at the time of his death, including several co-owned with his brother.⁴²

Joseph was also a slaveholder, it not being uncommon for wealthy Jewish people in the South. In 1850, he had enslaved two females, aged 18 and 10.⁴³ When the war broke out, both brothers signed up for Confederate units, as did many of their Jewish brethren across the South. Joseph and Moses were both in the reserves and may not have been involved in combat, especially since they were older (Joseph, 40, and Moses, 37, in 1862). After the war, Joseph, and

likely Moses as well, applied for a pardon for his part in the rebellion as did many thousands of others who had been part of Confederate forces. Among other things, the pardon, which was granted on July 3, 1865, assured that his property would not be confiscated.

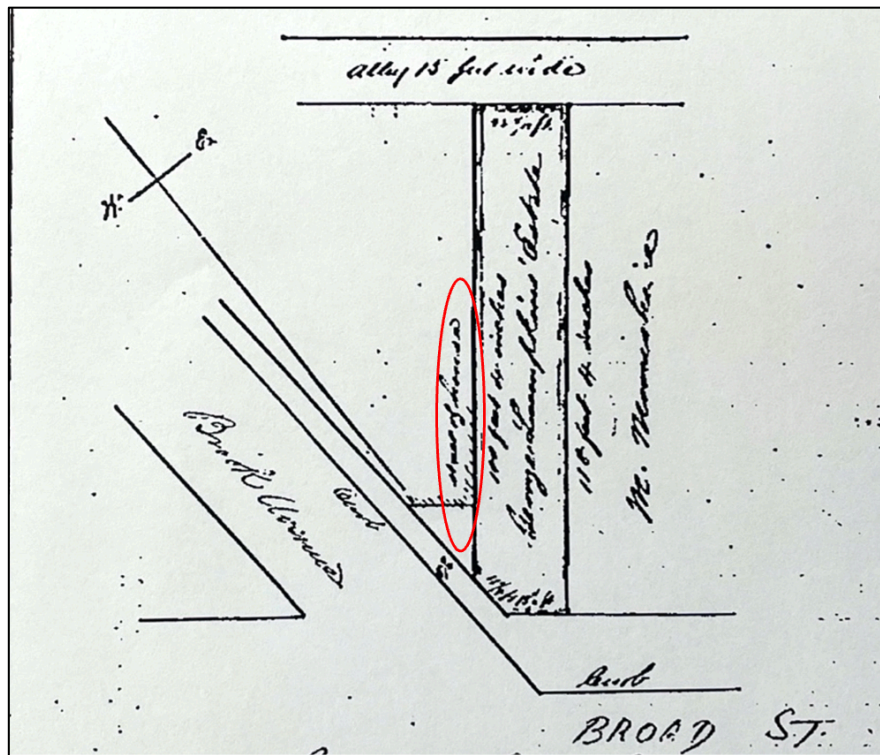


Figure 8. This survey of 18 West Broad, next door to 303 Brook, by Joseph J. Pleasants was attached to the April 20, 1866, deed filing of the conveyance of 18 West Broad from Frances Ann (Lumpkin) Oliver to Wilson C. Thomas. It shows the “notch” between 18 West Broad and 303 Brook as well as the cryptic notation, “start of houses” (in red circle added by the author). Source: “Oliver to Thomas,” Richmond City Property Division, Deed Book 881, p. 42.

An 1866 survey drawing (Figure 8) of 18 West Broad, the property next door to 303 Brook, appears to show another bit of confirmation that the building at 303 existed prior to this date as it shows the “notch” between the two buildings that is still there today. As an interesting aside, the Ida-Maure parcel, mentioned earlier in this narrative, appears to have

been the one – or part of one – which had been acquired on an unknown, earlier date by George Lumpkin. The 1866 Oliver to Thomas deed filing, which contained the 1866 survey, reflected the sale of the Lumpkin property after George Lumpkin's 1850 death.⁴⁴ George Lumpkin was the brother of Robert F. Lumpkin, the notorious slave trader who ran Lumpkin's Jail in Shockoe Bottom. Further research tracing the Lumpkin property could confirm more details about its

⁴¹ “Death of a Respected Merchant,” *Richmond Daily Dispatch*, June 29, 1866.

⁴² Will of Joseph Millhisser (dated April 6, 1866), Richmond City Property Division, Will Book 24, p. 260, July 6, 1866.

⁴³ 1850 U.S. Census, Slave Schedule, City of Richmond, County of Henrico, Virginia, November 26, 1850.

⁴⁴ Kathi Clark Wong, *History of the Building of the Former Dixie Theater at 18 West Broad, Richmond, Virginia* (www.RichmondNarratives.com, revised September 29, 2023), p. 2.

acquisition from, presumably, the Foushee family, but as this is incidental to this report, that line of investigation was not pursued at this time.

An intriguing notation on that same 1866 survey is that which says “start of houses.” Why the surveyor chose that language instead of something like “start of businesses” may be an unsolvable mystery. It could point to a looser definition of the word “house” than is used today. Mary Wingfield Scott in her 1950 discussion of buildings a bit further north of the intersection, noted that the “buildings on Brook Avenue (in the late 1800s) were for the most part not strictly dwellings, but combined stores-and-dwellings.”⁴⁵ The building at 303 Brook was a combined store-and-dwelling as is apparent from city directories after 1869 which often list residents at the location. Though with today’s eyes we might see the building as a commercial site, 303 Brook functioning in 1866 as both store and residence may have led the surveyor to label it as a “house,” especially compared to the larger brick buildings going up nearby on Broad at the time that were purely commercial in function. Some of the other buildings that were located on that expanse of Brook may very well have been at least as much “house” as “business.”

Though the Millhisers were well-known Richmond businessmen, it does not appear they had a business at the Brook and Broad intersection and that their interest in the building was strictly as an investment. During the time the Millhisers owned 303 Brook, it is known to have housed a cabinet maker (Arnold J. Spotswood) around 1868-1869⁴⁶ and a gunsmith, J. Carter Wharton, sometime after Spotswood.⁴⁷ Gunsmith Wharton would have moved his business into 303 Brook likely not long after an April 1869 fire at his former location (at 307 Brook; see “Burglaries and Fire sidebar”). A boot and shoe dealer and manufacturer, known as Benjamin Gilham, appears to have been co-located with Wharton in the 303 Brook space.⁴⁸

The 1869 Richmond City Directory was the first time it showed address numbers for the block.⁴⁹

Burglaries and Fire

Glazebrook & Thomas, in their building next door at today’s 305 Brook, experienced some bad luck during the time the Millhisers owned their old building at 303 Brook. In April 1869, the Glazebrook & Thomas grocery store “on Brook Avenue near Broad Street,” was broken into and robbed of 15 pounds of tobacco, half a dozen pairs of shoes, and two hams. “A burglar’s crowbar and a shoe were found which the thieves had left behind.” As is often the case with the Glazebrook & Thomas properties, it is difficult to ascertain which of their properties along Brook (or Adams, as the streets diverged) was being described, although it seems likely it was the warehouse, immediately next door to the Millhiser building.

The next month, the gun shop of J. Carter Wharton on Brook Avenue and Adams (which would have been located in a likely frame building at today’s 307 Brook), still a Glazebrook & Thomas property in 1869, “was set on fire and entirely consumed.” The gunsmith lost a large quantity of his tools, and the store of “Mssrs. Glazebrook & Thomas, adjoining [which would have been the building at today’s 305 Brook], was partially burnt and their goods much injured by water.”

Sources: “Burglaries,” *Richmond Dispatch*, April 16, 1869, and “Fire,” *Richmond Dispatch*, May 1, 1869.

⁴⁵ Mary Wingfield Scott, *Old Richmond Neighborhoods* (Richmond, Virginia: Whittet & Shepperson, 1950; reprinted Richmond, Virginia: The Valentine Museum, 1984), p. 427.

⁴⁶ Richmond City Directory, 1869, p. 249. Because of the lapse of time it took to print the a city directory, Spotswood could have been in the building in 1868. City directories for 1867 and 1868 are not known to exist.

⁴⁷ Richmond City Directory, 1871, p. 384.

⁴⁸ Richmond City Directory, 1871, p. 189

⁴⁹ Richmond City Directory, 1869, p. 249.

1871 – Millhisser to Irvin and the Story of an Irish Immigration

In 1871, Moses Millhisser and his wife, Rosalie, conveyed the property of today's 303 Brook to Michael H. Irvin for \$2,500 (Appendices 8 and 8a).⁵⁰ A newspaper article in a blurb about real estate sales in the city specifically mentioned that there was a brick building on the lot: "Moses Millhisser to Michael H. Irvin, brick building on the corner of Broad street and Brook avenue, triangular lot, fronting 27½ feet on Brook avenue, for \$2,500."⁵¹

Surprisingly little is known about Michael Irvin, an Irish immigrant who was a Richmond City Commissioner over a period of several years. At his death of alcoholism in 1880 at age 41,⁵² the City Council issued a special resolution honoring his service. Mr. Pollock, a fellow council member, spoke in length at the Council meeting:

"My intimacy with the deceased, running through a score of years...reverts to my boyhood and through my early manhood, (and) no one stands more prominently in my mind for uprightness, probity, truthfulness of character, generosity, and noble manhood than M. H. Irvin. It may be said that he was truly the architect of his fortunes. Born in that far-off isle whose sufferings today are awakening the sympathy of the civilized world, he in early life came to this city. With but scanty means, though a determined heart, he began his career in the city of his adoption, and by frugality and honorable dealing with his fellow citizens, he not only acquired a competency, but an honorable name..."⁵³

Pollock's eulogy seems to indicate Irvin may have still been a boy when he arrived in Richmond; if so, he perhaps may have immigrated at around age 15 in about 1853, or earlier if he came with someone else. At that age, he would have experienced as a young child the Great Famine in Ireland. Nearly 2 million people, about a quarter of the Irish population, emigrated to the United States during a ten-year period at about the same time as Irvin was likely to have come.

⁵⁰ "Millhisser to Irvin," Richmond City Property Division, Deed Book 93B, p. 130, February 9, 1871.

⁵¹ Notice, *Richmond Dispatch*, March 3, 1871.

⁵² Virginia Death Index, www.ancestry.com.

⁵³ "Common Council," *Richmond Dispatch*, March 11, 1880.

Most Irish immigrants went to Boston, New York, or Baltimore, where there were established Irish neighborhoods, and so Irvin must have known someone in Richmond to have moved here. Most of the Irish who came to America were unskilled workers, and the kinds of jobs available for them at the time generally were limited to those that had deplorable working conditions and very low pay, especially in the South, where they were, after all, competing for work with enslaved African Americans. In Richmond, between 1830 and 1860, the Irish outnumbered any other immigrant group though they were never here in high numbers, under 2,500.⁵⁴

Irvin in 1863 married the former Bridget Kelly, who had herself immigrated from Ireland in 1860.⁵⁵ The first step for Irvin becoming the “architect of his fortune” was, perhaps, becoming a grocer. The first known public mention of him is in the 1866 Richmond City Directory having a grocery at 17th between Clay and Venable (near today’s Main Street Train Station in Richmond).⁵⁶ Already showing some signs of financial success in 1870, the couple, with their two young daughters, had two servants living in their household (a 28-year-old woman and a 13-year-old girl).⁵⁷ They were well off enough in 1874 to buy the building at 303 Brook. They appear to have owned their home and store when they advertised the auction sale of five small frame tenements (houses likely divided into apartments) next door to their own place in 1879.⁵⁸ Bridget’s abilities as a wheeler and dealer may have contributed to their fortunes: several notices ran in the newspaper of properties she was buying and selling after his death, and in 1905, her name appeared in the press with about 30 other “well-known taxpayers,” along with her tax bill that year (\$600). (As an aside, the Moses Millhiser estate was also listed in the same article as owing more than \$3,000).⁵⁹ At Bridget’s death, her obituary noted that she had been “active in the real estate market of the city and that it was generally thought that she amassed considerable property.”⁶⁰

During the time the Irvins owned 303 Brook, Gunsmith Wharton apparently was unable to keep up with the rent in his new shop there. A sheriff’s sale in 1872 of Wharton’s private property, “one cabinet, two small tables, one washstand, one fender, one bedstead, one safe, one showcase, two double barrel guns, and two single-barrel guns,” were sold to satisfy debt owed to Irvin.⁶¹ At the corner of Brook and Broad, the neighboring building at 18 West Broad was likely to have been built between 1871-1873 when the Irvins owned 303 Brook.⁶²

In 1874, Michael H. Irvin and his wife, Bridget, conveyed the property at 303 Brook to R. H. Temple (Appendices 9 and 9a).⁶³ A newspaper announcement about the sale identified the

⁵⁴ Grant Martin, “The sobering, sad story of the Irish in Richmond,” rvanews (www.rvanews.com, March 10, 2016).

⁵⁵ Virginia marriage records, www.ancestry.com; and 1870 U.S. Census, Jefferson Ward, City of Richmond, County of Henrico, Virginia, June 29, 1870.

⁵⁶ Richmond City Directory, 1866, p. 97.

⁵⁷ 1870 U.S. Census, Jefferson Ward, City of Richmond, County of Henrico, Virginia, June 29, 1870.

⁵⁸ Notice, *Richmond Dispatch*, February 19, 1879.

⁵⁹ A search on newspaper databases yielded announcements on about 10 properties she was buying, selling, or otherwise owned. Newspapers didn’t always cover real estate transactions, so there likely were more.

⁶⁰ “Mrs. B. M Irvin,” *Richmond Dispatch*, December 9, 1907.

⁶¹ Notice, *Richmond Dispatch*, August 30, 1872.

⁶² See Kathi Clark Wong, *History of the Building of the Former Dixie Theater at 18 West Broad, Richmond, Virginia* (www.RichmondNarratives.com, revised September 29, 2023), pp. 3-4.

⁶³ “Irvin to Temple,” Richmond City Property Division, Deed Book 104B, p. 27, October 16, 1874.

property specifically as 303 Brook and noted that it was a “brick store, with dwelling over same.”⁶⁴

Problems Continue for Glazebrook & Thomas

The firm of Glazebrook & Thomas was one of those in trouble following the failure of Jay Cooke & Co. In June 1873, a public auction of the contents of store at “Brook Avenue and Adams Street” was held to sell off “their entire stock of groceries, &c., consisting of molasses, vinegar, cigars, sole-leather, brooms, soap, wrapping paper, tobacco, mustard &c. Also, 1 horse, 1 wagon and harness, 1 carriage, and iron safe.”¹ Three days later, the homes of the Glazebrook and Thomas families on Marshall were auctioned off, “selling for the benefit of creditors,” as well as two buildings they owned along Brook and/or Adams:

- One two-story brick lumber-house fronting on Brook Avenue between Broad and Adams Street, eighteen feet and running back to an alley fifteen feet wide. This tenement is well suited for the grocery and granary business.
- One two-story storehouse and lot which has been occupied by Glazebrook & Thomas as a retail and wholesale grocer, fronting on Brook Avenue and Adams Street twenty-nine feet and running back thirty-seven feet. This is considered the best business stand on Shockoe Hill.
- A lot with a table thereon, near to the last-mentioned property, fronting 30 feet on an alley 15 feet wide and running back 50 feet.¹

Which properties along Brook and Adams owned by Glazebrook & Thomas are being described in these newspaper notices is not clear, though obviously not 303 Brook. (A deed search of those properties would provide answers, but since this was not germane to the current study, such a deed search was not undertaken.)

In April 1874, there were further sales of Glazebrook & Thomas properties:

“for the benefit of the creditors of Glazebrook & Thomas, valuable farm in the county of Henrico about 10 miles west of the city of Richmond and a quarter of a mile from a station on the Richmond, Fredericksburg and Potomac Railroad, containing 432 acres and an excellent frame dwelling. Immediately after the sale of the farm will be sold the books, bonds, and accounts [of the firm] amounting to \$29,000.”¹

The 1876 Richmond City Directory listed a new Glazebrook firm: “Glazebrook & Son.”¹ Glazebrook & Son declared bankruptcy on April 19, 1878.¹ Richard Glazebrook died on December 27, 1898, and is buried at Hollywood Cemetery.¹ What happened to William Thomas after the bankruptcy of the businesses he co-owned with Glazebrook is unknown. Even his gravestone in Hollywood Cemetery, if it is his, is missing; the cemetery’s grave registration only lists this, “W. J. Thomas,” and nothing else except the plot description: Section B, Lot 162.

Sources: auction notice, *Richmond Dispatch*, June 13, 1873; auction notice, *Richmond Dispatch*, June 16, 1873; auction notice, *Richmond Dispatch*, April 6, 1874; Richmond City Directory, 1874, page 255; bankruptcy notice, *Richmond Dispatch*, July 11, 1878; www.findagrave.com.

⁶⁴ “Auction Sales This Day,” *Richmond Dispatch*, October 16, 1874.

1874-1913 – Robert H. Temple, Railroad Man

The Northern Pacific Railway that would link Duluth to Seattle was meant to be the last link of a transcontinental system that would carry goods from the Pacific Coast to the Great Lakes, then on to the East Coast and Europe. Mismanagement and construction challenges made the project increasingly expensive. Jay Cooke & Co., a New York bank that was heavily exposed to the financials of the railroad, knew there was trouble brewing as early as fall 1872. Steps the company took to ameliorate it were not successful. Rumors were rife, and bank customers were antsy. A run on deposits in September 1873 led Jay Cooke & Co. to suspend withdrawals. The stock market fell. Panic spread. Between 1873 and 1877, many businesses across the country shuttered their doors, and tens of thousands of American workers lost their jobs.

Robert Temple, 43 at the time he bought the building, was at the peak of a stellar engineering career, ironically much of it on railroads. He was from a Virginia family with deep roots in American history, one that could trace its roots even further back than to their most celebrated ancestor, his great-grandfather Colonel Benjamin Temple, who had served as an aide to George Washington during the French and Indian War and then later fought in the Revolutionary War. Most likely a tobacco farmer in pre-Revolutionary War America, Benjamin had married into another old American family, that of Molly Brooke Baylor, well known for their horse breeding prowess. Robert and Molly settled in Presquile in King William County, west of Richmond, not far from the road to Williamsburg, and passed their sense of military duty, wealth, and sometimes their first names down through their children, grandchildren, and great-children.⁶⁵

In 1850, Robert Temple was 19 and living with his family in Spotsylvania County, the eldest of seven sons and one sister.⁶⁶ His father, another Benjamin, in 1850 held 37 enslaved African Americans, ages 55 to 7 months, 15 of them male and 22 of them female.⁶⁷ There were only four engineering schools in the United States before the Civil War, none of them in the South, and so engineers were not usually trained in colleges: they learned their craft through apprenticeship, usually by finding a position with a practicing engineer and working with him in

⁶⁵ “Veteran Engineer Dead,” *Richmond Dispatch*, December 24, 1901; and Todd’s Archives, May 6, 2022 (<https://www.toddsarchives.com/benjamin-temple-virginias-forgotten-patriot-and-statesman/>, accessed September 28, 2023).

⁶⁶ 1850 U.S. Census, Eastern District, County of Spotsylvania, Virginia, August 20, 1850.

⁶⁷ 1850 U.S. Census, Slave Schedule, Eastern District, County of Spotsylvania, Virginia, August 22, 1850. In 1860, this Benjamin Temple had expanded his slaveholdings to 28, 11 of whom were 10 years of age or younger.

the field and office for several years before seeking an independent position.⁶⁸ It is likely that route that Robert Temple took as he embarked on his career, taking on in 1852 an entry-level position as a rodman on the New Orleans, Jackson, and Great Northern Railroad in New Orleans. He must have found his calling: by 1853 he was resident engineer of the Atlantic and Great Western Railroad; from 1854 to 1858 he was resident engineer on the Louisville and Nashville Railroad; and in 1859-1861 he was resident engineer, chief engineer, and general superintendent of the Richmond and York River Railroad. When war broke out, he joined up with the Confederate Army, and was in its engineer corps from 1861 to 1865, assigned during much of that time to San Antonio, Texas, where he was the assistant to the superintendent of the Trans-Mississippi District, Nitre and Mining Corps, in charge of the requisition and delivery of Mexican nitre, a material used in the manufacture of gunpowder and other explosives. Though not on the battlefield, the job would have had its own set of challenges and dangers. The list of Robert Temple's civilian engineering accomplishments after the war is long. Among other things, he became principal assistant engineer in charge of construction of bridges over the Missouri River at St. Charles and Kansas City (Figure 9) and over the Ohio at Cincinnati. In 1871-1873 he was resident and division engineer of the Chesapeake and Ohio. His last prominent professional employment before his death was as chief engineer of the Georgia, Carolina, and Northern Railway, in construction of the Atlanta extension of the Great Seaboard Air Line System. The town of Temple, Georgia, is named after him.⁶⁹

Temple married Lucy Ann Crouch of Richmond in 1868, giving him the Richmond ties that would bind him to the city even as he worked all over the South and Midwest. Why he bought the particular property at 303 Brook is unknown, though perhaps he had gotten it at a good price at the auction sale. Money was tight for most people in 1874, but his father had died in 1872, and perhaps he had a stash of inheritance money to spend.

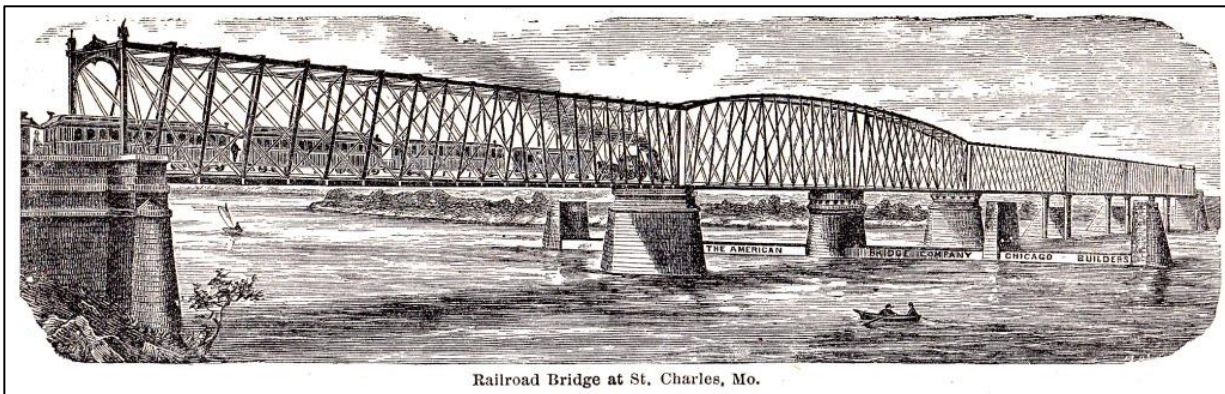


Figure 9. Railroad bridge at St. Charles, Missouri, likely a project of Robert Temple. Drawing source: Joseph A. Dacus and Jame W. Buell, *A Tour of St. Louis*, Western Publishing Company, St. Louis, 1878, p.165.

⁶⁸ Terry S. Reynolds, "The Education of Engineers in America before the Morrill Act of 1862," *History of Education Quarterly*, 1992, p. 460.

⁶⁹ "Major Robert H Temple; A Distinguished Civil Engineer Dies in Richmond," *The Baltimore Sun*, December 24, 1901; Marion O. Smith, "The Identification of Horner's and Heaton's Niter Works, Bath County, Virginia," *The NSS Bulletin, Journal of Caves and Karst Studies*, The National Speleological Society, June 1987, p. 23, *fn.* 8; U.S. Confederate Officers Card Index, www.ancestry.com; and Ernest Everett Blevins, "City of Temple Name Honors Major R. H. Temple, CSA Veteran and RR Engineer," *The Georgia Confederate*, September/October 2016, p. 1.

The building at 303 Brook (Figure 10) would have been seen as a good investment. The Richmond, Fredericksburg, and Potomac steam railroad (which, as previously noted, stopped at the intersection of Brook/Adams/Broad) had been heavily damaged in the war, but it was also

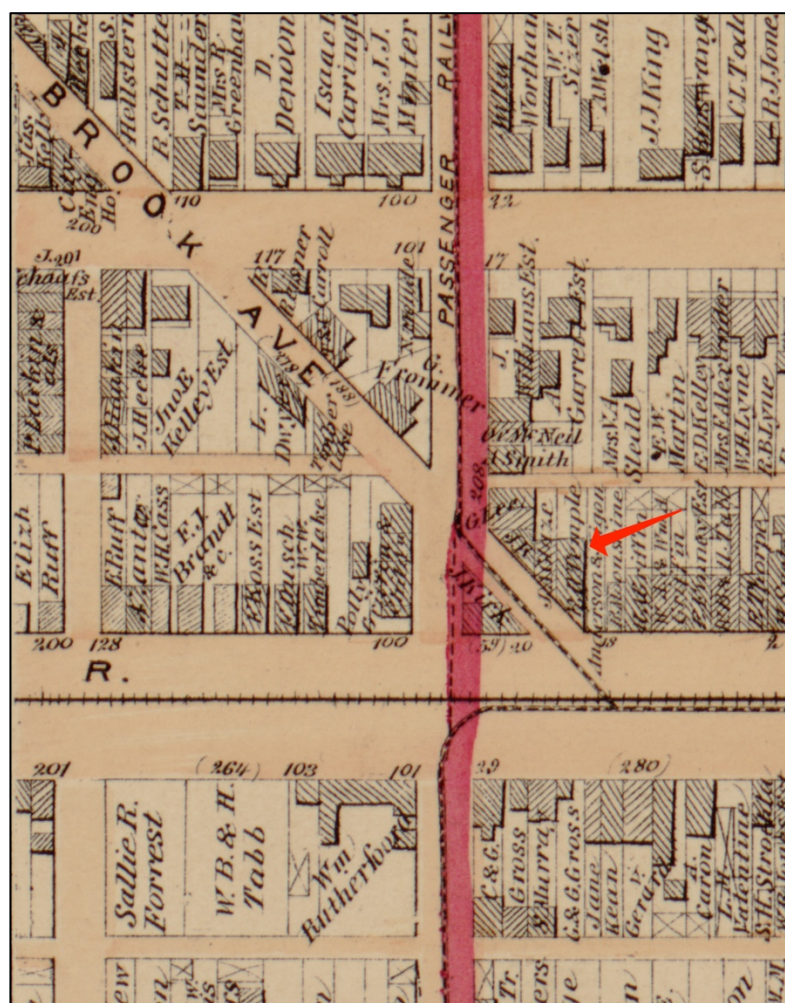


Figure 10. Detail of 1877 map showing Brook and Broad intersection. The red arrow points to 303 Brook, and the name “R. Temple” can be read. Source: F. W. Beers, *Illustrated Atlas of the City of Richmond, Virginia*, Southern and Southwestern Surveying and Publishing Company, 1877, section F.

one of the first infrastructure reparations targeted by the city after hostilities ended. Local public transit had been there since 1860 when horse-powered omnibuses went on a route from Brook Turnpike to Rocketts Landing well before the advent of the city’s electric streetcars which were not put in operation until 1888.⁷⁰ The city had improved the underground sewer system at the intersection the year before Temple bought the property.⁷¹ In 1878, in “one of the grandest improvements ever projected,” the city would widen and pave Brook Avenue from Broad to the city limits and lay an “excellent” sidewalk.⁷² When Richmond City installed 500 electric street lights in 1892, Brook and Broad was one of the corners that got one.⁷³

An advertisement selling a building as far down as 2 West Broad touted the location of the intersection as being desirable for business because of the “large amount of country as well as city travel” down the Brook Turnpike.⁷⁴ Dry goods sellers,

druggists, cigar and tobacco sellers, physicians, a stableman, and, of course, several grocers were doing business in the one-block or so area of the intersection at the time of Temple’s purchase of the building in 1874.⁷⁵ Newspaper notices announced deliveries of produce, tobacco, and firewood being brought from the countryside to the intersection for sale. Meetings were held in businesses at Brook and Broad, crime was reported, and groups met there to travel on to such

⁷⁰ Carlton Norris McKenney, *Rails in Richmond*, Interurban Press, Glendale, California, p. 15.

⁷¹ “Proposals, Notice to Brick-Masons,” *Richmond Dispatch*, October 19, 1874.

⁷² “The Brook Avenue Improvement,” *Richmond Dispatch*, March 5, 1878.

⁷³ “Where Lights will be Placed,” *Richmond Dispatch*, February 19, 1892.

⁷⁴ “Desirable Business Stand” classified notice, *Richmond Dispatch*, December 6, 1875.

⁷⁵ Richmond City Directory, 1874, multiple listings.

tourist destinations as Mt. Vernon, the Natural Bridge, or Hollywood Cemetery, on fishing excursions, or to out-of-town picnics. Illegal gambling was raided, bars were fined for myriad legal transgressions, African-American demonstrators (labeled “rioters”) marched by there to protest Jim Crow treatment, and a stable burned down. Political rallies were held there; men who could vote voted there.⁷⁶

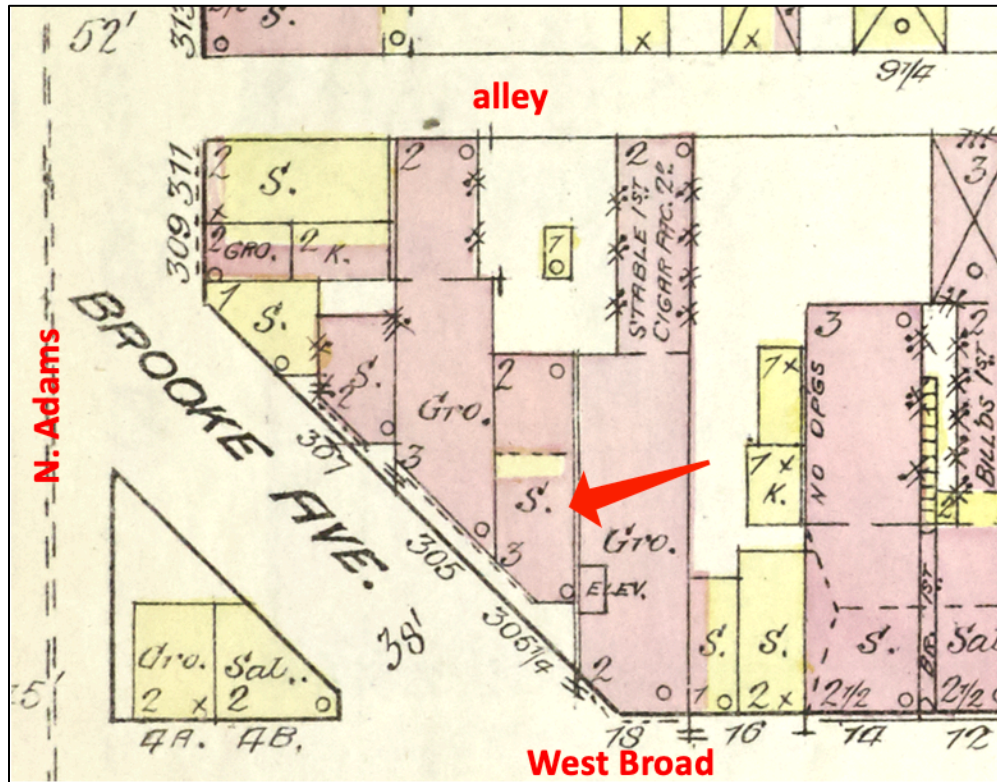


Figure 11. Arrow points to 303 Brook on this 1886 Sanborn Fire Insurance map; the key (Appendix 18) describes the colorations and markings. Indicators of the street names in red were added by the author. Source: *Sanborn Fire Insurance Map of Richmond, Virginia*, Sanborn Map Company, 1886, plate 4. Acquired online from the Library of Congress.

Construction began in 1888 of the Masonic Temple at 101 West Broad, that, when built, would provide not only a well-appointed meeting place for its members and guests but also commercial and office space on the bottom floors and large ballroom and banquet spaces on the upper floors. A “handsome” building, it replaced “little stores and ugly buildings” which were torn down to accommodate it.⁷⁷ The massive Temple added visual weight and an air of distinction to the intersection.

Sanborn Fire Insurance maps give very good details about the structure of the building at 303 Brook itself. The 1886 map (Figure 11) shows the building as being brick with three stories in the front and two stories in the back, divided by a wood frame wall (a Sanborn map key is provided in Appendix 18). Comparing this map to the 1862 survey by Joseph J. Pleasant (Figure 8), the entirety of the building seems to extend the same distance in the lot, meaning the building

⁷⁶ E.g., “Excursion,” *Richmond Dispatch*, July 13, 1875; “The Game of Poker,” *Richmond Dispatch*, September 23, 1878; “Court News,” *Richmond Dispatch*, March 7, 1879; “The Police and the Riot,” *Richmond Dispatch*, December 30, 1876; “Brief Local Items,” *Richmond Dispatch*, June 12, 1878; “Conservative Rally in Clay Ward,” *Richmond Dispatch*, November 3, 1871; “The Voting Places – Where They are,” *Richmond Dispatch*, November 5, 1878.

⁷⁷ “The New Masonic Temple,” *Richmond Times*, July 30, 1888.

was always taller in the front and shorter in the back. Both the front and the back half of the building had a slate or tin roof. A one-story wooden shed with a metal roof was in the back yard. The front half of the building was used as a “store” (as signified by the “S”); the use of the back, two-story part of the building is not indicated. The 1895 Sanborn

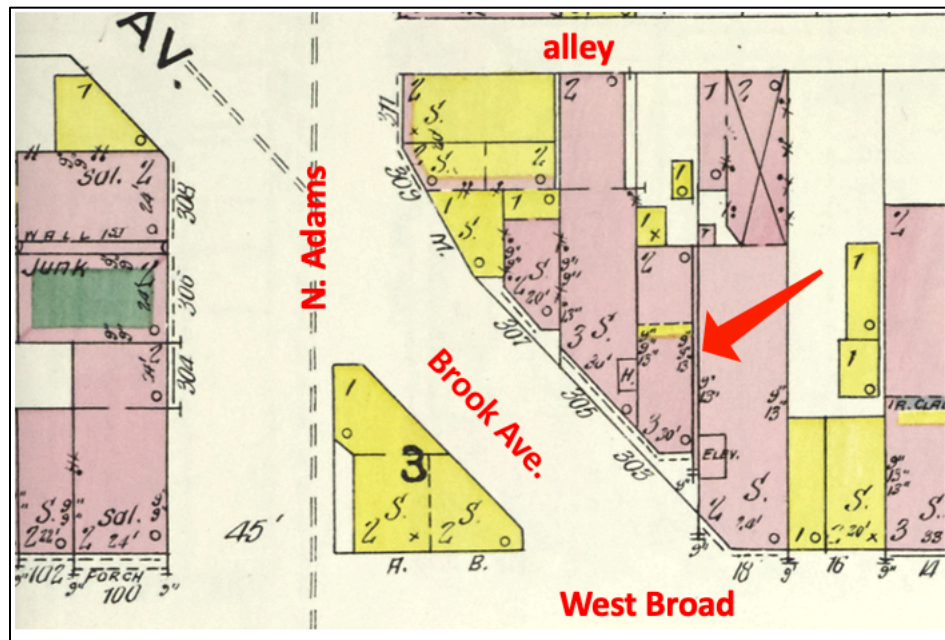


Figure 12. Arrow points to 303 Brook on this 1895 Sanborn Fire Insurance map; the key (Appendix 18) describes the colorations and markings. Indicators of the street names in red were added by the author. Source: *Sanborn Fire Insurance Map of Richmond, Virginia*, Sanborn Map Company, 1886, plate 12. Acquired online from the Library of Congress.

map (Figure 12) provides the additional detail that a second wooden shed had been built in the yard of the property, against the back wall; it had a wooden shingle roof. It is not known today why the building was built as these two levels; perhaps part of it (either upper stories or the back two-story part) were meant as storage. Or perhaps the division was meant to separate living spaces from commercial and storage spaces. The Sanborn map key shows the wall between the front and back sections of the building was wood frame. The hyphenated line between them indicates there was an opening between the front and back sections of the building, whether a door or something larger. Both maps show the triangle of the intersection with, surprisingly, small wood-frame shops on it. In the case of the 1886 map, a grocery and a saloon were present in small shops in the triangle; in the 1895 map, there were two small, unidentified shops with another frame structure on the back of unknown function.

The downstairs shop at 303 Brook was operated as an oyster or fish and oyster dealer from about 1875 to about 1882 with these men associated with it: John T. Howard (1876-1877), James Douglas (1879), and John Krouse (1881). John Krouse (alternate spellings Krause or Krouz), sometimes with his brother Adam, afterwards operated a grocery there until about 1889. Andrew Fontanesi opened a saloon there in 1891, with G. Carbune, a fruit dealer, co-located at the address, perhaps operating a stand in the triangular notch where the building at 303 Brook meets 18 West Broad. Giovanni Castelvechi followed with a saloon at 303 Brook in 1899 and was there until about 1904 or 1905.⁷⁸

With their allusions to home countries of Germany, Italy, and Romania, the names of at least some of these men renting the shop space show the then-demographics of the area, close in

⁷⁸ Richmond city directories, 1875-1899, street listings section.

proximity to – and sometimes included in – the area of Richmond today considered the historic Black neighborhood of Jackson Ward. In post-Civil War Richmond, the Jackson Ward area was the northern most section of the city and was home to a diverse set of Richmonders made up of European immigrants and both free and formerly-enslaved African-American citizens.⁷⁹

As the turn of the century approached, the property at 303 Brook settled into a routine of being turned over from one saloon owner to the next, usually with names that suggested Italian heritage.

At Robert Temple's death on December 22, 1901, the *Baltimore Sun* called him "one of the best-known engineers in the South" and noted he had been employed on some of the most important railway lines in the South.⁸⁰ Though descriptions of his work and travels give the impression of a swashbuckling figure, the *Richmond Dispatch* described him at his death only as: "a man of fine physique, modest and unassuming, firm of character, and of the highest integrity."⁸¹ Robert's wife, the former Lucy Ann Crouch, had passed away two years before. Their only heir was their son, John Twohig Temple. "Twohig," being a name with Gaelic roots, revealed the Temple family's ancient ties to Ireland.

Among the real estate Twohig received in his inheritance was the property at 303 Brook. A record of the probate for Robert's will could not be located, but a 1913 mortgage that Twohig and his wife took out on the 303 Brook property is on file at the Richmond City Property Division and notes that Twohig was Robert's only heir and therefore held ownership to the property (Appendix 10).⁸² This 1913 record is the first official deed to number the property specifically as "303" Brook.

⁷⁹ "Jackson Ward and its Black Wall Street," U.S. Department of the Interior, National Park Service, <https://www.nps.gov/articles/000/jackson-ward-and-its-black-wall-street.htm>, accessed September 22, 2023.

⁸⁰ "Major Robert H Temple; A Distinguished Civil Engineer Dies in Richmond." *The Baltimore Sun*, December 24, 1901.

⁸¹ "Veteran Engineer Dead; Major Temple Who Supervised Construction of Many American Roads," *Richmond Dispatch*, December 24, 1901.

⁸² "Temple & Wife to Trust – Holladay," Richmond City Property Division, Deed Book 225C, p. 278, December 31, 1913.

Brook and Broad in the Early 1900s

In May 1900, the tall, cool, and collected Captain Cardon stepped into a temporary tented arena of wild animals at the Brook and Broad intersection with as much composure “as an ordinary man would enter a drawing room.” There, according to a *Richmond Dispatch* reporter, Captain Cardon confronted three African lions, two leopards, a panther, and a jaguar, and “compelled them do his will.” The reporter had been tasked with navigating the “mighty throng of people, thousands of lights, gaily decorated booths, and 101 shows” of Broad Street’s Mile of Amusement street fair in order to inform the paper’s subscribers of the novelties that were available to them that week on the cross streets and corners from the intersection of Brook and Broad to City Hall at 1001 East Broad. It can be imagined from the reporter’s breathless description that he watched with open jaw every minute of the exhibition of trained animals. It was “the greatest of its kind in the world . . . no more daring acts have ever been witnessed here,” he gushed. Thousands of people took in that animal show at Brook and Broad, but that wasn’t the only thing to do there: during the fair: they could also ride the giant, but “handsome,” merry-go-round with its Venetian gondolas or watch Lunette, the Flying Lady (Figure 13), as she rose in the air and soared about seemingly without any visible support.⁸³



Figure 13. Newspaper illustration of Lunette, the Flying Lady. The acts which appeared in Richmond in 1900 also toured throughout the country. Source: *Arkansas Democrat*, November 24, 1899.

One of the largest spectacles that ever passed along the intersection, however, was the October 1905 parade which honored the visit to the city of President Theodore Roosevelt. Driven

⁸³ The description of the Mile of Amusement and the animal act is taken from “Mile of Amusement,” *Richmond Dispatch*, May 15, 1900. The description of Lunette’s act is taken from newspapers in other cities she toured, specifically the Little Rock *Arkansas Democrat*, untitled notice, November 22, 1899, and the Lawrence, Kansas, *Daily Gazette*, “The Flying Lady,” March 12, 1904. This description of the fair also appears in Kathi Clark Wong, *History of the Building of the Former Dixie Theater at 18 West Broad, Richmond, Virginia* (www.RichmondNarratives.com, revised September 29, 2023), pp. 11-12.

in an open coach and preceded by military groups and bands, the president waved at some 14,000 Richmond elementary-aged school children who had been let out of school that day for the occasion and who lined Broad for 11 blocks – White children on the south side and Black children on the north. Older White students from Richmond’s private schools, seminaries, and colleges, and Black students from Virginia Union University also assembled on the parade route, also carefully separated from one another. Buildings were decorated with patriotic bunting and banners. Enormous flags hung from the rooftops and smaller versions were waved in the hands of parade goers. It was the first visit by a U.S. president to the city since the Civil War, and it was probably one of the largest racially diverse (though segregated) events that the city had ever seen. The parade had started in downtown Richmond, where the president had been in meetings, and culminated at the Masonic Temple where there was a large banquet in his honor attended by important Richmond dignitaries.⁸⁴

⁸⁴ “Mayor M’Carthy Sees President,” *Richmond Times-Dispatch*, October 12, 1905. This description of the Brook and Broad intersection also appears in Kathi Clark Wong, *History of the Building of the Former Dixie Theater at 18 West Broad, Richmond, Virginia* (www.RichmondNarratives.com, revised September 29, 2023), p. 12.

The Horse Fountain

What to do with the triangle of land on the north side of Broad formed by the Broad, Adams, and Brook intersection had been a topic of discussion since as early as 1878, when the *Richmond Dispatch* suggested a public area be established with a fountain for “man and beast.”⁸⁵ Some people, however, thought it would be a good location for the placement of a monument to Confederate General J.E.B. Stuart.⁸⁶ It wasn’t until June 1908, however, that the Richmond mayor announced the placement there of a granite fountain (Figure 14), built primarily for horses but which would also have drinking accommodations for people and dogs. The bonus was that the fountain was free to the city, donated by the National Humane Alliance of Maine under the condition that the city would maintain it.⁸⁷

The fountain was one of about 125 donated between 1902 and 1915 by the Alliance to cities in the United States and Mexico.⁸⁸ Perhaps Lewis Patrick, who was “suffering from excessive heat,” contemplated a dip in it as he walked in its direction on a hot, muggy July day a couple of weeks later. He stripped off all his clothing except for his straw hat and socks, laying them neatly in a pile on the Broad Street pavement, and headed in the direction of the fountain. He didn’t make it; he



Figure 14. Mounted Richmond police officers providing water for their horses at a fountain which originally was installed at the Brook and Broad intersection but by the time of this photograph in 1952 had been moved to Jackson Ward to the Price, Leigh, and Chamberlayne intersection triangle. Photo used with permission of the *Richmond Times-Dispatch*.

⁸⁵ “Brief Local Items,” *Richmond Dispatch*, March 12, 1878.

⁸⁶ “A Monument to Stuart: Character and Site,” *Richmond Times-Dispatch*, October 11, 1891.

⁸⁷ “Fountain Here This Week,” *Richmond Times-Dispatch*, June 1, 1908.

⁸⁸ https://en.wikipedia.org/wiki/National_Humane_Alliance_fountains, accessed May 27, 2021.

was interrupted by a blushing police officer who arrested him and took him to the police station by way of the less crowded, and therefore more discreet, alleyways.⁸⁹

In 1950, the City Council debated whether it was worth the money it cost the city to supply water to the fountain at Brook and Broad and the other two fountains that were still in use in Richmond, questioning whether there were enough horses to use the fountains to justify the expense. In its reporting on the council debate, the *Times-Dispatch* described the fountain: it was built of polished Maine granite, trimmed with bronze, was 6 feet, 8 inches in diameter, and weighed 5 tons. At the time of its 1908 donation to the City of Richmond, it had been valued at \$1,000.⁹⁰

The Council didn't make a decision in 1950, but it took up the debate again a year later, eventually voting to move the fountain three blocks north of its original placement at Brook, Broad, and Adams to another busy tri-corner intersection at Price, Leigh, and Chamberlayne. The report of the Council meeting noted that removal of the fountain would make way at Brook and Broad for a proposed traffic island that would more efficiently guide traffic into and off of Broad Street. The mayor added his opinion that the statue was "not very decorative" and so, he said, the new location was an improvement because it would be in a "less conspicuous" place.⁹¹ The fountain's new location, and where it stands today, is near the direct center of Jackson Ward. In 1973, a statue of Bill "Bojangles" Robinson was erected at the same location, effectively making the fountain appear incongruous.

Photographs of other fountains that the Humane Alliance donated to other cities in the early 1900s show that they had had bronze horses' heads on each of three sides from which water gushed to fill the top-level horse trough, but photographs in the *Times-Dispatch* in the 1950s appear to show them missing, even before it was moved from Brook and Broad, leaving only holes where the horses' heads were originally bolted. Only two of the original three spouts were in working order on the fountain in 2023. A globe-shaped electric light remained at the top of the Richmond fountain in the photographs of the 1950s, even after it was moved, and is pictured on the other Alliance fountains across the country which still exist today, but it is no longer attached to the fountain at Price, Leigh, and Chamberlayne.⁹²

⁸⁹ "Crowd Fled when Hat and Socks came Strolling By," *Richmond Times-Dispatch*, July 13, 1908.

⁹⁰ "Three Horse Troughs Here Pose Problem," *Richmond Times-Dispatch*, September 26, 1950.

⁹¹ "Water Trough Removal Voted," *Richmond Times-Dispatch*, November 27, 1951.

⁹² This discussion of the fountain also appears in Kathi Clark Wong, *History of the Building of the Former Dixie Theater at 18 West Broad, Richmond, Virginia* (www.RichmondNarratives.com, revised September 29, 2023), p. 15.

After 1901: Bicycles and Horses – The Story of John Twohig Temple

John Temple, who most often went by the name Twohig (and was sometimes called Twig) showed a propensity, perhaps not too unlike his father, for risk-taking as a young man. Perhaps also like his father he had a mechanical bent and a penchant for fast things. In June 1894, despite “extreme heat,” Twig Temple, 25, broke the track record in the half-mile open of bicycle races at an exposition in Richmond with a time of 1:14, winning a “handsome prize.” It was a good day for Temple, though at least one glitch marred it somewhat:

“Temple did a clever bit of riding. He carried off two first prizes and won the second prize in the one-mile State championship. In this race he led the pace and turned the last quarter some distance ahead of the others. It looked as though he had the result his own way until near the finish when he fell back abruptly to second place. His friends claimed that his wheel got hot and revolved with some considerable difficulty to the rider.”⁹³

Bicycles were a “hugely disruptive technology” in the late 19th century. Roff Smith, in a 2020 *National Geographic* article, noted that “for the first time in history, people were able to come and go as they pleased” with no regard for pesky omnibus schedules or expensive horses and carriages. Plus, bikes were fast. Cycling’s first superstar was Marshal Walter “Major” Taylor of Indianapolis whose mile record of 1:41 in 1898 endured for 18 years; he is still considered today to be the greatest American sprinter of all time.⁹⁴



ENOUGH SAID!
J. TWOHIG TEMPLE,
EXPERT BICYCLE MACHINIST,
800 802 East Broad Street.
Electric Power and Improved Machinery. At
home 365 days in the year. I loaf one day in
four years. New 'Phone 1004; Old 'Phone 1001.
Use above 'phones for Messenger boys.

Figure 15. Twohig Temple bicycle shop ad in the 1897 City Directory. Source: Richmond City Directory, 1897, p. 860.

⁹³ “Track Record Broken,” *Richmond Daily Times*, June 24, 1894.

⁹⁴ Roff Smith, “How Bicycles Transformed our World,” *National Geographic* (online), June 17, 2020, <https://www.nationalgeographic.com/history/article/how-bicycles-transformed-world#:~:text=For%20the%20first%20time%20in,fastest%20thing%20on%20the%20roads>, accessed September 27, 2023; “Major Taylor.” *Wikipedia*, Wikipedia Foundation, August 17, 2023, https://en.wikipedia.org/wiki/Major_Taylor.

By 1895, Twohig had abandoned the electroplating business he had tried for a couple of years and was running a bicycle messenger service, later adding bicycle repair to his business portfolio (Figure 15).⁹⁵ His name continued to appear many times in the local newspapers for his bicycle prowess over the next several years, and he brought home a number of prizes, often breaking local records while also winning bets – including on himself, more often than not. In May 1901, he performed bicycle tricks in front of a crowd of 3,000 people at a local amateur talent show at Richmond’s City Auditorium.⁹⁶

Beyond Twohig’s intrepid bicycle talents, one of the oddest and most inexplicable, unfathomable, anecdotes about his life occurred the next month when the Meyer’s Department Store, at Foushee and Broad, only a block east from the Brook and Broad intersection, caught fire (Figure 16). The five-story building was already full of employees who rushed to whatever exit they could when they heard the calls of “Fire!” at 8:20 a.m. Every unit of the city’s fire department and every piece of fire-fighting apparatus was called for. Thousands of onlookers gathered on all sides of the building as the news of the disaster spread. Some of those watching the horror unfolding in front of them recounted how they had seen Robert Slaughter at one of the windows, then the fire flashed and Slaughter disappeared, later to be found dead.⁹⁷

Twohig, then 31, was in his bicycle shop at 219 West Broad, three blocks away from the fire and only about two blocks away from 303 Brook, when he heard the commotion:

“His first thought was of the expensive dynamo and electrical machinery which was located in the basement at the rear end of the store. He rushed into the burning building and, making his way to the dynamo, succeeded in covering it up. By this time, he found every avenue of escape cut off, and the basement as black

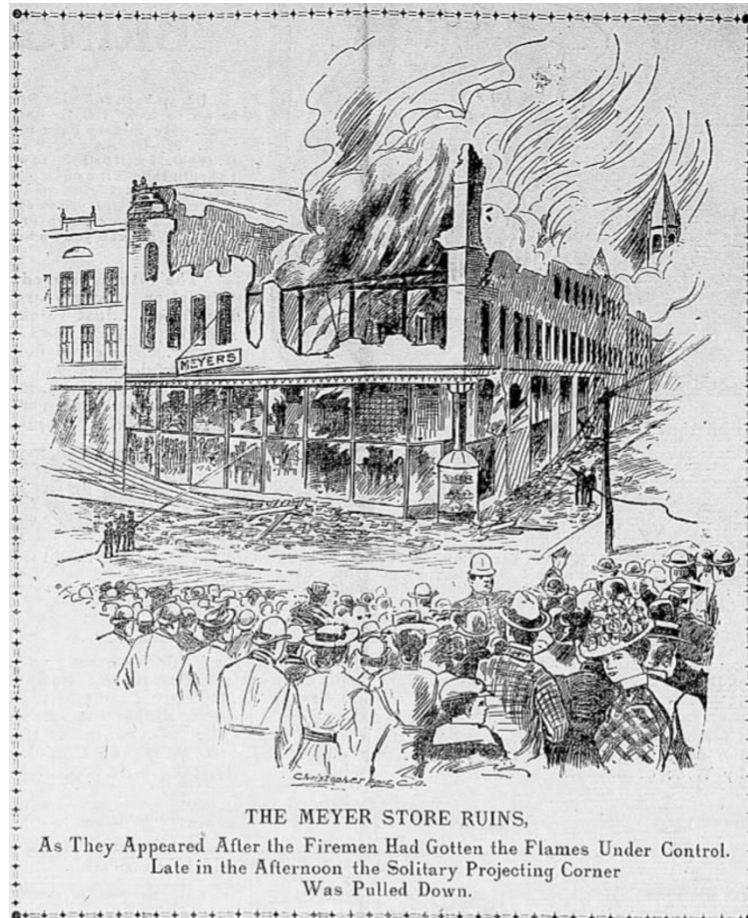


Figure 46. Newspaper illustration of the fire at Meyer’s Department Store.
Source: *Richmond Dispatch*, April 11, 1901.

⁹⁵ Richmond city directories, 1893-1900.

⁹⁶ “Circus a Success,” *Richmond Dispatch*, May 24, 1901.

⁹⁷ “Burning of Meyer Store,” *Richmond Dispatch*, April 11, 1901.

as night . . . The water was dripping through the floor, [and he could hear] bricks, loosed from the walls above, striking the main floor overhead. Instinct guided him to the front of the store, where the fire had not yet reached its fiercest, and after stumbling about and badly cutting himself on the arms and hands in the darkness amongst the crockery and chinaware, he finally made his escape through a broken window on the Broad Street side, nearly forty minutes after the fire had broken out.”⁹⁸

So there were lots of things going on in 1901 with Twohig when his engagement to the 12-year-younger Nina Rosalie Davin, 19, then of Columbia, Virginia, was announced that October.⁹⁹ Nina, the daughter of Henri Davin and the former Odille Marie Pavon, both French natives who had immigrated to the United States in the early 1870s, had grown up in Roanoke, where her father was a wealthy, prominent citizen. Captain Davin – he had been a military officer in the Franco-Prussian War – was a contractor for the Norfolk and Western and other railroads, and it is likely Robert Temple had come to know him and his family through that work, and that Twohig had come to know Nina as a result.¹⁰⁰ At the time of the engagement, a local paper called Twohig “one of the best-known and most popular young men in the city,”¹⁰¹ a real catch, in other words. With his father likely already ill, the marriage was rushed. The couple’s nuptials were held on December 6,¹⁰² only three weeks before Robert Temple died.

Still sowing his wild oats as a wheel man (popular slang for a bicycle enthusiast), it didn’t take Twohig long to realize that his inheritance enabled him to enjoy a lifestyle without the troublesome imposition of a job, and that it would even allow him to indulge in other fast sports of his choice. For a brief time he raced cars¹⁰³ and was involved in motorcycle races,¹⁰⁴ but it was the lure of horse racing that really captured his imagination. “Twig is fairly well fixed . . . having an income inherited from his father,” reported the *Richmond News Leader* in 1906, “but when this former successful bicyclist announced his intention last spring of handling and racing some runners for the benefit of both health and purse, it was received with more or less incredulity.” The newspaper observed in the same article, however, that Temple had already achieved “some success.”¹⁰⁵

Indeed.

⁹⁸ “Alone in the Basement,” *Richmond Dispatch*, April 11, 1901.

⁹⁹ “Social and Personal,” *Richmond Times*, October 29, 1901.

¹⁰⁰ Davin’s career: “Captain Henri Davin Dead,” *Lexington Gazette*, March 15, 1899. Indications of his wealth: e.g., classified advertisement, *Roanoke Times*, March 22, 1893, and “Captain Davin Buys a Farm,” *Roanoke Times*, March 10, 1893. His civic contributions: e.g., “Celebration Close at Hand,” *Roanoke Times*, June 14, 1892.

¹⁰¹ Society announcements, *Richmond Dispatch*, “October 27, 1901.

¹⁰² “Temple-Davin,” *Richmond Daily Times*, December 7, 1901.

¹⁰³ “Up to Automobilistas,” *Richmond Times-Dispatch*, May 21, 1905; and “Automobile Races Next Wednesday,” *Richmond Times-Dispatch*, August 2, 1907.

¹⁰⁴ “Woodmen Encamp Here on Outing,” *Richmond Virginian*, July 17, 1912; and, “Speed Boys Ready for Today’s Automobile Races,” *Richmond Times-Dispatch* July 4, 1914.

¹⁰⁵ “News of Horses and Horsemen,” *Richmond Times-Dispatch* October 21, 1906.

Temple amassed a stable of racing horses – at least five – and traveled “from Canada to Jacksonville (Florida),” racing his horses at Pimlico, Belmont, and Pensacola.¹⁰⁶ There wasn’t a horse race Twohig didn’t like: in addition to running his horses in flat races, he entered them in harness races and steeplechases.¹⁰⁷

Twohig’s most famous horse, Billy Hibbs (Figure 17), was a horse with an oddity, a sway back, but who nevertheless ran in more than 85 flat races, winning 24 of them. (A sway back is not generally painful for a horse and does not affect its quality of life.) A Norfolk newspaper described Billy Hibbs:

“No one would take him for a racehorse on looks. He is covered with humps and bumps and has one knee that has a cantaloupe effect when scrutinized closely. But like the majority of thoroughbreds, he is game, and he knows his business.”¹⁰⁸

Twohig loved that horse. After the Norfolk race, the same reporter wrote this:

“The whoops that emanated from Temple and the stable attendants when Billy was seen collecting his field of pacemakers would have been heard at Old Point. (Those cheering) attracted more attention than did the horse, and after Billy

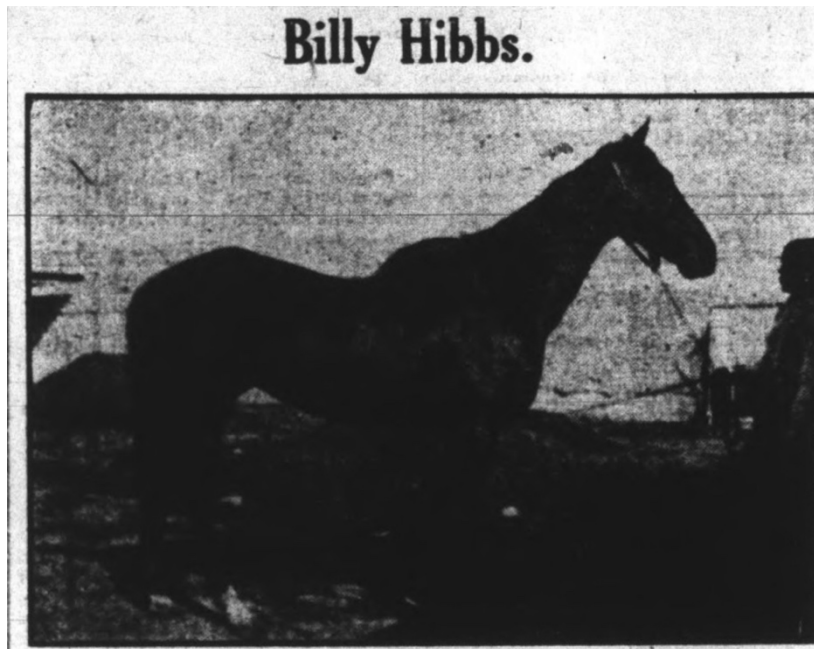


Figure 17. Twohig’s “swayback” racehorse, Billy Hibbs. Though a poor image, it is possible to see the unconventional line of the horse’s back. Source: *Richmond News Leader*, January 30, 1911.

Hobbs’ number had been displayed by the judges there was perfect pandemonium among the horsemen and the friends of Temple, for he is one of the popular men among horsemen. Even though some of them had horses that were beaten in the race, they were the first to congratulate the owner of Billy Hibbs.”

“‘If I could get strawberries for him tonight I would do it,’ said Temple as he threw a blanket over his horse, ‘You’ll get the best oats

¹⁰⁶ Number of horses in stable: “News of Horses and Horsemen,” *Richmond Times-Dispatch*, October 21, 1906. From Canada to Jacksonville, and Belmont: “Gleanings Collected in Field of Sport,” *Richmond News Leader*, June 22, 1915. Pimlico: “News of Sports,” *Richmond News Leader*, May 17, 1913. Pensacola: “Twohig Temple’s String Winning in the South,” *Richmond News Leader*, January 30, 1911.

¹⁰⁷ “Harness Races Go Over Until Tomorrow,” *Richmond News Leader*, October 5, 1914; and “Twohig Temple’s String Winning in the South,” *Richmond News Leader*, January 30, 1911.

¹⁰⁸ “Billie (sic) Hibbs Wins a Race,” *Virginia Pilot and the Norfolk Landmark*, November 25, 1913.

in the box, anyhow, and plenty of ‘em,’ talking to the horse, ‘and I have a nice mess of carrots you’ll get, too, and by golly, I’ll try you with a chocolate éclair if you fancy that.’”¹⁰⁹

Twohig (Figure 18) doesn’t seem the kind of person to get involved in social issues of the day, but the so-called vice of drinking alcohol was apparently not high on his priorities of problems he thought America needed to fix. Perhaps it is no wonder: alcohol is so entwined with horse racing that today, at least, many tracks have their own signature drinks: Pimlico has the Black-Eyed Susan, Belmont has the Jewel, and, of course, the Kentucky Derby has its mint juleps or whiskey straight. Twohig may not have closely followed the news on the wheeling and dealing regarding the reduction of the number of saloons in Richmond that Joseph Salotti – who was running the saloon in Twohig’s building at 303 Brook – was so worried about, but he could not have avoided it either: all the papers were writing about it. It was Twohig who had loaned the money to Salotti for the license fee at 303 Brook back in 1906; perhaps both as a matter of business and pushback against prohibition forces.¹¹⁰ Salotti may have hoped that Twohig’s popularity and backing might favorably impact the judge’s decision as to whether he could keep the saloon license. Whatever the case, as previously noted, Salotti lost the license and had to move on.



Figure 18. Twohig Temple, 41, in 1911. Photo taken at a Florida racetrack. Source: *Richmond News Leader*, January 30, 1911.

In the meantime, and perhaps to everyone’s surprise, a woman named Amanda Thorp in May 1908 rented the building at 18 West Broad, next door to 303 Brook, and opened a movie theater there, Richmond’s first. She called it the Dixie Theater, and she was charging people a nickel a throw to see the short, silent films she was showing, attracting huge crowds wanting to get a look at this new phenomenon.¹¹¹ Twohig had lost his saloon lessee, but he gained one who put in a confectioner’s shop, and it is easy to imagine a whole lot of those folks milling around the corner and waiting for the 30-minute show next door, whiling away the time by stopping in the sweetshop and paying a penny or two for a twist of licorice, a handful of sour balls, or probably most popular: a bag of peanuts.

Though Thorp originally opened her theater for Whites in segregated Richmond, by November 1908, she changed it over to a theater for African-American patronage. This may have created some initial heartburn for the White shopkeepers at 303 Brook as they sorted out the complexities of segregation in Richmond. The 1909 Richmond City Directory lists about 175

¹⁰⁹ “Billie (sic) Hibbs Wins a Race,” *Virginia Pilot and the Norfolk Landmark*, November 25, 1913.

¹¹⁰ “224 Ask to Run,” *Richmond Evening Journal*, January 28, 1908. The article lists all saloon owners who had applied for the new licenses and paid the \$400 fee. Salotti’s entry is actually listed as “J. T. Temple (for G. Salatti), 303 Brook Avenue.”

¹¹¹ Kathi Clark Wong, *Nickelodeons and Black Vaudeville: The Forgotten Story of Amanda Thorp* (Knoxville, Tennessee: University of Tennessee Press, 2023), pp. 49-53.

confectioners' shops in Richmond. Only twenty-five of the confectioners' stores in the city were indicated as Black; none of them were near the Dixie.¹¹² It seems very likely that a major portion of the shop's business at 303 Brook after November 1908 was selling to Black customers.

From about 1908 through 1925, just over a half-dozen men ran confectionary shops at 303 Brook (see Appendix 16). Like their predecessors who had run saloons in the building, they all, except for one, had last names that appear to indicate European (actually Italian) heritage (the exception appears to be of Russian or Slovak origin). Fruit sellers, with last names that also appear to be of Italian ancestry, would sometimes be listed with them, but the fruit may have been sold from an outdoor stall at that notch between the buildings at 303 Brook and 18 West Broad (as seen in Figure 22 below).

The building, as well as the neighborhood – as shown in the 1905 Sanborn Fire Insurance map (Figure 19) – had undergone changes in comparison to the last insurance map of 1895, although

some of the “changes” might either be corrections or new mistakes, as the case may be. The 1905 map shows 303 Brook extending further back toward the alley, but still with a yard at the back. It still shows a difference in elevation: three stories in the front, but only one story to the back (it therefore seems likely that either the 1895 – with the building shown as two stories in the back -- or this map is incorrect). A much larger, but still one-story, wood frame building is shown in the yard. The main brick building is marked as being used as a saloon. Structures in the triangle of the Brook/Broad/Adams intersection appear to no longer be present – likely the fountain, still there at the time, functioned to separate Adams' traffic from Brook's.

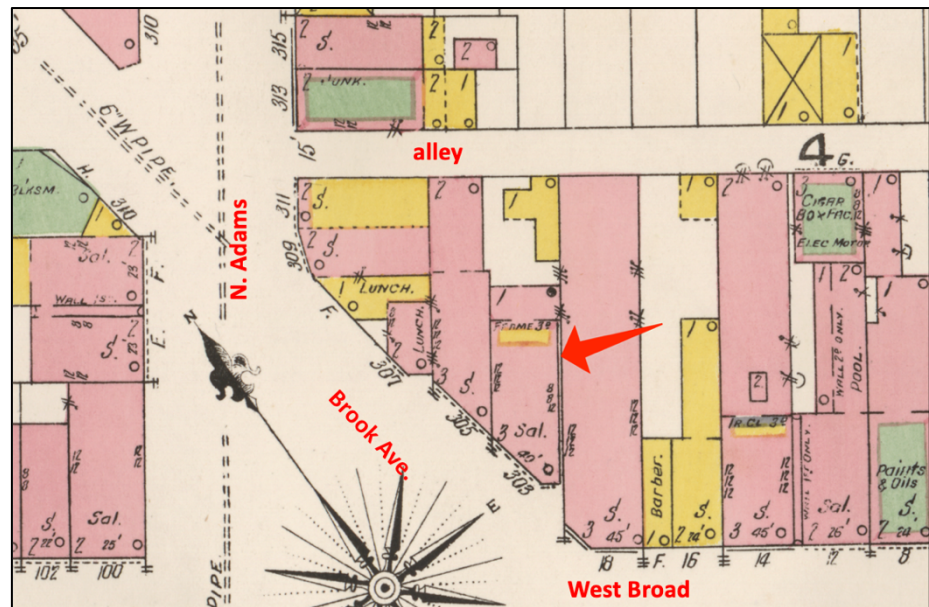


Figure 19. Arrow points to 303 Brook on this 1905 Sanborn Fire Insurance map; the key (Appendix 18) describes the colorations and markings. Indicators of the street names in red were added by the author. Source: *Sanborn Fire Insurance Map of Richmond, Virginia*, Sanborn Map Company, 1905, plate 1. Acquired online from the Library of Congress.

As one of 600 Richmond men “representing the best manhood, the highest character, and the best business in the city,” Twohig Temple made one more stand against prohibition agitators in 1914, signing a published statement encouraging voters to vote against a proposal to make the

¹¹² Richmond City Directory, 1909, pp. 1206-1208. City directories of the era marked Black businesses with an asterisk to indicate “colored.”

state dry.¹¹³ Their effort was in vain: three days later, voters approved the measure, and prohibition in Virginia went into effect on November 1, 1916, nearly four years before it did so nationwide.

The Dixie Theater closed in about 1921, and by that time entertainment venues for African-American Richmonders were nearly all located on the Deuce, Richmond's Second Street in Jackson Ward. The Hippodrome Theater, of course, stood out among them. The intersection at Brook and Broad



Figure 20. Shops on Brook Avenue in 1921; 303 Brook is the flat-faced building painted white on the right with the “Taka Cola” sign painted between the windows. The horse fountain can be seen in the intersection. Photo from the W. Palmer Gray Collection, Valentine Museum, Richmond.

transitioned back to one of daily commerce and serving the needs of those passing through the area (Figure 20). The building at 18 West Broad housed a women's dress shop, there was a lunch counter next door to it at 16½ Broad, and Sigmund's Shoe Shop was located at 16 West Broad.¹¹⁴ Charles Pardini was operating a confectioner's shop in 303 Brook. The Great A&P Tea Company, Acme Window Service Company, and the Owen Sign Company were all co-located at 305 Brook, and the African-American Rex Lunchroom was located at 307 Brook. Black and White business was mixed in the area as Brook continued further out from Broad, becoming more predominantly African American for a mile or so as it went along the perimeter of Jackson Ward, and then disappeared into the countryside further north.¹¹⁵

In January 1922, the City Council approved the re-naming of “Brook Avenue” to “Brook Road.”¹¹⁶

In 1924, the Sanborn Fire Insurance map company produced another map of Richmond, but a copy of that atlas cannot be discovered. In 1952, the company reissued and updated the

¹¹³ “Defeat of State-Wide Prohibition Urged by 600 Representative Richmond Men,” *Richmond News Leader*, September 19, 1914.

¹¹⁴ Kathi Clark Wong, *Nickelodeons and Black Vaudeville: The Forgotten Story of Amanda Thorp* (Knoxville, Tennessee: University of Tennessee Press, 2023), pp. 49-53; and Kathi Clark Wong, *History of the Building of the Former Dixie Theater at 18 West Broad, Richmond, Virginia* (www.RichmondNarratives.com, revised September 29, 2023), p. 16.

¹¹⁵ *Richmond City Directory*, 1921, pp. 1228-1229.

¹¹⁶ “Carmen Meet Here Today; Propose City Take Over System” (account of city council meeting which jumps to p. 2), *Richmond Times-Dispatch*, January 4, 1922.

1924 map (Figure 21), but it is difficult to discern what parts of the images in the 1952 version are from the original 1924 publication and what are revisions. In the 1952 version, the building at 303 Brook is shown flanked by two furniture stores. This conforms to the reality of 1952 (rather than 1924) when Home Furniture Corporation storage was located at 305 Brook and Home Furniture Corporation retail space was located at 18 West Broad (in 1924, the Dixie Transfer Company

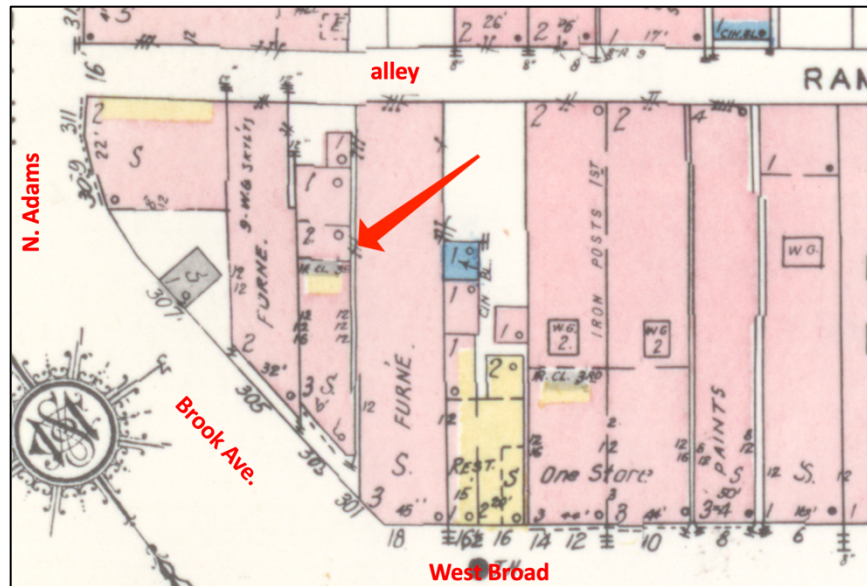


Figure 21. Arrow points to 303 Brook on this 1924/1952 Sanborn Fire Insurance map; the key (Appendix 18) describes the colorations and markings. Indicators of the street names in red were added by the author. Source: *Sanborn Fire Insurance Map of Richmond, Virginia*, Sanborn Map Company, 1905, plate 1. Acquired online from the Library of Congress.

and the Owen Sign Company were located at 305 Brook and the Colonial Piano Company was located at 18 West Broad).¹¹⁷ Whatever the reality presented is the 1952 or 1924 version about 303 specifically, there are interesting details revealed about the building there. The first is that the building extends much further down the lot than it did in 1905, and it consists of three levels – three stories at the front, a smaller two-story behind that, and a one-story behind that. An additional one-story shed-like structure is attached to the back of the building in the location of the much smaller yard; it also is made of brick. All sections of the main buildings are brick. Another interesting detail is the extension of neighboring 305 pushing out more toward Brook Road. This may have been the beginning of the strange façade extension which even today partially covers the façade of 303 Brook (see cover and Figure 23b below). Photographs as late as 1928 (see Figure 22 below) do not show this extension (or the façade) which encroaches over today's 303 Brook.

The life Twohig led may have proven incompatible with marriage; his relationship with Nina might best be described as, “it’s complicated.” By 1910, after only nine years of marriage, he and Nina were shown as divorced and she was living with her brother’s family in Goochland, just west of Richmond.¹¹⁸ The two may have remained friends or may have even reconnected, however; in 1917, she was listed as the owner of record of Billy Hibbs’ last race in Winchester, Virginia.¹¹⁹ The listing may have been a parting gift to her from Twohig: it appears the race was Billy Hibbs’ last, and Twohig also cannot be found participating in horse racing again after that.

¹¹⁷ Richmond City Directory, 1951, pp. 46 and 48 and Richmond City Directory, 1924, pp. 1512 and 1515.

¹¹⁸ U.S. Census, 1910, Goochland County, Virginia, April 20, 1910.

¹¹⁹ “Clarke County Meet at Berryville Ends,” *Richmond Times-Dispatch*, October 28, 1917.

Twohig and Nina travelled together to Puerto Rico and Cuba in two trips separated by six months in 1923, with the shipping manifest both times noting they were married.¹²⁰

Twohig Temple, 63, died on December 27, 1932, after what the obituary described as a “long period of invalidism.”¹²¹ For a man long accustomed to a fast, sporting life, it must have been an excruciating way to spend the last

months, or possibly years, of his life. A contributing factor to his death may have been a horrific accident in 1913: Temple and two other men were in a temporary elevator when it fell 17 feet from the second story of a building Twohig was having built at 116 East Broad. All were unconscious at the arrival of emergency medical services. When Twohig regained consciousness he complained of pains “about his spine.”¹²² The death certificate did not reference the accident, but rather noted official cause of death as chronic arthritis and chronic myocarditis.¹²³

Twohig died in the home of a friend, E. L. (Edgar Leonard) Delaney, at 3612 Noble Avenue, in Richmond’s Ginter Park neighborhood. Though Delaney and Twohig’s path did not cross in the many newspaper articles written about Twohig during Twohig’s lifetime, they had known each other since at least 1904 when Delaney, at 17, was working for Twohig as a clerk in Twohig’s bicycle shop.¹²⁴ Delaney, from a family with modest means, went on to become a successful businessman in Richmond, investing in real estate and becoming associated with building contractors and builder’s supplies concerns in the city.¹²⁵ As friends, and despite the age



Figure 22. A circa 1928 photograph of 303 Brook (center building). The photo shows the “notch” of the building being used as a fruit sellers stand. The Dixie Theater (white building to the right) had closed by that time though the painted sign was still on the side of the building. The building to the left at 305 Brook housed a depot for the Atlantic Pacific Railroad as well as the Owen Sign Company. Provenance of this photograph is unknown. From the collection of Jennifer Raines, Richmond, Virginia.

¹²⁰ Shipping manifests, March 24, 1923 (Havana, Cuba), and September 26, 1923 (San Juan, Puerto Rico), accessed at www.ancestry.com.

¹²¹ “Funeral of Temple to be Held at Home,” *Richmond News Leader*, December 28, 1932.

¹²² “Twohig Temple Injured in Accident,” *Richmond News Leader*, June 14, 1913.

¹²³ Virginia Death Record for John Towhig (sic) Temple, December 27, 1932, www.ancestry.com.

¹²⁴ Richmond City Directory, 1904, p. 223.

¹²⁵ From a family with modest means: 1900 U.S. Census, Clay Ward, City of Richmond, shows Delaney’s father as a laborer. Delaney’s later career: e.g., *Richmond News Leader*, “Construction at Lowest Level of Cost in 12 Years”

difference (Delaney was 18 years younger than Twohig), they may have reversed traditional mentor-mentee roles, and in the matters of business interests they both may have shared the younger may have advised the older since he had taken a more conventional path to maturity.

In Twohig's will, written two years before he died, he wrote about Delaney in the first paragraph: "during my long illness [Delaney] has ... borrowed personally money necessary for my expenses and comforts." Twohig directed that after paying off all of those debts to Delaney, his real and personal estate be divided into two shares in a 60-40 split, with 60% going to Delaney and 40% to Twohig's wife, Nina. He asked that Delaney look after his aunt, Miss Lucy L. Temple, during her lifetime, but it was "only a request," not mandatory, "because I have implicit faith that he will do for her as he has done for me." The will was written almost two years before Twohig's death and was witnessed by L. B. Gunn and R. W. Gunn, Jr., who lived near Delaney's home in Ginter Park, suggesting it was written by Twohig as an invalid there already in 1931.¹²⁶

Where Nina was during the last years of Twohig's life is unknown. They were together in 1930, living with her brother and his family in Fluvanna County, not far from Goochland where Nina was in 1920, in an area which even today is very rural.¹²⁷ Twohig may have left Fluvanna County to go to Richmond to obtain medical care; whether Nina went with him is not known. Though Twohig's will seems to slight Nina, she does not appear to have lacked for money, some of it likely remnants of inheritance from her own family. When she died in 1960, she was living in Ashville, North Carolina, with a sister and left an estate which included nearly \$155,000 (about \$1.6 million today) in stocks.¹²⁸ At her death, Nina's body was brought to Hollywood Cemetery and buried next to Twohig. The couple had no children.

Among the 40% of Twohig's estate that went to Nina was the building at 303 Brook. Still housing Liberty Meat Market, it was sold to Joseph Wasserman, on

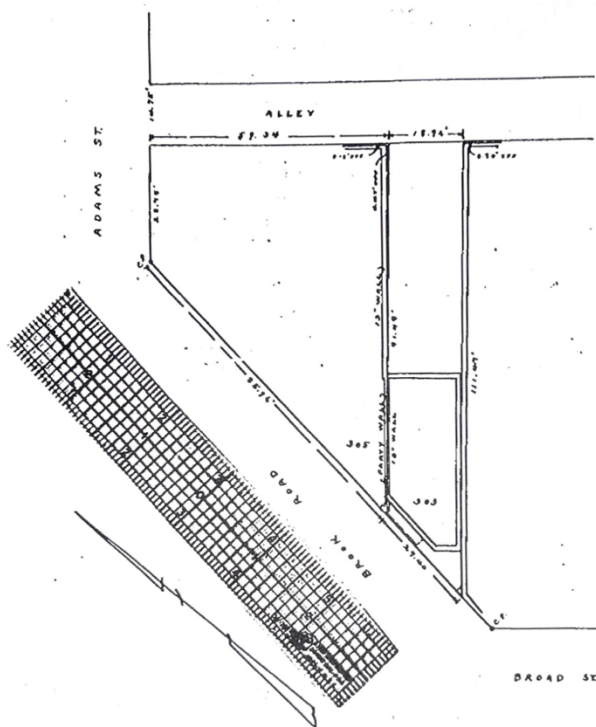


Figure 23. This November 27, 1933, survey of 303 Brook by Charles H. Fleet was attached to the December 1, 1933, deed filing of the conveyance of 303 Brook from Delaney to Wasserman with proceeds to Nina Temple.

(Delaney was on Richmond City's Construction Committee), March 29, 1932; and *Richmond Times-Dispatch*, "Announce the Opening of their New Plant," December 17, 1939.

¹²⁶ Will of John Twohig Temple (May 26, 1928), Richmond City Property Division, Will Book 31, p. 41, January 31, 1933.

¹²⁷ 1930 U.S. Census, Palmyra District, Fluvanna County, Virginia, April 2, 1930.

¹²⁸ "Mrs. Temple's Estate Valued at \$168,086," *The Asheville Times*, February 20, 1960.

December 1, 1933 (Appendix 11).¹²⁹ The deed has a plat map (Figure 23) attached to it, drawn by Charles H. Fleet, showing the front half of the building (as it exists today); but there is no back half. Comparing Sanborn maps after 1886, this confuses the issue as to the date of construction of today's back half of 303 Brook. It seems possible that the back, or at least a portion of the back, may have been removed sometime before 1933 and today's back portion was built after 1933 to replace it.

¹²⁹ "Delaney &c. to B. & S. Wasserman," Richmond City Property Division, Deed Book 389A, p. 121, December 1, 1933.

Final Sales

The next time the building was sold was in 1970 to Alfred P. Seligman and Alisa P. Seligman by the heirs of Joseph Wasserman (Appendix 11).¹³⁰ Alisa P. Seligman, widow, conveyed the property to Rubin Peacock and Sylvia A. Peacock on October 28, 1986 (Appendix 12).¹³¹

The story of 303 Brook endures through the extensive restoration Ruben Peacock did of the building in the mid-1980s and the bronze artwork he creates there.¹³²



Figures 24a (top) and 24b (bottom). The front and back of the building at 303 Brook Road, September 2023. Photos by Kathi Clark Wong.

¹³⁰ MacMillan, et al., to Alfred P. Seligman and Alisa P. Seligman, Richmond City Property Division, Deed Book 664C, p. 21, May 5, 1970.

¹³¹ Alisa P. Seligman to Rubin Peacock and Sylvia A. Peacock, Richmond City Property Division, Deed Book 101, p. 1843, October 28, 1986.

¹³² Susan W. Morgan, "Studio Spaces," *Richmond Home* (online), October 25, 2021, (<https://richmondmagazine.com/home/house-tours/studio-spaces/>); and Ruben Peacock, "Ruben Peacock: 50 Years of Bronze Sculpture," (Richmond, Virginia: Carter Printing Company, 2019), <https://scholarscompass.vcu.edu/books/1/>.

15. Summary and Analysis of the Evidence of the Building's Age

(Author's note: Sourcing information for the following can be found by consulting the longer narrative above; this summary and analysis contains no new information.)

Numbered addresses were not used for this property in the city directory until 1869 and not in deeds of sale until 1913. Prior to those dates, the property can only be identified with certainty by tracing it in deed books, going backward from the present to the past. The deeds show that a grocer's company named Glazebrook & Thomas sold the property in 1862 to Joseph Millhiser; a plat map attached to the deed shows the existence of a building for the first time on the front half of the lot. Taking all deeds of sale for the property into account, by far and away the scenario that makes the most sense is that Glazebrook & Thomas had the building constructed for their business – “one of the leading concerns of its kind in Richmond” –between 1858 and 1862, most likely toward the earlier date when they originally purchased the property. In 1871, the Millhiser family sold the lot, and a newspaper article describing the transaction specifically mentioned a brick (rather than frame) building present on the lot, all but confirming this hypothesis.

There is no indication in any prior deeds that there was a building on the lot before 1858. The fact of the existence of the 1862 plat map, in fact, strongly suggests that the survey was done because of the presence of a (this) building. Additionally, an exhaustive search of all known primary sources yields no indication of a fire or other kind of destruction at 303 Brook which might indicate another one was built later.

The 1866 plat map done for the sale of the property next door at 18 West Broad adds some confirmation but also some confusion as to when the building at 303 Brook was built.¹³³ The existence of the “notch” between 303 Brook and 18 West Broad, which still exists today, is clearly shown in the 1866 survey. However, there is a notation “start of houses” on the survey, the wording of which may generally mean “buildings with residences.”

The Broad Street Commercial Historic District Nomination form lists the building as having circa 1890 construction; the form also has the building misidentified as 303 North Adams Street. An exhaustive search of all known primary sources around the time of 1890 yields no evidence that a building was constructed at the 303 Brook location at that time.

¹³³ “Oliver to Thomas,” Richmond City Property Division, Deed Book 881, p. 42, April 20, 1866. Plat map by Joseph J. Pleasants.

Similarly, no evidence was found to justify the Richmond City Property Division date of 1915 for the building. The dates listed in city records for old buildings are often incorrect in cities in general – Richmond is no exception. In fact, the actual age of a building is not of particular concern to property divisions; it is enough for them that the building is “old.” In the case of this building at 303 Brook as well as many of the other senior buildings in Richmond and in other cities, the date could have just been a guess of the person filling out a requisite records form decades later.

When the back, newer half of the building was constructed cannot be determined. The 1933 conveyance of the property includes a survey by Charles H. Fleet which shows no building at the back of the property; the back half therefore was almost certainly built sometime after 1933. A search of building permits may or may not reveal when this portion of the property was built, but since it was not germane to the purposes of this narrative, such a search was not undertaken.

The notch that exists between 303 Brook and 18 West Broad is a cryptic architectural feature. The first possibility of its existence is in 1851, when Mary Ann Williams accepted payment for what amounted to the eminent domain taking of some of the property in front of the building. The notch is clearly there in the 1866 survey by Joseph Pleasants

Another mystery regarding the building is the way it sits behind the façade of the building at 305 Brook. As noted in the full narrative, as late as 1928 the buildings of both 303 and 305 Broad are flat and even next to each other. The 1952 version of the 1924 Sanborn map shows 305 extending further out toward the street. This may either represent the façade that is there now or represent the wall which the façade was used to cover. At any rate, the evidence available shows the 305 façade extension was built sometime after 1928.

APPENDICES

Description of Appendices 1-13. The following appendices 1-13 are copies of the original deeds and indentures located in the Richmond Property Division Office from August 12, 1817 - October 28, 1986 for the property at today's 303 Brook Road as well as typed transcriptions (prepared by the author in 2023) of those that were originally hand-written. A summary timeline of the deeds and indentures appears as Appendix 14. For more information about these documents, see the text of the longer narrative or the summary of these deeds and indentures which precedes this section. Question marks in the transcriptions indicate letters or words that could not be determined. The reference number is that given by the Richmond Property Division and provides location data for the deed or indenture. "DB" stands for "Deed Book" and the number following the hyphen indicates the first page number of the deed or indenture.

Appendix 1. Foushee to Carter (and others). August 12, 1817 (original). Reference Number: DB13-542.

Page 1 of 4 pages for this indenture.

542
Foushee
to
Carter & Co.
Burgess & Co.
John R. Parker

This Indenture made and entered into this twelfth day of August in the year of our Lord one thousand eight hundred and seventeen, between William Foushee, senr. M. D. of the City of Richmond of the one part; and William Carter of Matons in the County of Charles City and Thomas Ritchie, Wm Foushee jr. M. D. and Richard C. Parker of the same City of Richmond of the other part. Witnesseth, that the said Wm Foushee senr. for and in consideration of the natural love and affection which he hath for the said Wm Foushee jr. and for his Daughters Elizabeth Parker, Charlotte Carter and Isabella Ritchie, and in consideration that the said William, Thomas, William and Richard C. shall assume upon themselves and pay and satisfy the following debts due from the said Wm Foushee senr. viz. A debt due on the 19th and 23rd days of this month to the Bank of Virginia for the sum of seven thousand two hundred and eighty one dollars, another to the bank of the U. S. on two notes payable the 13th & 18th days of this month, the one for one thousand and the other for fifteen hundred dollars; a third due to George Greenhow on two notes for the sum of two thousand five hundred dollars each; and a fourth due to William Carter aforesaid for the sum of five thousand and three dollars including interest to the date hereof; and also in further consideration of one dollar to him in hand paid by the said Wm Foushee, Thomas, Wm and Richard C. at or before the sealing and delivery of these presents, the receipt whereof he doth hereby acknowledge, hath granted, bargained and sold, and by these presents doth grant, bargain and sell unto the said William Carter, Thomas Ritchie,



Appendix 1. Foushee to Carter (and others). August 12, 1817 (original). Reference Number: DB13-542.

Page 2 of 4 pages for this indenture.

542
Witness, M^{rs} Foushee and Richard C. Parker all that
piece or parcel of land situated, lying and being in
the City of Richmond and bounded as follows to
wit: on the N. E. by K. Street, whic it intersects
the road leading from the Brook near Belchins
thence by that road on the N. W. across the
Timpiche, which is a continuation of H. Street to
across between Thomas Rutledge and the said
M^{rs} Foushee and on the said old Brook road
and near its junction with what was called the
Watham Road, thence south fifty six degrees
east 8 poles to a lot of James Bootwright which
was a part of the old Rope Walk, thence at
right angles nearly with the last line across
the Timpiche to its N. E. line, thence S. 54 degrees
E. to 1st Street in the plan of the City of
Richmond, and thence with that Street to K.
Street, it being the land designated in a
survey of Rich^d Youngs dated the 28th July
1817, annexed to this deed by the black
letter S. D. C. B. U. N. C. S. and as the
same which was conveyed to the said M^{rs}
Foushee and by M^{rs} Dennis surviving and attorn-
trustee of the Commonwealth for the benefit
of Patrick Bouitt's estate dec^d by deed
bearing date the 3rd of June 1814 duly
recorded in the County Court of Henrico on
the 8th of November 1814 ^{did pp 159} and also includes
all that was conveyed to the said M^{rs}
Foushee and on the S. W. of K. Street by another
deed from the Reverend John Buchanan to him
{ bearing }

Appendix 1. Foushee to Carter (and others). August 12, 1817 (original). Reference Number: DB13-542.

Page 3 of 4 pages for this indenture.

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bearing date the 2nd of June 1815 and admitted to record by
the Justices Court of the City of Richmond on the 11th of
June 1815, with the exception however of three half acre
lots on each side of what would be J Street if extended
together with the ground over which J Street if extended
would pass and also the space or ground over which
any street parallel with 1st Street aforesaid, if opened
would pass, this said piece or parcel of ground hereby
excepted being laid down on the survey or plat
before referred to by the red letters A, B, C, D, and
is reserved by the said W^m Foushee out of the hereby
granted premises included within the said letters S,
D, E, B, M, N, O, P, for his own use and benefit.
To have and to hold the said piece or parcel
of land and the hereby granted or intended to be
hereby granted premises with the remainder and
remainders, reversion and reversions, rents, issues
and profits and the appurtenances to the said
Williams Carter, Thomas Ritchie, W^m Foushee Jr and
Richard E. Parker and their heirs forever to the only
use and behoof of them the said W^m, Thomas,
W^m and Richard E. and their heirs and assigns
forever. In witness whereof the said W^m Foushee sen.
hath hereunto affixed his hand and seal
the day and year first above written
Signed, sealed and  H. Foushee
delivered in presence
of 

Appendix 1. Foushee to Carter (and others). August 12, 1817 (original). Reference Number: DB13-542.

Page 4 of 4 pages for this indenture.

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City of Richmond, to wit
In the office of the Court of Hustings for the
said City the 12th day of August 1817. This
Indenture was acknowledged by Mrs Foushee
a party thereto, and together with the annexed
plat, admitted to record. Attest H. C. Haward Clerk

Appendix 1A. Foushee to Carter (and others). August 12, 1817 (transcription). Reference Number: DB13-542.

Page 1 of 2 pages for this transcription of this indenture.

***Note:** This indenture says a survey of the property by Richard Young is appended to it, but it is not, at least not as the indenture appears in the deed book as digitized at the Richmond City Property Division. Instead of a survey to this specific property, this could be instead a reference to or a detail of the survey/map of the City of Richmond drawn by Richard Young in 1817. The 1817 Richard Young map of Richmond is available online from the Library of Virginia, and the Foushee property can be identified on it (the map detail of the Foushee property is included in the text of this narrative). References in this indenture to alphabetic letters on the survey were likely added on the copy which may have been meant to be appended to the document.*

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This Indenture made and entered into this twelfth day of August in the year of our Lord one thousand eight hundred and seventeen, between William Foushee Sr M.D. of the City of Richmond of the one part and William Carter of Westover in the County of Charles City and Thomas Ritchie, Wm Foushee Jr M.D. and Richard E. Parker of the same City of Richmond of the other part. Witnesseth that the said Wm Foushee Sr for and in consideration of the natural love and affection which he hath for the said Wm Foushee Jr and for his daughter Elizabeth Parker, Charlotte Carter and Isabella Ritchie, and in consideration that the said William Thomas, William and Richard E. shall assure? upon themselves and pay and satisfy the following debts due from the said Wm Foushee sen. viz. a debt due on the 19th and 22nd days of this month to the Bank of Virginia for the sum of seven thousand two hundred and eight one dollars, another to the bank of the U.S. on the two notes payable the 13th ? days of this month, the one for one thousand and the other for fifteen hundred dollars, a third due to George Greenhow on two notes for the sum of two thousand five hundred dollars each and a fourth due to William Carter aforesaid for the sum of five thousand and three dollars including interest to the date hereof and also in further consideration of one dollar to him in hand paid by the said Wm Thomas, ? and Richard E. at or before the unsealing and delivery of these presents, the receipt whereof he doth hereby acknowledge, hath granted, bargained and sold, and by these present doth grant, bargain and sell unto the said William Carter, Thomas

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Ritchie, Wm Foushee Jr and Richard E. Parker, all that piece or parcel of land situate lying and being in the City of Richmond and bounded as follows to wit on the NE by K Street until it intersects the road leading from the Brook near Fulchers then by that road on the NW across the turnpike which is a continuation of H Street to a corner between Thomas Rutherford and the said Wm Foushee ? on the said old Brook road and near its junction with what was called the Westham Road, thence south fifty-six degrees east 8 poles to a lot of James Bootwright which was a part of the old Rope Walk, thence at right angles nearly with the last line across the Turnpike to its NE line; thence S 54 degrees E to 1st Street in the plan of the City of Richmond,

Appendix 1A. Foushee to Carter (and others). August 12, 1817 (transcription). Reference Number: DB13-542.

Page 2 of 2 pages for this transcription of this indenture.

and then with that Street to K Street, it being the land designated in a survey of Richd Young's dated the 28th July 1817, annexed to this deed by the black letters L, D, C, B, M, N, O, L and is the same which was conveyed to the said Wm Foushee Sr by Wm Duval surviving and acting trustee of the Commonwealth for the benefit of Patrick Coutt's estate decd by deed bearing date the 3rd of June 1814 duly recorded in the County Court of Henrico on the 8th of November 1814 and also included all that was conveyed to the said Wm Foushee Sr on the SW of K Street by another deed from the Reverend John Buchanan to him

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bearing date the 2nd of June 1815 and admitted to record in the Hustings Court of the City of Richmond on the 11th June? 1815, with the exception however of three half acre lots on each side of what would be I? Street [possibly J Street?] if extended together with the ground over which I? Street if extended would pass and also the space on ground over which any street parallel with 1st street aforesaid, if opened, would pass, the said piece or parcel of ground hereby excepted being laid down on the survey or plat before referred to by the red letters A B C D and is received by the said Wm Foushee out of the hereby granted premises included within the said Letters L, D, C, B, M, N, O, L for his own use and benefit.

To have and to hold the said piece or parcel of land and thus hereby granted or intended to be hereby granted premises with the remainder and remainders, reversion and reversions, rents, assigns? and profits, and the appurtenances to the said William Carter, Thomas Ritchie, Wm Foushee Jr and Richard E. Parker and their heirs forever to the only use and behalf of them the said Wm Thomas, Wm and Richard E. and their heirs and assigned forever. In witness whereof the said Wm Foushee Sr hath hereunto affixed his hand and seal this day and year first above written.

Signed, sealed and delivered in presence of
W Foushee

(Witness and Notary Information follows.)

Foushee &c.
to
Scott &c.







This Indenture made this fifteenth day of April in the Year of our Lord One thousand eight hundred and twenty five, Between, William Foushee, Richard Parker and Elizabeth his wife; William Barber and Thomas Ritchie (and) Isabella his wife of the one part, and Robert G. Scott, and John G. Williams, both of the City of Richmond, Attornies at Law, of the other part, Witnesseth, that the said Foushee, Parker and wife, Barber and Ritchie have for & in consideration of the sum of One thousand seven hundred (and) eighty Dollars, to them in hand paid by the said Robert G. Scott and John G. Williams, the receipt whereof is hereby acknowledged have granted, bargained & sold, aliened, released and confirmed, and by these presents do grant, bargain and sell, alien, release and confirm unto the said Robert G. Scott and John G. Williams, their heirs & assigns forever, a certain Lot, piece, or parcel of Ground, with all (and) singulare the appurtenances, situate, lying and being on the north side of the Richmond Turnpike Road or H Street continued, and on the east side of the old Brook Road, in the City of Richmond, and bounded, as follows, beginning at a wooden peg on said H Street at the distance of forty six feet

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feet from the corner of said H Street, and the Brooke Road,
and running thence northwesterly about one hundred and
twenty one feet to an alley fifteen feet wide, thence northwesterly
along the said alley about one hundred and twenty feet,
be the distance, more or less, to the corner of a thirty feet street
thence southwesterly along the said street to its intersection
with the said Brooke Road, thence along the said Brooke
Road about one hundred and fourteen feet, be the same more
or less, to a point at the corner of the said Brooke Road and the
aforesaid H Street, and thence southeasterly along the said
H Street, forty six feet to the beginning, being the same lots
of Grounds which are designated on a plan annexed to a
Deed from the parties of the first part to this Indenture,
to Frederick Lutz and Thomas Maure, bearing even date
with this Indenture, by the numbers 15, 16, 17, 18 & 19, say
fifteen, sixteen, seventeen, eighteen and nineteen, and is
a part of the same ground which was conveyed to the
parties of the first part by the late Dea. Wm Foushee,
as per Deed dated 12 August 1817, and recorded in the Clerk's
Office of the High Court of Richmond on the same day.
To have and to hold the said lots, piece or parcel
of Ground with all and singular the appurtenances to
them the said Robert G. Scott and John G. Williams, and
their heirs forever to them and their only proper use, and
the said William Foushee, R. E. Parker and wife, William
Carter, and Thomas Ritchie and Isabella his wife, for
themselves and their heirs hereby covenant and agree to and
with the said Robert G. Scott and John G. Williams, their
heirs and assigns, that they the said William Foushee, Richard
E. Parker and Elizabeth his wife, William Carter, and
Thomas Ritchie and Isabella his wife, for themselves and
their

Appendix 2. Foushee &c. to Scott &c. April 15, 1825 (original). Reference Number: DB24-18.
 Page 3 of 3 pages for this indenture.

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 their heirs, the said Lots, piece or parcel of ground, with all
 (and) singular the premises and appurtenances before mention-
 ed unto the said Robert H. Scott and John H. Williams, their
 heirs and assigns free from the claim or claims of them the
 said William Foushee, Richard O. Parker, and Elizabeth his
 wife, Williams Carter & Thomas Ritchie and Isabella his
 wife, or either of them, their or either of their heirs, and of
 all and every person or persons whatsoever, shall, with &
 do warrant and forever defend by these presents.
 In witness whereof, the parties to these presents
 have hereunto set their hands & affixed their seals, the day &
 year first above written

Signed, sealed and
 delivered in presence of

Wm Foushee  ✓
 Richd O Parker  ✓
 Elizabeth Parker  ✓
 W Williams Carter  ✓
 Thomas Ritchie  ✓
 Isabella Ritchie  ✓

Appendix 2A. Foushee &c. to Scott &c. April 15, 1825 (transcription). Reference Number: DB24-18.

Page 1 of 2 pages for this transcription of this indenture.

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This indenture made this fifteenth day of April In the year of our Lord one thousand eight hundred and twenty-five Between William Foushee, Richard Parker and Elizabeth his wife, William Carter and Thomas Ritchie and Isabella his wife of the one part and Robert G. Scott and John G. Williams, both of the City of Richmond, attorneys in law of the other part. Witnesseth, that the said Foushee, Parker and wife, Carter and Ritchie & wife for and in consideration of the sum of one thousand seven hundred and eight dollars to them in hand paid by the said Robert G. Scott and John G. Williams, the receipt where of is hereby acknowledged have granted bargained & sold, aliened released and confirmed, and by these present do grant, bargain, and sell, alien, release and confirm unto the said Robert G. Scott and John G. Williams, their heirs & ? forever, a certain lot, piece or parcel of ground with all and singularly the appurtenances, situate, lying and being on the north side of the Richmond Turnpike Road or H Street continued, and on the east side of the old Brook Road in the City of Richmond, and ? as follows: beginning at a wooden peg on said H Street at the distance of forty six?

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feet from the corner of said H Street and the Brook Road and running thence northeastwardly about one hundred and twenty one feet to an alley fifteen feet wide, thence northwestwardly along the said alley about one hundred and twenty feet be the distance, more or less, to the corner of a thirty feet street ? southwestwardly along the said street to its intersection with the old Brooke Road thence along the said Brooke Road about one hundred and fourteen feet be the same more or less to a peg at the corner of the said Brook Road and the aforesaid H Street and therein southeastwardly along the said H Street forty six feet to the beginning, being the same lots of grounds which are designated in a plat annexed to a deed from the parties of the first part to this Indenture to Frederick Ida? and Thomas Maure? bearing even? ? with this Indenture by the numbers 15, 16, 17, 18, & 19, being fifteen, sixteen, seventeen, eighteen, and nineteen, and is a part of the same ground which was conveyed to the parties of the first part by the late ? Wm Foushee as per deed dated 12 August 1817 and recorded in the Clerk's Office of the Hustings Court of Richmond on the same day.

To have and to hold the said lots, piece or parcel of ground with all and singular the appurtenances to them the said Robert G. Scott and John G. Williams and their heirs forever, to them and to their only proper use, and the said William Foushee, R. E. Parker and wife, William Carter, and Thomas Ritchie and Isabella his wife, “ themselves and their heirs hereby covenant and agree to and with the said Robert G. Scott and John G. Williams, their heirs and assigns, that they the said William Foushee, Richard E. Parker and Elizabeth his wife William Carter and Thomas Ritchie and Isabella his wife, for themselves &

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Appendix 2A. Foushee &c. to Scott &c. April 15, 1825 (transcription). Reference Number: DB24-18.

Page 2 of 2 pages for this transcription of this indenture.

their heirs, the said Lots, piece or parcel of ground, will all and singular the premises and appurtenances before mentioned unto the said Robert G. Scott and John G. Williams, their heirs and assigns, free from the claim or claims of them the said William Foushee, Richard E. Parker, and Elizabeth his wife, Williams Carter and Thomas Ritchie and Isabella his wife, or either of them, their, or either of their heirs, and of all and every person or persons whatsoever, shall, ill & do warrant and forever defend by these presents.

In witness whereof the parties to these presents have hereto set their hand & affixed their seals, the day & year first above written.

Signed, sealed and delivered in presence of

W^m Foushee

Rich^d E. Parker

Elizabeth Parker

Williams Carter

Thomas Ritchie

Isabella Ritchie

(Witness and Notary Information follows.)

Appendix 3. Williams to City of Richmond. April 15, 1851 (original). Reference Number: DB59-650.

Page 1 of 1 for this indenture.

650
 This Indenture, made and entered into this fifteenth day of April 1851, between M. A. Williams Executive of John G. Williams, City of Richmond deceased & the City of Richmond, of the one part, and the said City of Richmond, of the other part. Whereas in the improvement of Brook Avenue near its intersection with Broad on N. street in the said City it became necessary for said City to use and occupy as a part of said Avenue a portion of a lot of land belonging to the estate of said John G. Williams for which the said City by its council on the 20th day of December 1850 agreed to pay to said M. A. Williams Executive as aforesaid, the sum of \$37.
 Now therefore this indenture, witnesseth that the said M. A. Williams, Executive as aforesaid, for and in consideration of the premises, and of the further sum of \$37 to her in hand paid by the said City of Richmond before the sealing and delivery of these presents, the receipt whereof she doth hereby acknowledge, hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey unto the said City of Richmond so much of said lot or parcel of land lying and being as aforesaid as is now used and occupied by said City for a street or streets and its boundaries and grants thereof is clearly set out and described in a plat and survey thereof made by Miss Jane Bates the then Surveyor of said City dated the 11th day of November 1851 and reported by the Commissioners of said City for Mayor and to the City Council on the 9th day of December 1850, and which is referred to and to be taken as a part of the deed and in which report the resolution of the said City Council was on the 20th day of December 1850 adopted. To Have and to Hold the said portion of a lot or parcel of land unto the said City and unto the only proper use and behoof of the City aforesaid forever. And the said M. A. Williams, for herself, her heirs, executors and administrators, the title to said portion of land is parcel of land hereby conveyed or intended as to be paid the said City of Richmond doth hereby covenant to warrant and forever defend against the claim or claims of all persons whomsoever.
 In testimony whereof, the parties hereto have set their hands and affixed their seals, the day and year first hereinbefore written.
 M. A. Williams Ex. (Seal)
 J. G. Williams Adm.

Appendix 3A. Williams to City of Richmond. April 15, 1851 (transcription). Reference Number: DB59-650.

Page 1 of 1 for this transcription of this indenture.

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This indenture, made and entered into this fifteenth day of April 1851, between M. A. Williams, executor of John G Williams deceased of the City of Richmond of the one part and that the said City of Richmond of the other part whereas in the improvement of Brook avenue near its intersection with Broad on H street in the said City it became necessary for said city to use and occupy as a part of said Avenue a portion of a lot of land belonging to the estate of John G. Williams for which the said City by its council on the 23 day of December 1850 agreed to pay to said M. A. Williams executrix as aforesaid, the sum of \$37.

Now therefore this indenture, witnesseth that the said M. A. Williams, executor as aforesaid, for and in consideration of the premises, and of the further sum of \$37 to her in hand paid by the said City of Richmond before the sealing and delivery of these present, the receipt whereof she doth hereby acknowledge, hath granted, bargained and sold and by these present doth grant, bargain, sell and convey until the said City of Richmond so much of said lot or parcel of land lying and being as aforesaid as is none used and occupied by said City for a street or streets and no boundaries and quantity? whereof is clearly set out and described in a plat and survey thereof made by Micajah Bates the then surveyor of City dated the 11th day of November 1850 and reported by the commissioner of streets for Monroe Ward to the City Council on the 9th day of December 1850 and which is referred to and to be taken as a part of this deed and on which report the resolution of the said City Council was on the 22nd day of December 1850 adopted. To have and to hold the said portion of a lot or parcel of land until the said City and with the only proper use and behalf of the City of said forever. And the said M. A. Williams for herself, her heirs, executrix and administrators that title to said part of a lot as parcel of land hereby conveyed ? intended as to be ? the said City of Richmond doth hereby covenant to warrant and forever defend against the claim or claims of all persons whomsoever.

In testimony whereof, the parties hereto have set their hands and affixed their seals the day and year fixed hereinbefore written.

M. A. Williams
J. G. Williams

(Witness and Notary Information follows.)

Appendix 4. Williams to Barham. August 5, 1858 (original). Reference Number: DB73A-10.
First of two consecutive deeds filed for this property on this same date.
Page 1 of 1 for this deed.

10
Williams
to deed
Barham

This Deed made this fifth day of August 1858 between Mary Ann Williams in her own right and as executrix of John A. Williams dec^d of the first part and Thomas Barham of the second part witnesses, That said Mary Ann Williams in her own right and as executrix of John A. Williams dec^d doth grant unto the said Thomas Barham in fee with general warranty in consideration of the sum of Twelve hundred and ninety five dollars all of that lot lying at or near the eastern intersection of Broad Street with Brook Avenue fronting obliquely on Brook Avenue and running back to an alley adjoining the lot of George L. Symphons' estate on the east and the lot of Richard S. Glazebrook on the west it being one of the lots allotted to John A. Williams in the deed of partition between him and Robert L. Scott bearing date the day of and duly recorded in the Clerk's office of the County of Hastings for the City of Richmond of that portion thereof conveyed by said Mary Ann Williams to the City of Richmond for the purpose of widening and straightening said Brook Avenue.

Witness the following signatures and seals.

M. A. Williams Esq
M. A. Williams Esq
of J. A. Williams dec^d

D

Appendix 4A. Williams to Barham. August 5, 1858 (transcription). Reference Number: DB73A-10. First of two consecutive deeds filed for this property on this same date. Page 1 of 1 for this transcription of this deed.

This deed made the 5th day of August 1858 between Mary Ann Williams in her own right and as executrix of John G Williams deceased of the first part and Thomas Barham of the second part witnesseth that said Mary Ann Williams in her own right and as executrix of John G Williams deceased doth grant unto the said Thomas Barham in ? with general warranty in consideration of the sum of twelve hundred and ninety five dollars all of that lot lying at or near the eastern intersection of Broad Street with Brook Avenue fronting obliquely on Brook Avenue and continuing back to an alley adjoining the lots of George Lumpkins's estate on the east and the lot of Richard S Glazebrook on the west it being one of the lots allotted to John G Williams in the deed of partition between him and Robert G Scott bearing the ____ day of ____ and duly recorded of the clerk's office of the court of Hustings for the City of Richmond ? that portion thereof conveyed by said Mary Ann Williams to the City of Richmond for the purpose of widening and straightening said Brook Avenue.

Witness the following signatures and seals

M A Williams

MA Williams executrix of J L Williams deceased

(Witness and Notary Information follows.)

Appendix 5. Barham & Wife to Glazebrook &c. August 5, 1858 (original). Reference Number: DB73A-11. Second of two consecutive deeds filed for this property on this same date. Page 1 of 1 for this deed.

*Barham & wife
to deed
Glazebrook &c
1858 Jan 30
Ad. Del. to
R. D. Glazebrook*

This deed, made this fifth day of August in the year 1858, between Thomas Barham and Susan his wife of the City of Richmond of the first part, and Richard D. Glazebrook and William J. Thomas partners under the firm and style of Glazebrook & Thomas parties of the second part. Witnesseth: that in consideration of the sum of Twenty hundred and eighty dollars, the said parties of the first part do grant unto the said firm of Glazebrook & Thomas to be held as partnership property with general warranty, all that lot of land lying abnear the eastern intersection of Broad Street with Brook Avenue, fronting obliquely on Brook Avenue, and running back to an alley adjoining the lot of George Sumpter's estate on the east, and the lot of Richard D. Glazebrook on the west, it being one of the lots allotted to John L. Williams in the deed of partition between him and Robert L. Scott bearing date the day of 1858, that portion thereof conveyed by Mary Ann Williams to the City of Richmond for the purpose of widening and straightening said Brook Avenue, the lot of land hereby granted being the same conveyed to said Barham by Mary Ann Williams in her own right and as executrix of John L. Williams decd. by deed dated 5th August 1858 and duly recorded in Richmond Hustings Court Office. The said Thomas Barham covenants that he has the right to convey the said land to the grantees; that he has done no act to encumber the said land; that the grantees shall have quiet possession of the said land, free from all incumbrances and that the parties of the first part, will execute such further assurances of the said land as may be requisite.

Witness the following signatures and seals.

Thos Barham *TSB*
Susan Barham *SB*

Appendix 5A. Barham & Wife to Glazebrook &c. August 5, 1858 (original). Reference Number: DB73A-11. Second of two consecutive deeds filed for this property on this same date. Page 1 of 1 for this transcription of this deed.

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This deed, made this fifth day of August in the year 1858, between Thomas Barham and Susan his wife of the City of Richmond of the first part, and Richard S. Glazebrook and William J. Thomas partners the firm and of Glazebrook & Thomas partners of the second part. Witnesseth that in consideration of the sum of fourteen hundred and eighty dollars, the said parties of the first part do grant unto the said firm of Glazebrook & Thomas to be held as partnership property with general warranty, all that lot of land lying at or near the eastern intersection of Broad Street with Brook Avenue, fronting obliquely on Brook Avenue, and running back to an alley adjoining the lot of George Lumpkin's estate on the east and the lot of Richard S. Glazebrook on the west, it being one of the lots allotted to John G. Williams in the deed of partition between him and Robert G. Scott bearing date the ____ day of ____ less that portion of widening and straightening said Brook Avenue, the lot of land hereby granted being the same conveyed to said Barham by Mary Ann Williams in her own right and as executrix of John G. Williams and by deed dated 5 August 1858 and duly recorded in Richmond Hustings Court Office. The said Thomas Barham covenants that he has the right to convey the said land to the grantees; that he has done no act to encumber the said land; that the grantee shall have quiet possession of the said land, free from all encumbrances and that the parties of the first part will execute such further apurance? of the said land as may be requisite.

Witness the following signatures and seals

Thos Barham

Susan Barham

(Witness and Notary Information follows.)

Appendix 6. Glazebrook &c. to Millhiser. April 6, 1862 (original). Reference Number: DB78A-151.

Page 1 of 3 for this deed.

Glazebrook &c. This deed, made this sixth day of April in the year 1862, between
may parties Richard S. Glazebrook and Mary E. his wife, William J. Thomas and
of deed Sarah A. E. his wife, of the City of Richmond, of the first part, and
Millhiser Joseph Millhiser, of the said City, of the second part, witnesseth,
that in consideration of the sum of Forty seven hundred dollars,
the said parties of the first part do grant unto the said
of the second part, with general warranty, all that lot of land,
lying and being in the City of Richmond, with all the improvements
thereon, at or near the eastern intersection of Broad street with
Brook avenue, fronting obliquely on Brook avenue twenty seven
and one half feet, and widening back to an alley 10 feet wide.





Appendix 6. Glazebrook &c. to Millhiser. April 6, 1862 (original). Reference Number: DB78A-151.

Page 2 of 3 for this deed.

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upon which alley the said lot has a front of nineteen feet, adjoining on the East the property of the estate of George Sumpter, and on the West side of Glazebrook & Thomas; it being one of the lots allotted to John H. Williams in the deed of partition between him and Robert H. Holt, and the same property conveyed by Thomas Parker and wife to the said Glazebrook & Thomas, or Richard S. Glazebrook and William J. Thomas partners in business under the firm of Glazebrook and Thomas, by deed bearing date the 5th day of August 1858 and recorded in the clerk's office of Richmond Hustings Court, to which deed reference may be had for a better description of the said property, as also to the annexed plan made by Joseph J. Pleasant, Surveyor of Henrico County, which is made a part of this deed and to be recorded here with in the office of the Clerk of the Court of Hustings for the City of Richmond. The said Richard S. Glazebrook and William J. Thomas covenant that they have the right to convey the said land to the grantee that they have done no act to encumber the said land; that the grantee shall have quiet possession of the said land free from all encumbrances, and that they, the said parties of the first part will execute such further assurance of the said land as may be required.

Witness the following signatures and seals.

Richd. S. Glazebrook 
 Mary E. Glazebrook 
 Wm. J. Thomas 
 Sarah E. Thomas 

State of Virginia,
 City of Richmond, to wit:

I, W. O. Taylor, a Notary Public for the City aforesaid, in the State of Virginia, do certify that Richard S. Glazebrook and William J. Thomas, whose names are signed to the writing annexed, bearing date on the 10th day of April 1862, have acknowledged the same before me in my capacity aforesaid.

Given under my hand this 16th day of April 1862.

W. O. Taylor, N. P.

State of Virginia
 City of Richmond, to wit:

I, W. O. Taylor, a Notary Public for the City of Richmond, in the State of Virginia, do certify that Mary E. Glazebrook and Sarah E. Thomas, the wives of Richard S. Glazebrook and William J. Thomas, whose names are signed to the writing annexed, bearing date on the 10th day of April 1862, personally appeared before me in my capacity aforesaid, and being examined by me privately and apart from their husbands, and having the writing aforesaid freely explained to them, they, the said Mary E. Glazebrook and Sarah E. Thomas, acknowledged the said writing to be their act, and declared that they had willingly executed the same and do not wish to retract it.

Given under my hand this 16th day of April 1862.

W. O. Taylor, N. P.

Page 3 of 3 for this deed.



Appendix 6A. Glazebrook &c. to Millhiser. April 6, 1862 (transcription). Reference Number: DB78A-151.

Page 1 of 1 for this transcription of this deed.

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This deed, made this sixth day of April in the year 1862, between Richard S. Glazebrook and Mary E. his wife, William J. Thomas and Sara A. E. his wife, of the City of Richmond, of the first part, and Joseph Millhiser, of the said City, of the second party, whichforth that in consideration of the sum of Forty-seven hundred dollars the said parties of the first part do ? unto the said part of the second part, with general warranty, all that lot of land lying and being in the City of Richmond, with all the improvements thereon, at or near the eastern intersection of Broad street with Brook avenue, fronting obliquely on Brook avenue twenty-seven and one half-feet and ? back to an alley 15 feet wide,

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upon which alley the said lot has a front of nineteen feet, adjoining on the East the property of the estate of George Lumpkin and on the West that of Glazebrook & Thomas; it being one of the lots allotted to John G. Williams in the deed of partition between him and Robert G. Scott, and the same property conveyed by Thomas Barham and wife to the said Glazebrook & Thomas, by deed hearing date the 5th day of August 1858 and recorded in the clerk's office of Richmond Hustings Court to which deed reference may be had for a better description of the said property as also to the annexed lot made by Joseph J. Pleasants Surveyor of Henrico County which is made a part of this deed and to be recorded herewith in the office the Clerk of the Court of Hustings for the City of Richmond.

The said Richard S Glazebrook and William J. Thomas covenant that they have the right to convey the said property to the grantee; that they have done no act to encumber the said land; that the grant shall have qiet possession of the said land free from all encumbrances, and that they, the said parties of the first part, will execute such further apurtnance? of the said land as may be requisite.

Witness the following signatures and seals

Rich^d S. Glazebrook

Mary E. Glazebrook

Wm J. Thomas

Sara A. E. Thomas

(Witness and Notary Information follows.)

(See Appendix 6 for the plat map which was attached.)

This deed, made this twenty seventh day of June, in
 the year one thousand, eight hundred and sixty six, be-
 tween Joseph Millhiser and Louisa, his wife, of the
 city of Richmond, of the first part, and Mrs. Millhiser,
 of the said city, of the second part, witnesseth that in
 consideration of the sum of twenty five hundred dol-
 lars, the said party of the first part does grant unto
 the said of the second part, with general warranty,
 all that lot of land lying and being in the city of
 Richmond, with all the improvements thereon, sit-
 uate on the Eastern intersection of Broad St. with Dock
 Avenue, fronting obliquely on Dock Avenue twenty-
 four and one half feet, and running back to her
 alley fifteen feet wide, upon which alley the said
 lot has a front of nineteen feet, adjoining on the
 East the property of the estate of George Sampson,
 and on the West that of Hayabrock & Thomas; it being
 one of the lots allotted to John H. Williams in the deed

Witnessed by
 1867 Jan 3
 J. H. Williams
 J. H. Williams

Witnessed by
 1867 Jan 3
 J. H. Williams
 J. H. Williams

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of partition between him and Robt. C. Scott, and the same property conveyed by Thomas Buchanan and wife to the said Glazebrook & Thomas or Richard S. Glazebrook and William J. Thomas, partners in business under the firm of Glazebrook and Thomas, by deed bearing date the 5th day of August, 1858, and recorded in the Clerk's Office of Richmond Hustings Court, to which deed reference may be had for a better description of the said property.

The said Joseph Millhiser covenants that he has the right to convey the said land to the grantees; that he has done no act to encumber the said land; that the grantees shall have quiet possession of the said land, free from all encumbrances, and that he, the said party of the first part, will execute such further assurance of the said land as may be required.

Witness the following signatures and seals:
 Joseph Millhiser ^{his} (seal) ^{attest}
 Gordon Rossmore ^{mark}

Witness:
 Gordon Rossmore }
 Charles Millhiser. }

City of Richmond, to wit:
 In the Office of the Court of Hustings for the said city, the 22^d day of October, 1858.
 This deed was proved by the oaths of Gordon Rossmore and Charles Millhiser, subscribers thereto, and admitted to record at half past nine o'clock, A. M.

Tester
 (No. Howard, C. K.)

Appendix 7A. Millhiser to Millhiser. June 27, 1866 (transcription). Reference Number: DB83A-392.

Page 1 of 1 for this deed.

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This deed, made this twenty-seventh of June, in the year one thousand eight hundred and sixty-six between Joseph Millhiser and Louisa, his wife, of the city of Richmond, of the first part, and Moses Millhiser, of the said city, of the second part, whereforth that in consideration of the ? of twenty-five hundred dollars, the said family of the first part does grant ? the deed of the second part with general warranty all that lot of land lying and being in the city of Richmond with all the improvements thereon at or near the Eastern intersection of Broad St with Brook avenue, fronting obliquely on Brook avenue twenty-seven and one-half feet and running back to an alley fifteen feet wide upon which alley the said lot has a front of nineteen feet adjoining on the east the property of the estate of George Lumpkin and on the West that of Glazebrook & Thomas; it being of the ? allotted to John G. Williams in the deed

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of partition between him and Robt G. Scott and the same property conveyed by Thomas Barhan? and wife to the deed Glazebrook & Thomas, partners in business under the firm of Glazebrook and Thomas, by deed hearing? ? the 5th day of August 1858, and recorded the Clerks' Office of Richmond Hustings Court to which deed reference may be had for a better description of the said property.

The said Joseph Millhiser covenants that he has the right to convey the said land to the grantee; that he has done no act to encumber the said land; that the grantee shall have quiet possession of the said land, free from all encumbrances, and that he, the said party of the first part, will execute such further aprerance? of the said land as may be requisite.

Witness the following signatures and seals:
Joseph Millhiser (his mark) +

(Witness and Notary Information follows.)

Millhiser	This day, around this ninth day of February, in
to, & Decd.	the year One thousand, eight hundred and seventy one,
Irvin.	Charles Mose Millhiser and Rosalie his wife, of the
1871 Feb 14	City of Richmond, of the first part, and Michael H.
By Dec. 6	Irvin, of the same City, of the second part, both of which
Irvin	that, in consideration of the sum of two thousand
	and five hundred (\$2500) Dollars, the said Moses Millhiser
	and Rosalie, his wife, do grant, sell, and convey unto the said Michael
	H. Irvin, with general warranty, and that it of law
	being and being in the City of Richmond, with all
	the improvements thereon, situate on the Eastern
	intersection of Broad Street, with Brook Avenue,
	fronting obliquely on Brook Avenue twenty seven and
1/2	one half feet, and measuring back to an alley fifteen
inches 25	feet wide, upon which alley the said lot has a front
unexcused.	of twelve feet, adjoining on the East the property
	of the estate of George L. Smith, and on the West that
	of Glasgow St. Thomas, it being the same lot of
	land conveyed to said Moses Millhiser by deed from

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Joseph Millhiser, dated the 21st day of June, 1866, and by a deed from said Joseph Millhiser, the wife of Joseph Millhiser, dated the 23rd day of October, 1866, which deed is recorded in the Clerk's Office of the Hustings Court of the City of Richmond, and being the same property conveyed to said Joseph Millhiser by deed from Richard S. Stanger and wife, and William J. Thomas and wife, dated the 20th day of April, 1864, and recorded in the Clerk's Office of the Hustings Court of the City of Richmond, in Book B 78 A, page 15, to which deed and the plat thereunto annexed, reference is made for a more particular description of said property.

The said Moses Millhiser covenants that he has thought to convey the said land to the grantor, that he has done so, and to convey the said land, that the grantor shall have quiet possession of the said land, free from all incumbrances, and that the said parties of the first part will execute such further assurance of the said land as may be required.

Witness the following signatures and seals:

Moses Millhiser (S)

Rosalia Millhiser (S)

State of Virginia,
City of Richmond, to wit:

I, N. Selden Taylor, a Notary Public for the City aforesaid, in the State of Virginia, do certify that Moses Millhiser, whose name is signed to the writing hereto annexed, bearing date on the 9th day of February, 1871, has acknowledged the same before me in my City aforesaid.

Given under my hand this 13th day of February, 1871.

N. Selden Taylor, N.P.

State of Virginia,
City of Richmond, to wit:

I, N. Selden Taylor, a Notary Public for the City of Richmond, in the State of Virginia, do certify that Rosalia Millhiser, the wife of Moses Millhiser, whose name is signed to the writing hereto annexed, bearing date on the 9th day of February, 1871, personally appeared before me in the City aforesaid, and being examined by me privately and apart from her husband, and having the writing aforesaid fully explained to her, she, the said Rosalia Millhiser, acknowledged the said writing to be her act and deed, and that she had willingly executed the same.

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and does not wish to retract it.
Given under my hand this 10th day of February,
1871.

A. J. Jones, Mayor, City.

City of Richmond, to wit:

In the Office of the Court of Chancery for the
said City, this 12th day of February, 1871.
This deed was presented, and with the Certificate an-
nixed, admitted to record at half past eleven o'clock, A.M.

John

Chas. M. Pugh, Clerk.

Appendix 8A. Millhiser to Irvin. February 9, 1871 (transcription). Reference Number: DB93B-130.

Page 1 of 1 for this deed.

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This deed, accorded this ninth day of February in the year one thousand eight hundred and seventy one, between Moses Millhiser and Rosalie, his wife, of the City of Richmond, of the first party, and Michael H. Irvin, of the Same City of the Second part, witnesseth that, in consideration of the sum of two thousand five hundred (\$2,500) dollars, the said Moses Millhiser and Rosalie, his wife, do grant until the said Michael H. Irvin with general warranty, all that lot of land lying and being in the City of Richmond with all the improvements thereon, at or near the Eastern intersection of Broad Street with Brooke Avenue fronting obliquely on Brook Avenue twenty-seven and one half feet, and running? back to an alley fifteen feet wide upon which alley the said lot has a front of nineteen feet, adjoining on the East the property of the estate of George Lumpkin and on the West that of Glazebrook & Thomas. it being the same lot of land conveyed to said Moses Millhiser by deed from

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Joseph Millhiser dated the 27th day of June 1866 and by a deed from Louisa Millhiser, the widow of Joseph Millhiser, deed dated the 23rd day of October 1866 which deed are recorded in the Clerk's Office of the Husting's Court of the City of Richmond, and being the same property conveyed to said Joseph Millhiser by deed from Richard S. Glazebrook and wife and William J. Thomas and wife, dated thirteenth day of April 1862, and recorded with the Clerk's Office of the Husting's Court of the City of Richmond, in Deed Book 78A page 151 to which deed and the plat thereunto annexed reference is made for a more particular description of said property.

The said Moses Millhiser covenants that he has the right to convey the said land to the grantee, that he has done no act to encumber the said land that the grantee shall have quiet possession of the said land, free from all incumbrances, and that the said parties of the first part will execute such further apurance? of the said land as may be requisite.

Witness the following signatures and seals:

Moses Millhiser

Rosalie Millhiser

(Witness and Notary Information follows.)

Irvin.
To 2, 2000
Temple
1876
Jan. 18, 1876
debt to John
Paylorson who
left it for record

This Deed, made this 16th day of Oct in the year one thousand eight hundred and seventy four between Michael H. Irvin and Bridget his wife of the City of Richmond and State of Virginia parties of the first part, and R. H. Temple of the said City and State party of the second part: Witnesseth, That in consideration of the sum of Ten Thousand and five hundred the said Michael H. Irvin and Bridget his wife do grant unto the said R. H. Temple with General Warranty, all that lot of land, lying and being in the City of Richmond, with all the improvements thereon, at or near the Eastern intersection of Broadstreet, with Brook Avenue, fronting obliquely on Brook Avenue, twenty seven and one half feet, and running back to an alley fifteen feet wide, upon which said alley the said lot has a front of nineteen feet, ad joining on the East, the property of the Estate of George Sumption and on the West that of Glazebrook Thomas, It being the same lot of land conveyed to the said Michael H. Irvin by deed from Moses Mithren and wife dated 9th May 1871, duly recorded in the Clerk's office of the Chancery Court for the City of Richmond in A.D. 93 pages 130 and conveyed to the said Moses Mithren by deed from J. S. Mithren dated 27th June 1866 and by a deed from Josiah Mithren the widow of Jos Mithren dated 23rd Oct. 1866. which said deeds are duly recorded in the Clerk's office aforesaid and is the same real Estate conveyed to said Jos Mithren by deed from Richd. & Glazebrook wife and W. J. Thomas wife by deed dated 10th April 1862 also of record in said Clerk's office in A.D. 54 p. 151, to which reference is made. The said Michael H. Irvin covenants that he has the right to convey the said land to grantee, that he has done no act to encumber the said land; that the grantee shall have quiet possession of the said land, free from all encumbrances, and that the said party of the first part will execute such further assurance of the said land as may be requisite.

Witness the following signatures and seals
Michael H. Irvin (S)
Bridget Irvin (S)

State of Virginia
City of Richmond, to wit:
J. R. S. Esq. a notary Public for the City aforesaid, in the State of Virginia, do Certify that Michael H. Irvin whose name is signed to the within writing, having date on the 16th day of Oct. 1874 has acknowledged the same before me in my City aforesaid.
Irvin made, my hand this 17th day of Oct. 1874
J. R. S. Esq. N.P.

State of Virginia
City of Richmond, to wit:

I, R. P. Byrne a Notary Public for the City of Richmond
in the State of Virginia do Certify that Bridget Irvin the
wife of Michael H. Irvin whose names are signed to the
within writing bearing date on the 16th day of Oct. 1874
personally appeared before me in the City aforesaid, and
being examined by me privately and apart from her husband
and, and having the writing aforesaid fully explained to her
she, the said Bridget Irvin acknowledged the said writing to
be her act, and declared that she had willingly executed the same
and does not wish to retract it.

Given under my hand this 17th day of Oct. 1874.

R. P. Byrne. N. P.

City of Richmond, to wit.

In the Office of the Court of Chancery for the said
City the twenty-first day of October 1874.

This DEED was presented and with the Certificates annexed
admitted to record at four o'clock PM

Just.

Samuel H. Perry Clerk

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Appendix 9A. Irvin to Temple. October 16, 1874 (transcription). Reference Number: DB104B-27.

Page 1 of 1 for this deed.

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This deed, made this 16th day of October the year one thousand eight hundred and seventy four between Michael N. Irvin and Bridget his wife of the City of Richmond and State of Virginia parties of the first part, and R. H Temple of the said City and State party of the second part: ? That in consideration of the sum of Two Thousand and ten dollars the said Michael H Irvin and Bridgit his wife do grant until the said R. H. Temple with General Warranty, all that lot of land lying and being in the City of Richmond with all the improvements thereon, at or near the Eastern intersection of Broad Street with Brook Avenue, fronting obliquely on Brook Avenue twenty seven and one half feet, and running back to an alley fifteen feet wide, upon? which said alley thereon? lot has a a front of nineteen feet adjoining on the East the property of the Estate of George Lumpkin and on the west that of Glazebrook and Thomas. It being the same lot of land conveyed to the said Michael H. Irvin by deed from Moses Millhiser and wife dated 9 Feby 1871, duly recorded in the Clerks Office of the Chancery Court for the City of Richmond in D.B. 93B page 130 and conveyed to the said Moses Millhiser by deed from J. P.? Millhiser dated 27 June 1866 and by a deed from Louisa Millhiser the widow of Jos Millhiser and dated 23 Oct 1866 which said deeds are duly recorded in the Clerks office aforesaid ? the ? real Estate Conveyed to said Jos Millhiser by deed of said Richd S Glazebrook & wife and W. J. Thomas & wife by deed dated 10 April 1862 also of record in said Clerks office in DB 5? p 131? to which reference is made. The said Michael H. Irvin covenants that he has the right to convey the said land to grantee; that he has done no act to encumber the said land; that the grantee shall have quiet possession of the said land free from all encumbrances and that he the said party of the first party will execute such further appurtenances of the said land as may be requisite.

Witness the following signatures and seals

Michael H. Irvin

Bridget Irvin

(Witness and Notary Information follows.)

Appendix 10. Temple & Wife to Trust. December 31, 1913 (original). Reference Number: DB225C-278.

Page 1 of 4 for this deed.

Temple and Trust.	his mortgage trust deed, made this 31st day of December, 1913, by between John Joseph Temple and Emma Rosalie Temple, his wife, of the City of Richmond, Virginia, parties of the first part, and A. P. Holladay, of said City of Richmond, Trustee as hereinafter set forth, parties of the second part.
1914	Witnesseth: That the said parties of the first part do grant unto the said party of the second part, with general warranty, the following described real estate, to wit:
1915	That lot of land, in the City of Richmond, Virginia, in the eastern line of Brook Avenue between Broad and Adams Streets together with all the improvements thereon, and appurtenances thereto belonging known as 215 Brook Avenue and bounded as follows to wit:
1916	Beginning on the eastern line of Brook Avenue at a point dis-

Appendix 10. Temple & Wife to Trust. December 31, 1913 (original). Reference Number: DB225C-278.

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land shown, together with (1) feet and (2) inches southwesterly from the eastern
line of Adams Street, thence running southwesterly along said street to
the eastern line of South Street, thence southerly along (1) feet and (2) inches, thence E.
to a corner of said street and thence (1) feet to the eastern line of an alley
between (1) feet wide, thence southerly along the southern line of said
alley (1) feet, and thence southerly ninety feet (1) feet, more
or less, to the point of beginning, as shown by a plat of survey of said
land made by Joseph J. O'Shaughnessy under date April 15, 1882, and
recorded in the Clerk's Office of the Chancery Court of the City of Wash-
ington in Book 71, page 12, together with the entire lot, privilege
of building to the rear of the house immediately west of the property
hereby conveyed as set forth in a writing by said O'Shaughnessy attached
hereto and with said plat, being the same land of which
R. H. Temple died seized on December 22, 1911, purchased by said John
Temple as his only heir, and which was conveyed to said
R. H. Temple by deed from Michael H. Devin and wife, dated October
16, 1874, and recorded in said Clerk's Office in Book 114 B, page 27.
In trust to secure to the holder of the note herein after described
the payment of the sum of \$2200 and interest, evidenced by a note
for that amount, of even date herewith, made and endorsed by
said John Temple under the name of J. H. Temple, and
payable on demand to his order with interest from date at the
rate of six per cent per annum, at the Bank of Commerce and
Trust of Washington, Virginia, the said note being subject first and
this deed by the following memorandum and enclosures thereto, the trust
name being antegrade trust, secured by mortgage deed dated, made
at in Richmond, Chancery Court, conveying to 215 Brook Avenue,
Washington, Virginia, to be the Bellamy Trust.

And this deed is hereby given in trust to secure the performance
of each one of the covenants herein contained.

The said John Temple covenants that he will pay all
taxes, assessments, dues and charges upon the said real estate in-
cluding for of attorney's fees, the trustee may deem necessary or advisable
to employ at any time for the purpose of this trust, and all
commitments for the trustee herein provided, as long as said Tem-
ple, his heirs or assigns shall hold the same, and the obliga-
tions of this deed remain undischarged, rendering duplicate
receipts for such taxes upon demand of the trustee; that he will
keep the improvements on said land in reasonable condition;
that no waste shall be committed, or suffered in or upon said
real estate; that said improvements shall constantly be kept
insured against fire in some solvent insurance company; for
the benefit of the beneficiaries hereunder, he at least the sum of five
thousand dollars (\$5000) with loss of any payable to the trustee or
his interest may appear, which said loss shall be paid by
the trustee in repairing or restoring the damage satisfied, or
in such other manner as may be agreed upon by all parties
in interest, and for collecting said disbursements the trustee
may receive a commission of five per cent of the amount col-
lected, chargeable to said Temple as executor of the trust.

Appendix 10. Temple & Wife to Trust. December 31, 1913 (original). Reference Number: DB225C-278.

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that in the event of the breach of any one of the foregoing covenants, the beneficiaries hereunder, provided all conveyances and all through the trustee at their option may satisfy same, and to secure any and all moneys advanced for such purposes shall be entitled to the lien hereinafter provided, with a cumulative right to receive same in any other lawful manner returning through the trustee, and upon any and all such moneys thus advanced to or received by the trustee, he shall receive for each service or commission of five per cent charges, able to said Temple as executor of trust; that he will discharge the said note and interest promptly in demand that he has the right to convey the said lands to the grantee that he has the right to receive the said lands to the grantee; that he has done no act to encumber the said land; that the grantee shall have quiet possession of the said land, free from all encumbrances; that the said parties of the first part, will execute such further assurances of the said land, as may be requisite; and the said Temple waives the benefit of his exemption law as to the obligations of this deed.

Provided however that until some one of the covenants herein contained shall be broken, the said Temple, his heirs, or assigns may retain possession of the real estate hereby conveyed.

In the event of default in the payment of said note or interest, or of the breach of any one of the foregoing covenants, then at the request of the holder of said note, the trustee shall declare due the total principal amount of the debt secured by this deed, with interest, and shall forthwith proceed to take possession of said real estate and sell or lease thereof as may be necessary to pay same, at auction, at such place and time, and upon such terms and after such advertisement as he may deem best, as the trustee may deem best, but in notice to said Temple, his heirs or assigns shall be necessary, and if payment of purchase money is delayed, its value shall bear lawful interest from the day of sale, and be evidenced by note or bond and be secured by mortgage lien due when the real estate sold, with the usual terms and conditions, is secured by vendor's lien reserved in the deed of conveyance or by retention of title as the trustee may deem best; and such sale may be made after the death of said Temple, as well as in his lifetime, the intent being to charge the lien of this deed specifically upon said real estate in any and all events, and to waive the equity of the heirs and assigns of said Temple in case of his death, to have the debt and obligations secured by this deed discharged out his personal estate; his primary fund.

The proceeds of such sale shall be apportioned pro rata in each class in order of priority as follows, to wit: first, in payment of any and all of moneys of this trust, including a commission for the trustee five per cent, of the gross amount of sale, cost of advertising sale, further auctioneers fee, all other costs of sale and conveying and accounting, further costs of distribution, fee for each attorney and other agents as the trustee may deem necessary, or advisable to employ at any time for the purpose of the trust, any and all advances made by the trustee, as hereinafter provided, and the

Appendix 10. Temple & Wife to Trust. December 31, 1913 (original). Reference Number: DB225C-278.

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provision of any kind is made the trustee may deem necessary or advisable to institute to defend for some purpose, whereby, no payment of any and all costs chargeable against said estate shall be made, with proper costs and interest, and including the proportionate part of same for payment of sale closed to date of sale, but should said proceeds of sale be insufficient to pay in full both said expenses of trust and taxes, such deficiency thereon shall be made or may be covered by or competent court in or proceeding instituted by the trustee for such purpose; and by any payment of the remaining debt declared due as aforesaid, with proper interest; and finally, the residue of said proceeds of sale shall be paid to said Temple, his heirs or assigns.

Provided, however, that no purchaser shall be obligated to see to the applications of the purchase money, and the trustee shall not be bound by any inheritance or assignment of it him when the equity of said Temple hereunder without actual notice thereof, prior to his distribution.

Upon discharge of all the obligations by this deed imposed upon said Temple, prior to each sale, including any and all expenses incurred preparatory for sale, and in demand and prepayment of purchase costs and charges therefor, a good and sufficient bond of release, properly executed for recordation, shall be executed, and delivered by the trustee, the right to any other form or method of release being hereby waived.

Witness the following signatures and seals.

John Temple Seal
 Mrs. Coralie Temple Seal

State of Virginia
 City of Richmond to wit:

I, Edwin M. Keller, a Notary Public in and for the City aforesaid, in the State of Virginia, do certify, that John Temple and Mrs. Coralie Temple his wife, whose names are signed to the deed above bearing date on the 31st day of December 1913, have acknowledged the same before me in my City aforesaid, and that my term of office expires on the 4th day of July 1914.

Witness my hand this 31st day of December 1913.
 Edwin M. Keller, Notary Public.

City of Richmond to wit:

In the office of the Court of Chancery for said City the 31st day of December 1913.

This deed was presented and with the certificate annexed acknowledged to record at 2 o'clock P.M.

Teste:
 Chas. D. Smith Clerk.

Appendix 10A. Temple & Wife to Trust. December 31, 1913 (transcription). Reference Number: DB225C-278.

Page 1 of 3 for this deed.

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This mortgage trust deed made this 31st day of December 1913 between John Twohig Temple and Nina Rosalie Temple, his wife, of the City of Richmond, Virginia, parties of the first part, and A. R. Holladay of said City of Richmond, Trustee as hereinafter set forth, party of the second part.

Witnesseth: That the said parties of the first part do grant until the said party of the second part with general warranty the following described real estate to wit:

That lot of land in the city of Richmond, Virginia on the eastern line of Brook Avenue between Broad and Adams Streets together with all the improvements therein and appurtenances thereto belonging known as no. 303 Brook Avenue and bounded as follow to wit:

Beginning on the eastern line of Brook Avenue at a point

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distant therein eighty-five (85) feet six (6) inches southwardly from the eastern line of Adams Street thence running southwardly along and fronting on the eastern line of Brook Avenue twenty-seven (27) feet six (6) inches, thence ? 36"? E? one hundred and eleven (111) feet to the eastern line of an alley fifteen (15) feet wide and thence westwardly along the southern line of said alley nineteen (19) feet, and then eastwardly ninety-five (95) feet more or less to the point of beginning as shown by a plot of survey of said land made by Joseph J. Pleasants under date April 13, 1862, and recorded in the clerk's office of the chancery court of the City of Richmond in Deed Book 78A page 151 together with the continued privilege of building to the wall of the house immediately west of the property hereby conveyed as set forth in a writing by said Pleasants attached to and recorded with said plat, being the same land of which R. H. Temple died ? on December 22, 1901 survived by said John Twohig Temple as his only heir and which was conveyed to said R H Temple by deed from Michael H. Irvin and wife dated October 16, 1874, and recorded in said Clerk's Office in Deed Book 104B page 27.

In trust to secure to the holder of the note hereinafter described the payment of the sum of \$5700 and interest, evidenced by a note for that amount of even date herewith made and endorsed by said John Twohig Temple under the name of J. T. Temple and passable on demand to his order with interest from date at the rate of six percent per annum at the Bank of Commerce and Trust of Richmond, Virginia, the said note being identified with this deed by the following memorandum endorsed thereto, the trustees name being autographed? to wit: Secured by mortgage trust deed recorded in Richmond Chancery Court ? ? 303 Brook Avenue, Richmond, to A. R. Holladay, Trustee.

And this deed is likewise given in trust to secure the performance of each on of the covenants herein contained.

Appendix 10A. Temple & Wife to Trust. December 31, 1913 (transcription). Reference Number: DB225C-278.
Page 2 of 3 for this deed.

The said John Twohig Temple covenants that he will pay all taxes, assessments, dues and charges from the said real estate including fees of attorneys the trustee may deem necessary or advisable to employ at any time for the purposes of this trust and all commissions for the trustee herein provided as long as said Temple, his hers or assignees shall hold the same, and the obligations of this deed remain undischarged rendering duplicate receipts for such ? upon demand of the Trustee: that he will keep the improvements on said land in tenantable? condition, that is ? shall be committed or suffered in or ? said real estate that said improvements shall constantly be kept insured against fire in some solvent insurance company for the Benefit of the beneficiaries hereunder for at least the amount of five thousand (\$5,000) with loss of any payable to the trustee as his interest may appear which said land shall be affiliated by the Trustee in repairing or restoring the damage satisfied or in such otherwise or may be agreed upon by all parties in interest and for collecting and disbursing same the trustee may reserve a commission of five per cent of the amount collected chargeable to said Temples as expenses of the trust

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that in the event of the breach of any one of the foregoing covenants the beneficiaries heir under provided all ? and act through the trustee at their option may satisfy same and to secure any and all money advanced for such purpose shall be entitled to the heir hereinafter provided with a cumulative right to ? same in any other ? manner likewise acting through the trustee and from any and all such ? ? advanced to or recovered by its trustee he shall receive for such services or ? of five per cent charge able to said Temple as expenses of trust that he will discharge to the said note made interest from ? on demand that he has the right to convey the said land to the grantees that he has the right to convey the said land to the grantee that he has done no act to encumber the said land; that the grantee shall have quit possession of the said land free from all encumbrances that the said parties of the first part will ? such further assurances of the said land as may be requisite and the said Temple waives the benefit of his exemption as to the obligations of this deed.

Provided however that until some one of the covenants herein contained shall be broken, the said Temple, his heirs, or assignees may retain possession of the real estate hereby conveyed.

In the event of default in the payment of said note or interest, or of the breach of ? one of the foregoing covenants, then at the request of the holder of said note the Trustee shall declare due the total principal amount of the debts secured by this deed with proper interest and shall forthwith proceed to take possession of said real estate and sell as much thereof as may be necessary to pay same at auction at such place and time and upon ? and after such advertisement, according to law, as the Trustee may deem best, nut no notice to said Temple, his heirs or assigns shall be necessary, and if payments of purchase money are deferred, the same shall bear lawful interest from the day of sale, and be evidenced by notes or bonds and be secured by mortgage trust deed ? the real estate cold with the usual terms and conditions or secured by sendors? him reserved in the deed of conveyance or by retention of title as the

Appendix 10A. Temple & Wife to Trust. December 31, 1913 (transcription). Reference Number: DB225C-278.
Page 3 of 3 for this deed.

trustee may deem best, and such sale may be made after the death of said Temple as well as in his lifetime the interest hereof being to change the heir? of this deed specifically upon said real estate in any and all events and to waive the equity of the heirs and assigned of said Temple in case of his death to have the debts and obligations secured by this deed discharged out his personal estate as a primary f?

The proceeds of such sale shall be applied for ? in each class in order of priority as follows to wit: first in payment of any all expenses of this trust including a commission for the trustee of five per cent of the gross amount of sales, cost of advertising sale, proper auctioneers' fees, al of the costs of sale and conveyance and accounting proper costs of distribution, fees for such attorney and other agents as the Trustees may deem necessary or advisable to employ at any time for the purpose of this trust any and all advances made by the trustee as hereinabove provided, and the

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proper costs of any ? or suite the trustee may deem necessary of advise able to institute or defend for said purposes; secondly, in payment of any and all taxes chargeable against said real estate or trust, with proper ? and interest, and including the proportionate part of same for year of sale elapsed to date of rate, but ? ? proceeds of sale be insufficient to pay in full both said expenses of trust and taxes, ? distribution thereof shall be may be decreed by a competent court in a proceeding instituted by the trustee for each purpose. Thirdly in payment of the remaining debts declared due as aforesaid with proper interest; and Fourthly, the residue of said proceeds of sale shall be paid to said Temple, his heirs, or assigns.

Upon discharge of all the obligations of this deed imposed in aforesaid Temple prior to such sale, including any and all expenses incurred preparatory for sale, and on demand and prepayment of proper costs and changes therefore, a good and sufficient deed of release, properly certified for ?lation shall be executed and delivered by the trustee, the right to any other form or methods of released being hereby waived.

signed:
John Twohig Temple
Nina Rosalie Temple

(Witness and Notary Information follows.)

Appendix 11. Delaney &c. to B. & S. Wasserman. December 1, 1933. Reference Number: DB389A-121.

Page 1 of 4 for this deed.

Delaney &c
To: B & S
Wasserman
12-8-33-193
Rev. stamps
\$12.50 Cancel(d).

This deed, made this 1st day of December, 1933, between E.L. Delaney and Fannie Lillian Delaney, his wife, of Richmond, Virginia, State-Planters Bank & Trust Company, of Richmond, Virginia, Executor of the last Will and Testament of ^{Grantor} J. Twohig Temple, and State-Planters Bank & Trust company, of Richmond, Virginia, Trustee, under the said will, parties of the first part, Joseph B. Wasserman, of Richmond, Virginia, party of the second part, and Nina R. Temple, widow, of J. Twohig Temple, deceased, of Clifton Forge, Virginia, party of the third part;

Witnesseth: That for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, receipt of all of which is hereby acknowledged, the parties of the first part have bargained, and sold, and by these presents do grant and convey unto the party of the second part, the said E.L. Delaney, with covenants of General Warranty and the Executor and Trustee of J. Twohig Temple, deceased, with covenants of Special Warranty, the following described real estate;

That certain lot of land, in the City of Richmond, Va. together with all improvements thereon and appurtenances thereto belonging, designated as No. 303 Brook Road, formerly Brook Avenue, and described as follows;

Beginning at a point on the East line of Brook Road distant Eighty-five and Ninety six One Hundredths (85.96) feet from its intersection with the East line of Adams Street, thence running Southwardly along and fronting on the East line of Brook Road twenty-seven and Forty One-Hundredths (27.40) feet, thence Northwardly One Hundred Eleven and Forty-seven One Hundredths (111.47) feet to the Southern line of an alley, in the rear about Fifteen (15) feet wide, as fixed by the City of Richmond, thence Westwardly along the South line of said alley Eighteen and Ninety two One-Hundredths (18.92) feet to a point distant Fifty-nine and

*Planned -
Oct 29 1936
and 15 April
State-Planters Bank
and Trust Co.
By Wm. B. Temple*

Appendix 11. Delaney &c. to B. & S. Wasserman. December 1, 1933. Reference Number: DB389A-121.

Page 2 of 4 for this deed.

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Thirty-four One Hundredths (59.34) feet from the West line of Adams Street, and thence Southwardly from the Southern line of said alley Ninety-one and Forty-eight One Hundredths (91.48) feet to the point of beginning, as shown on a plat of survey made by Chas.H.Fleet, Certified Civil Engineer, dated November 27th 1933, copy of which is attached hereto and made a part of this deed;

Being the same real estate of which R.H.Temple died seized on December 22nd, 1901, survived by the said J.Twohig Temple as his sole heir at law. The said J.Twohig Temple departed this life on December 27th 1932, leaving a last Will and Testament which was probated in the Chancery Court of the City of Richmond, Virginia, on January 13th 1933, and recorded in the Clerk's Office of said Court in A.B. 31, page 41. By a residuary clause of his Will, the said J.Twohig Temple divided all of his real estate, including the real estate hereinafter described, into two parts; Shares "A" and "B". Share "A" consisting of 40% of said residuum, he devised to his Trustee to be held in trust for the benefit of his wife, Mina R. Temple, during her life time, with remainder in fee simple to E.L. Delaney. Share "B" consisting of 60% of said residuum, he devised to E.L. Delaney, to be his in fee simple. Said testator named the said State-Planters Bank & Trust Company of Richmond, Va. as his Executor and as Trustee of the above set forth Trust, and empowered it to make sale and conveyance of any of his property, real and personal for the purpose of settling the estate and for the administration of the trust created. Said Executor and Trustee, in pursuance of the power and authority given it by the Will of said J.Twohig Temple as aforesaid, has made sale of the above described real estate, and, pursuant to said authority, it does hereby grant and convey unto the said party of the second part, with covenants of Special Warranty of Title as aforesaid, on behalf of the estate of J. Twohig Temple, deceased, the above described real estate owned as aforesaid by said J.Twohig Temple, at the date of his death.

The party of the third part unites her hand in her own right to release, relinquish, and convey, and does hereby release, relinquish, and convey unto the party of the second part, with covenants of Special Warranty, all of her right, title and interest in and to the real estate hereby conveyed.

The parties of the first part, with the exception of the State-Planters Bank & Trust Company, of Richmond, Virginia, Executor and Trustee under the Will of J.Twohig Temple, covenant that they have the right to convey the said land to the grantees; that they have done no act to encumber the said land; that the said grantees shall have quiet possession of the said land, free from all encumbrances, and that they, the said parties of the first part, will execute such further assurances of the said land as may be requisite.

In Witness Whereof, the said E.L. Delaney and Fannie Lillian Delaney, his wife, have hereunto set their signatures and seals, and the said State-Planters Bank & Trust Company has caused this deed to be executed in its behalf both as Executor under the Will of J.Twohig Temple, deceased and as Trustee under said Will, by E.E. Wilson, its Vice-President, and its seal to be hereunto affixed and attested by William J. Spiller, its Assistant Secretary, all done by due authority, and the said Mina R. Temple, widow of J.Twohig Temple, deceased, has hereunto set her hand and

Appendix 11. Delaney &c. to B. & S. Wasserman. December 1, 1933. Reference Number: DB389A-121.

Page 3 of 4 for this deed.

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seal, all done the day, month and year first above written.

E.L. Delaney (Seal)
E.L. Delaney (Seal)
Nina R. Temple (Seal)

State-Planters Bank & Trust Company, of Richmond, Virginia
Executor of the Will of J. Twohig Temple, deceased.

Attest: By E.E. Wilson, Vice-President.
William J. Spiller, Assistant-Secretary.

State-Planters Bank & Trust Company, of Richmond, Virginia,
Trustee under the Will of J. Twohig Temple, deceased.

Attest: By E.E. Wilson, Vice-President.
William J. Spiller, Assistant-Secretary.

Fannie Lillian Delaney (Seal)

State of Virginia
City of Richmond, to-wit:

I, Tinsley Moncure, a Notary Public in and for the City aforesaid,
in the State of Virginia, do certify that E.L. Delaney and Fannie Lillian Delaney,
his wife, whose names are signed to the foregoing deed, bearing date on the 1st
day of December, 1933, have this day personally appeared before me in my City
aforesaid.

My commission expires on the 5th day of August, 1935.
Given under my hand this 8th day of December, 1933.
Tinsley Moncure, Notary Public.

State of Virginia
City of Richmond, to-wit:

I, Tinsley Moncure, a Notary Public in and for the City aforesaid,
in the State of Virginia, do hereby certify that E.E. Wilson, Vice-President and
William J. Spiller, Assistant Secretary, of the State-Planters Bank & Trust Company
of Richmond, Virginia, by whom the foregoing deed, bearing date on the 1st day of
December, 1933, is executed for the State-Planters Bank & Trust Company, both
as Executor under the Will of J. Twohig Temple, deceased, and as Trustee under said
Will, have each acknowledged the same before me in my City aforesaid as and for
the act and deed of said State-Planters Bank & Trust Company, both as Executor
under the aforesaid Will and as Trustee thereunder.

My commission expires on the 5th day of August, 1935.
Given under my hand this 8th day of December, 1933
Tinsley Moncure, Notary Public.

State of Virginia
City of Clifton Forge, to-wit:

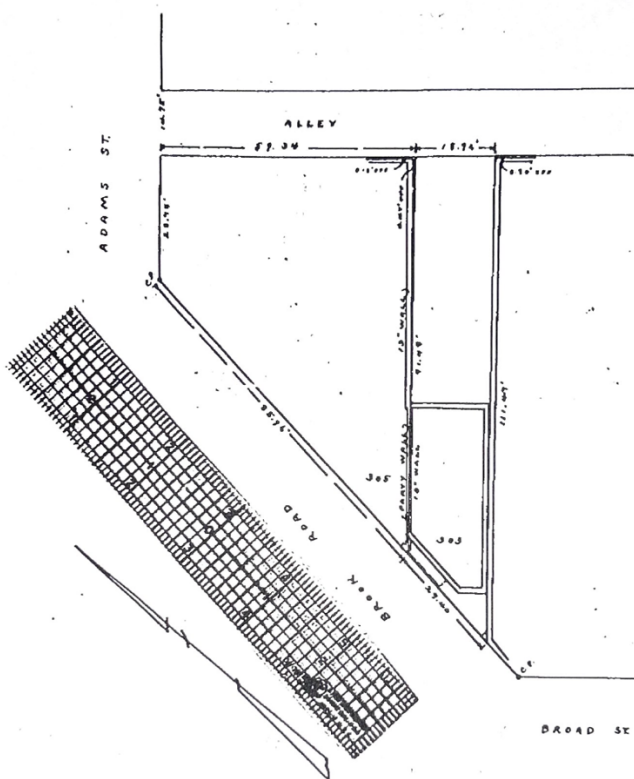
I, E.B. Hawkins, a Notary Public in and for the City aforesaid,
in the State of Virginia, do certify that Nina R. Temple, widow of J. Twohig Temple
deceased, whose name is signed to the foregoing deed, bearing date on the 1st day
of December, 1933, has this day personally appeared and acknowledged the same
before me in my City aforesaid.

My commission expires on the 26th day of March 1936.
Given under my hand this 4 day of December, 1933.
E.B. Hawkins, Notary Public.

Appendix 11. Delaney &c. to B. & S. Wasserman. December 1, 1933. Reference Number: DB389A-121.

Page 4 of 4 for this deed.

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*Plat of No. 305 Brush Road situated on the East
side Brush Road and between Adams and Broad
Streets in the City of Richmond, Va.*

Surveyed Nov. 27, 1933

Scale 1" = 20'

Chas. H. Fleet

Certified Civil Eng.

City of Richmond, to-wit:

In the Office of the Court of Chancery for said City
the 8th day of December 1933

This deed was presented, and with the Certificate and plat annexed
admitted to record at 10:20 o'clock A.M.

Teste: Chas. O. Saville, Clerk.

Appendix 12. MacMillan, et. al., to Alfred P. Seligman and Alisa P. Seligman. May 5, 1970.

Reference Number: DB664C-21.

Page 1 of 3 for this deed.

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BOOK 664C PAGE 21.

THIS DEED, made this 5th day of May, 1970, by and between DEANNA V. MacMILLAN and ROBERT F. MacMILLAN, her husband, BRADFORD J. WASSERMAN and SOPHIE S. WASSERMAN, his wife, and IRIS WASSERMAN SMITH and IRVIN J. SMITH, her husband, parties of the first part, and ALFRED P. SELIGMAN and ALISA P. SELIGMAN, his wife, tenants by the entirety as hereinafter shown, parties of the second part.

W I T N E S S E T H:

That the parties of the first part, for and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do by these presents grant and convey, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the parties of the second part, as tenants by the entirety with the right of survivorship as at common law, the following described real estate, to-wit:

That certain lot of land, in the City of Richmond, Virginia, together with all improvements thereon and appurtenances thereto belonging, designated as No. 303 Brook Road, formerly Brook Avenue, and described as follows:

BEGINNING at a point on the East line of Brook Road distant Eighty-five and Ninety-six One Hundredths (85.96) feet from its intersection with the East line of Adams Street, thence running Southwardly along and fronting on the East line of Brook Road Twenty-seven and Forty One Hundredths (27.40) feet, thence Northwardly One Hundred Eleven and Forty-seven One Hundredths (111.47) feet to the Southern line of an alley in the rear about Fifteen (15) feet wide, as fixed by the City of Richmond, thence Westwardly along the South line of said alley Eighteen and Ninety-two One Hundredths (18.92) feet to a point distant Fifty-nine and Thirty-four One Hundredths (59.34) feet from the East line of Adams Street, and thence Southwardly from the Southern line of said alley Ninety-one and Forty-eight One Hundredths (91.48) feet to the point of beginning, as shown on a plat of survey made by Chas. H. Fleet, Certified Civil Engineer, dated November 27th, 1933, a copy of which is attached to and recorded with a Deed from E. L. Delaney and Fannie Lillian Delaney, his wife, and others, to Joseph B. Wasserman, dated December 1st, 1933, and duly recorded in the Clerk's Office of the Chancery Court of the City of Richmond, Virginia.

BEING the same real estate conveyed to Joseph B. Wasserman by E. L. Delaney and Fannie Lillian Delaney, his wife, and others, by deed dated December 1, 1933, recorded December 8, 1933, in the Clerk's Office of the Chancery Court for the City of Richmond, Virginia, in Deed Book 389-A, page 121. The said Joseph

Appendix 12. MacMillan, et. al., to Alfred P. Seligman and Alisa P. Seligman. May 5, 1970.

Reference Number: DB664C-21.

Page 2 of 3 for this deed.

BOOK 664C PAGE 22

B, Wasserman died January 25, 1962, and by his last will and testament and codicil thereto, probated February 6, 1962, in the aforesaid Clerk's Office in Will Book 66, page 528, the said Joseph B. Wasserman bequeathed and devised the above described real estate to his three children, namely, Sidney M. Wasserman, Bradford J. Wasserman and Iris Wasserman Smith to share and share alike, to be theirs absolutely and in fee simple. The said Sidney M. Wasserman died on December 16, 1968, in the State of North Carolina, seized of an undivided one third interest in the within described real estate and by his will dated March 14, 1961, an exemplified copy of which was probated in the Clerk's Office of the Chancery Court of the City of Richmond, Virginia, on April 28, 1970, and duly recorded in said Clerk's Office prior to the recordation of this deed, he devised said interest in said real estate to his wife, Deanna V. Wasserman who has since intermarried with one, Robert F. MacMillan.

This conveyance is made subject to conditions, restrictions and easements of record, applicable to and legally binding upon the real estate hereby conveyed.

WITNESS the following signatures and seals:

Deanna V. MacMillan (SEAL)
Deanna V. MacMillan

Robert F. MacMillan (SEAL)
Robert F. MacMillan

Bradford J. Wasserman (SEAL)
Bradford J. Wasserman

Sophie S. Wasserman (SEAL)
Sophie S. Wasserman

Iris Wasserman Smith (SEAL)
Iris Wasserman Smith

Irvin J. Smith (SEAL)
Irvin J. Smith

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND, to-wit:

I, the undersigned, a Notary Public in and for the county aforesaid, in the State of North Carolina, do certify that Deanna V. MacMillan and Robert F. MacMillan whose names are signed to the foregoing deed bearing date May 5, 1970, have acknowledged the same before me in my county aforesaid.

Given under my hand and notarial seal this 20 day of May, 1970.

Fritz Ann Buffkin, Notary Public
My Commission Expires February 11, 1971

Appendix 12. MacMillan, et. al., to Alfred P. Seligman and Alisa P. Seligman. May 5, 1970.
Reference Number: DB664C-21.
Page 3 of 3 for this deed.



DECK 664C PAGE 23

STATE OF VIRGINIA

CITY OF RICHMOND, to-wit:

I, the undersigned, a Notary Public in and for the city aforesaid, in the State of Virginia, do certify that Bradford J. Wasserman and Sophie S. Wasserman whose names are signed to the foregoing deed bearing date May 5, 1970, have acknowledged the same before me in my city aforesaid.

Given under my hand this 28 day of May, 1970.

My commission expires: My Commission Expires May 8, 1971

Charles C. Brown Jr.
Notary Public



STATE OF MARYLAND

PRINCE GEORGE'S COUNTY, to-wit:

I, the undersigned, a Notary Public in and for the county aforesaid, in the State of Maryland, do certify that Iris Wasserman Smith and Irvin J. Smith whose names are signed to the foregoing deed bearing date May 5, 1970, have acknowledged the same before me in my county aforesaid.

Given under my hand and notarial seal this 27th day of May, 1970.

My commission expires: 1/26/1976

William D. Jones
Notary Public

Tax imposed by Sec. 5A-54(B)
Code of Va. has been paid.

In the Clerk's Office of
Chancery Court, City of
Richmond, Virginia this
Instrument was presented
MAY 29 1970

11:30 A.M.

and with Certificate numbered,
admitted to record.

Clerks Fee	5.00
Transfer Fee	1.00
State Tax	19.50
City Tax	6.50
Recorder's Tax	13.00
Total	45.00

Tests: E.E. Warriner
Clerk

To: Alfred P. Seligman

Verified 6/3/70

Appendix 13. Alisa P. Seligman to Rubin Peacock and Sylvia A. Peacock. October 28, 1986.
Reference Number: DB0101-1843.
Page 1 of 2 for this deed.

1986-1028 DB0101 p 1843

21591

DB0101 PAGE 1843

THIS DEED, made this 28th day of October, 1986, by and between
ALISA P. SELIGMAN, widow, party of the first part, and RUBIN PEACOCK
and SYLVIA A. PEACOCK, his wife, parties of the second part.

W I T N E S S E T H :

THAT for and in consideration of the sum of Ten Dollars (\$10.00)
cash in hand paid by the parties of the second part to the party of
the first part, and other good and valuable consideration, the receipt
of which is hereby acknowledged, the said party of the first part does
hereby bargain, sell, grant and convey with General Warranty and
English Covenants of Title unto the parties of the second part as
tenants by the entireties with the right of survivorship as at common
law, the following described property, to-wit:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

The conveyance is expressly made subject to all easements,
covenants, conditions, and restrictions of record as the same may
lawfully apply.

WITNESS the following signatures and seals.

Alisa P. Seligman (SEAL)
ALISA P. SELIGMAN

STATE OF VIRGINIA:

City
County of Richmond to-wit:

The foregoing instrument was acknowledged before me by
ALISA P. SELIGMAN this 6th day of November, 1986.

My commission expires: 3/5/88

Robbie R Vaden
Notary Public

Appendix 13. Alisa P. Seligman to Rubin Peacock and Sylvia A. Peacock. October 28, 1986.
 Reference Number: DB0101-1843.
 Page 2 of 2 for this deed.

SCHEDULE A

BOOK 0101 PAGE 1844

THAT certain lot of land, in the City of Richmond, Virginia, together with all improvements thereon and appurtenances thereto belonging, designated as No. 303 Brook Road, formerly Brook Avenue, and described as follows:

BEGINNING at a point on the East line of Brook Road distant Eighty-five and Ninety-six One Hundredths (85.96) feet from its intersection with the East Line of Adams Street, thence running Southwardly along and fronting on the East line of Brook Road Twenty-seven and Forty One Hundredths (27.40) feet, thence Northwardly One Hundred Eleven and Forty-seven One Hundredths (111.47) feet to the Southern line of an alley in the rear about Fifteen (15) feet wide, as fixed by the City of Richmond, thence Westwardly along the South line of said alley Eighteen and Ninety-two One Hundredths (18.92) feet to a point distant Fifty-nine and Thirty-four One Hundredths (59.34) feet from the East line of Adams Street, and thence Southwardly from the Southern line of said alley Ninety-one and Forty-eight One Hundredths (91.48) feet to the point of beginning, as shown on a plat of survey made by Chas. H. Fleet, Certified Civil Engineer, dated November 27th, 1933, a copy of which is attached to and recorded with a Deed from E. L. Delaney and Fannie Lillian Delaney, his wife, and others, to Joseph B. Wasserman, dated December 1st, 1933, and duly recorded in the Clerk's Office of the Chancery Court of the City of Richmond, Virginia.

BEING the same real estate conveyed to Alfred P. Seligman and Alisa P. Seligman, as tenants by the entirety with the right of survivorship as at common law, by deed from Deanna V. MacMillian and Robert F. MacMillian, her husband, Bradford J. Wasserman and Sophie S. Wasserman, his wife, and Iris Wasserman Smith and Irvin J. Smith, her husband, dated May 5, 1970, recorded May 29, 1970, in the Clerk's Office of the Chancery Court of the City of Richmond, Virginia, in Deed Book 664-C, Page 21. Alfred P. Seligman died February 28, 1975, leaving Alisa as the surviving tenant. He also left all of his property to her in his will, probated June 6, 1975 in Will Book 109, page 675, in the Clerk's Office of the Circuit Court of Richmond, Virginia.

VIRGINIA:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF RICHMOND

This deed was presented, and, with the Certificate annexed, admitted to record

on NOV 17 1986 at 2:08 o'clock P.M.

The Tax imposed by Sec. 58, 1-802 Code of Va has been paid.

301 Clerk's Fee	\$ <u>10.00</u>
212 Transfer Fee	\$ <u>1.00</u>
039 State Tax	\$ <u>60.00</u>
214 City Tax	\$ <u>20.00</u>
220 City Grantors Tax	\$ <u>20.00</u>
038 State Grantors Tax	\$ <u>20.00</u>
TOTAL	\$ <u>131.00</u>

File: Lennis Penbleton

TESTE:

Iva R. Purdy
 Iva R. Purdy, Clerk

Grantees Address:

P.O. Box 153 Aylett, Virginia 23029

Appendix 14. Summary of Property Conveyances. This appendix includes summaries of pertinent wills and newspaper articles.

Date	Reference Number or Source	
August 12, 1817	DB13-542 (“indenture”)	In this indenture, William Foushee Sr., divested himself of much of his real estate assets as well as the debt associated with them to his children. The document is very difficult to read and to decipher, but the bottom line is that he passed on to his children the parcels that were sold on April 15, 1825 (next entry above). At least some of the land that he passed on to them can be seen in the 1809-1810 Richard Young survey of the City of Richmond.
April 15, 1825	DB24-18 (“indenture”)	William Foushee, Jr., Richard Parker and his wife Elizabeth, William Carter, and Thomas Ritchie and his wife Isabella conveyed property to Robert G. Scott and John G. Williams. This sale apparently partitioned the original holdings of William Foushee, Sr., creating a parcel that consisted of today’s 303 Brook and 305 Brook and perhaps others on the block that faced Brook and Adams (it is impossible to discern from the archaic property description). The fact that the original Foushee property was partitioned becomes evident in future indentures and deeds (which follow in this table). This 1825 indenture refers to Broad as H Street.
It is difficult to determine how today’s 303 Brook was ultimately partitioned away from the property sold in 1825. It is complicated by the fact that a document to describe the partition of the property between Scott and Williams could not be located. The fact of that partition, however, was mentioned in the August 5, 1858, p. 11 deed (see below in this table). The partition between Scott and Williams, which occurred on an unknown date, appears to have created a parcel that consisted of today’s 303 and 305 Brook that became the property of Williams. The partition would have occurred by at least January 1, 1834, when Williams’ estate was probated leaving his wife, Mary Ann, as beneficiary. She is shown dealing with the property as her husband’s beneficiary in 1850 (see next entry in this table).		

April 15, 1851	DB59-60 ("indenture")	(According to a December 28, 1850, <i>Richmond Daily Times</i> newspaper article, the City Council approved paying Mary Ann Williams, executrix of John G. Williams, deceased, \$37 for land taken in 1846 to "straighten" Brook Road). This 1851 indenture shows the official payment for the portion of land taken by the City and the acceptance of Mary Ann Williams of the payment. The 1862 survey of the property (found in the 1862 deed described below in this table) appears to show that the land taken was a sliver in front of both today's 303 Brook or 305 Brook and may also have created the "notch" still there today between the 303 Brook and 18 West Broad building.
August 5, 1858	DB73A-10 (deed)	Mary Williams conveys to Thomas Barham for \$1,295 (\$48,000 today) "the" lot between George Lumpkin's estate and that of Richard S. Glazebrook on the west. The 1862 survey of the property (found in the 1862 deed described below in this table) appears to show that the land sold in this conveyance would have included both of today's 303 and 305 Brook despite being described as "the lot" (as opposed to "the lots").
August 5, 1858	DB73A-11 (deed)	Thomas Barham and Susan Barham conveyed to Richard S. Glazebrook and William J. Thomas (business partners) for \$1,480 (\$55,000 today) the Brook Avenue property between the George Lumpkin estate and the lot of Richard S. Glazebrook on the west. This document includes the detail that the sale was for "one of the lots conveyed to John G. Williams in a deed of partition between him and Robert G. Scott bearing the date of [not provided]," wording which appears to stand in for the missing after-1825 document (it appears that the document was missing at the time of this transaction as well). Though the deed mentions it is "one of the lots," it seems clear that this is the same property mentioned in the conveyance shown in the entry of this table just preceding this one (DB73A -10) and is therefore today's 303 and 305 Brook combined.
<i>(Author's note: Building at 303 Brook believed built between 1858 and 1862.)</i>		

April 6, 1862	DB78A-151 (deed)	Richard S. Glazebrook and Mary E. (his wife) and William J. Thomas and Sarah A. E. (his wife) sold Joseph Millhiser the property for \$4,700 (monetary value in today's currency not provided because of the economic turmoil of the Civil War). This deed contains the survey drawing showing today's 303 Brook (alone) being sold by Glazebrook & Thomas to [name left blank]. The deed describes the property sold as facing Brook along a line of 27½ feet, another indication that this property was today's 303 Brook alone as later deeds which clearly identify the property as 303 Brook alone also show it fronting Brook for 27½ feet. It is certain that the shaded areas on this survey drawing represent buildings, made clear by the unshaded areas, one of which is marked "yard." The fact that the deed mentions that there were "improvements thereon" are strong evidence that there was a building on this lot. Therefore, it can be said with almost complete certainty that the building at 303 Brook was built after 1858 and before 1862 by Glazebrook & Thomas.
June 17, 1866	DB83A-392 (deed)	Joseph Millhiser and Louisa (his wife) conveyed the property to Moses Millhiser for \$2,500. (Frontage on Brook shown as 27 ½ feet.)
March 3, 1871	<i>Richmond Dispatch</i> (newspaper)	"Moses Millhiser to Michael H. Irvin, brick building on the corner of Broad street and Brook avenue, triangular lot, fronting 27½ feet on Brook avenue, for \$2,500."
February 9, 1871	DB93B-130 (deed)	Moses Millhiser and Rosalie (his wife) conveyed the property to Michael H. Irvin for \$2,500. (Frontage on Brook shown as 27½ feet.)
October 16, 1874	<i>Richmond Dispatch</i> (newspaper)	(Announcement of auction:) "Lyne & Brother [auctioneers]. 4 ½ p.m., brick store, with dwelling over same, No. 303 Brook Avenue, near Broad street." (This is the first time a building can be associated with its address of 303 Brook.)
October 16, 1874	DB104B-27 (deed)	Michael H. Irvin and Bridgit (his wife) conveyed the property to R. H. Temple. (Frontage on Brook shown as 27½ feet.) (The property is not identified as 303 Brook.)
(Author's note: John Twohig Temple inherited the property at 303 Brook as the sole heir at the death of his father, Robert H. Temple. Twohig's mother had died in 1899. Robert H. Temple died December 22, 1901.)		
December 31, 1913	DB225C-278 (deed)	John Twohig Temple and his wife Nina Rosalie Temple took out a mortgage on 303 Brook Avenue in a deed of trust
December 1, 1933 (date of will probation)	WB31-41 (will)	Twohig Temple indirectly mentioned this property in his December 19, 1931, will – it would later be considered as part of "Share A" since it was sold to benefit his wife (per the will). (See next entry).

December 1, 1933	DB389A-121 (deed)	303 Brook was conveyed to Joseph Wasserman in a complicated transaction. E. L. Delaney conveyed the transaction in his capacity of executor of the estate of J. Twohig Temple. In so doing, he was carrying out the wishes of Twohig Temple who had left a will dividing his several unspecified and undescribed properties into two shares: A and B. Share A, according to the will (recorded in Will Book 31-41), was to consist of 40% of his properties and was to be held in trust by State-Planters Bank & Trust Company, for the benefit of his wife, Nina R. Temple, after his death. The other 60% was bequeathed to E. L. Delaney. Twohig Temple died December 27, 1932. Delaney (possibly coordinating with Nina), sold the property to Wasserman under the terms of Twohig Temple's will, considering the property to be a portion of Share A. (This deed references the property as "303 Brook Road formerly Brook Avenue.")
May 5, 1970	DB664C-21 (deed)	Deanna V MacMillan and Robert F. MacMillan, Bradford J. Wasserman and Sophie S. Wasserman, and Iris Wasserman Smith and Irvin J. Smith sold 303 Brook to Alfred P. Seligman and Alisa P. Seligman. The property was the same conveyed to Joseph B. Wasserman by E. L. Delaney and Fannie Lillian Delaney by deed dated 1933-1201 (DB 389A, p121). Joseph Wasserman died 1962-0125 and bequeathed the property in equal parts to his three children (Sidney M. Wasserman, Bradford J. Wasserman, and Iris Wasserman Smith) in his will probated February 6, 1962 (Will Book 66-528). Sidney M. Wasserman died December 16, 1968, and bequeathed his interest in the property to his wife Deanna V. Wasserman who had since remarried, to Robert F. MacMillan.
October 28, 1986	DB0101-1843 (deed)	Alisa P. Seligman, widow, conveyed the property at 303 Brook to Rubin Peacock and Sylvia A. Peacock.

Appendix 15. Will of John Twohig Temple. December 1, 1933. Reference Number: WB31-41. This is a copy of the original will which is located in the Richmond Property Division Office. The reference number is that given by the Richmond Property Division and provides location data for the deed or indenture. "WB" stands for "Will Book" and the number following the hyphen indicates the first page number of the will.

Page 1 of 3 of this will.

<p>J. Twohig Temple's Will 1-13-33 #18</p>	<p>I, J. Twohig Temple, of Richmond, Virginia, do make this my last Will and Testament, hereby revoking any and all wills and codicils heretofore made by me.</p> <p>ARTICLE ONE. I direct that all of my just debts be paid and specifically direct that any bill rendered by my friend, E. L. Delaney, shall be paid without question regardless of his interest as beneficiary and in</p>
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Appendix 15. Will of John Twohig Temple, December 1, 1933.
Page 2 of 3 of this will.

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addition thereto; inasmuch as during my long illness he has even borrowed personally money necessary for my expenses and my comforts.

ARTICLE TWO. I have already disposed of all of my tangible effects but in order that there may be no doubt on the subject, I give and bequeath to my friend, the said E. L. Delaney, all of my tangible personal property.

ARTICLE THREE. All the rest and residue of my estate, real and personal, I direct shall be divided into two parts - Shares A and B; Share A to consist of forty (40) per centum of said residuum and Share B to consist of sixty (60) per centum of said residuum.

I give, devise and bequeath Share A to my Trustee hereinafter named, to be held in trust for the benefit of my wife, Mina R. Temple, during her lifetime, she to receive the net income from this share during her lifetime, and by income I mean such as shall begin to accrue from the date of my death. Upon the death of my said wife this trust shall cease and terminate and the corpus and any income on hand shall be transferred, set over and delivered to my friend, E. L. Delaney, to be his in fee simple.

I give, devise and bequeath Share B to my friend, E. L. Delaney, to be his in fee simple.

I request that the said E. L. Delaney look after my aunt, Miss Lucy L. Temple, during her lifetime, but I do not make this mandatory because I have implicit faith that he will do for her as he has done for me.

ARTICLE FOUR. I nominate and appoint the State-Planters Bank and Trust Company, of Richmond, Virginia, as Executor of this my last Will and Testament, and Trustee of the trust fund hereinbefore mentioned, and direct that no security be required of it as such.

For the purpose of settling my estate and for the administration of the trust created hereunder, I authorize and empower the State-Planters Bank and Trust Company, both as Executor and Trustee, to sell, lease, exchange, mortgage or hypothecate any of my property, real and personal, and in case of sale no purchaser shall be required to see to the application of the purchase money, and said Trustee may change, alter and vary the investments of said trust fund as often as it may deem best, making reinvestments in real or personal property.

In witness whereof I have hereunto set my hand and seal this 19th day of December, 1931.

J. Twohig Temple (Seal)

Signed, sealed, published and declared by the said J. Twohig Temple, as and for his last Will and Testament, in the presence of us, two competent witnesses, present at the same time, who at his request, in his presence and in the presence of each other, have hereunto subscribed our names as witnesses this 19th day of December, 1931.

L. B. Gunn

R. W. Gunn, Jr.

VIRGINIA:

IN THE CHANCERY COURT OF THE CITY OF RICHMOND,
THE 13TH DAY OF JANUARY, 1933.

A paper writing bearing date the 19th day of December, 1931, purporting to be the last will and testament of J. Twohig Temple, deceased, was this day produced to the Court and offered for proof.

It appearing to the Court that the said J. Twohig Temple was a resident of the City of Richmond, and that he departed this life on the 27th day of December, 1932; and L. B. Gunn and R. W. Gunn, Junior, the subscribing witnesses thereto, being first duly sworn, severally deposed that they were present together at the same time and in the presence of the said J. Twohig Temple when he, the testator, signed, acknowledged and declared the said paper writing to be his will, and that, at the request of the testator, in his presence and in the presence of each other, they, and each of them, signed their names as attesting witnesses thereto, and they further deposed that the said J. Twohig Temple was of sound mind and memory, and capable of making a will.

Thereupon the said paper writing bearing date the 19th day of December, 1931, is established and ordered to be recorded as and for the true last will and testament of the said J. Twohig Temple, deceased.

On motion of the Executor named in said will, it was permitted by the Court to qualify as such; thereupon the State-Planters Bank and Trust Company of Richmond, Virginia, named in said will as Executor thereof, this day appeared in open Court by E. E. Wilson, its Vice-President, made oath as the law directs, and entered into and acknowledged a bond as such Executor in the penalty of One Hundred Thousand Dollars, payable and conditioned according to law, but without security, the said will directing that none should be required of it.

And certificate is granted the said State-Planters Bank and Trust Company of Richmond, Virginia, for obtaining a probate of the said will in due form.

Teste:

Chas. O. Saville, Clerk.

Appendix 16. Shops in the Building at 303 Brook. Missing years are either years when city directories are not available (perhaps not published) or the directory did not provide information for a resident at the address. It is believed that those that are shown as “fruit sellers” may have been selling from the notch outdoors at 303 Brook Avenue. “City Dir” = City Directory.

Year	Source	City Directory Business Category	Name/Location
1869	City Dir p. 249	cabinet makers	Arnold Spotswood, Jr.
1871	City Dir p. 171	gunsmith	J. C. Wharton
1873	City Dir p. 299	gunsmith	J. C. Wharton
1877	City Dir p. 165	oysters	John T. Howard
1879	City Dir p. 118	fish and oysters	James Douglas
1882	City Dir p. 528	fish and oyster dealers	John Krouse
1883	City Dir p. 347	grocers	John Krouse
1885	City Dir p. 278	saloons and groceries	John Krouse
1886	City Dir p. 454	grocers - retail	John Krouse
1888	City Dir p. 335	grocers	Adam Krouse
1889	City Dir p. 332	provisions	Adam Krouse
1891	City Dir p. 824	saloons	Andrew Fontanesi
1891	City Dir p. 793	fruit dealers	G Carbune
1892	City Dir p. 294	saloons	Andrew Fontanesi
1892	City Dir p. 793	fruit dealers	G Carbune
1893	City Dir p. 543	saloons	Alexandro Pratesi
1900	City Dir p. 184	saloons	Giovanni Castelvechi
1901	City Dir p. 1105	saloons	Giovanni Castelvechi

1902	City Dir p. 1112	saloon	Giovanni Castelvechi
1903	City Dir p. 158	saloons	Giovanni Castelvechi
1904	City Dir p. 166	saloons	Giovanni Castelvechi
1906	City Dir p. 1042	saloons	George Salotti
1907	City Dir p. 1135	saloons	George Salotti
1908	City Dir p. 1159	fruit sellers	Manella Bokartis
1909	City Dir p. 1288	confectioners	Manella Bokartis
1910	City Dir p. 209	confectioners	Manella Bokartis
1911	City Dir p. 1293	confectioners and fruit dealers	Charles Goigorian (sic)
1913	City Dir p. 1434		Charles Gorgodian
1914	City Dir p. 205	confectioners and fruit dealers	Charles Gorgodian
1915	City Dir p. 1424	confectioners and fruit dealers	Charles Gorgodian
1916	City Dir p. 534	confectioners and fruit dealers	Angelo Farnocchi
1917	City Dir p. 168	confectioners and fruit dealers	Angelo Farnocchia
1918	City Dir p. 1032	confectioners	Charles Pardini and Company (Charles Pardini and Peter Dallemura)
1919	City Dir p. 868	confectioners	Charles Pardini and Company (Charles Pardini and Volerio Dalle-Luche)
1920	City Dir p. 920	confectioners	Charles Pardini and Company (Charles Pardini and Volerio Dalle-Luche)
1921	City Dir p. 1228	confectioners	Charles Pardini and Company (Charles Pardini and Valerio Dalle-Luche)
1922	City Dir p. 835	confectioners	Charles Pardini and Company (Charles Pardini and Volerio Dalle-Luche)
1923	City Dir p. 1430	confectioners	Charles Pardini and Company

1924	City Dir p. 288	confectioners and fruit dealers	Valerio Dalle-Luche
1925	City Dir p. 1502	confectioners and fruit dealers	Valerio Dalle-Luche
1926	City Dir p. 310	confectioners	Pete Balducci
1927	City Dir p. 1444	confectioners	Peter Balducci
1928- 1954	City Dir p. 1312	grocers	Liberty Meat Market (City directories show Liberty Meat Market to be at 303 Brook until at least 1954)
1931	City Dir p. 1680	fruit dealers - retail	Fred W. Martin
1932	City Dir p. 1553	fruit dealers - retail	George Smith
1935	City Dir p. 1069	fruit dealers - retail	George Smith
1936	City Dir p. 1338	fruit dealers - retail	Meyer Scherr
1937	City Dir p. 1441	fruit dealers - retail	Meyer Scherr

Appendix 17. Probable Residents at 303 Brook. Residents would have most likely lived in the upper floor of the building, or perhaps at the back when additions to the building were present. This information is taken from city directories, but it was often unclear whether shopkeepers listed at the address also lived there. Similarly, it was often unclear whether employees (often shown as clerks, barkeepers, or family members) listed at the address lived there. In some cases, what is provided here is only a best guess based on the information provided. Missing years are either years when city directories are not available (perhaps not published) or the directory did not provide information for a resident at the address. Parenthetical information is additional information provided by the directory. Per the city directories of the time, an asterisk denotes “colored.”

Year	Source	Name/Location
1870	City Dir p. 233	Richard M. Weldy (trader)
1871	City Dir p. 170	Rich M. Weldy (trader)
1879	City Dir p. 342	Lewis Barberie
1885	City Dir p. 278	John Krouse Adam Krouse (clerk) Mrs. Barbara Krouse (widow of Nicholas)
1886	City Dir p. 454	John Krouse
1888	City Dir pp. 407 and 610	Adam Krouse Catherine Pearson (widow of William Pearson)
1888	City Dir p. 662	Adam Krouse Mrs. Catherine Pearson Mrs. Eleanora Lohmann
1891	City Dir p. 882	A Fontanesi M Devoti Stephen Payne G Carbune
1894	City Dir p. 913	Alexandro Pratesi Peter Pratesi
1895	City Dir p. 849	Alexandro Pratesi Peter Pratesi Charles Moriconi
1897	City Dir p. 896	Giovanni Castelvichchi Louis Rigghianti
1898	City Dir p. 1111	G. Castelvecchi
1899	City Dir pp. 1050 and 179	G. Castelvecchi Henry Castelvecchi (bartender at 303 Brook Avenue) Peter Castelvecchi (bartender at 303 Brook Avenue)

1900	City Dir pp. 1103 and 716	G. Castelvechi Carlos Pucci (barkeeper)
1901	City Dir p. 742	Carlos Pucci (barkeeper)
1902	City Dir p. 961	Louis Valdrighi (barkeeper)
1903	City Dir pp. 158 and 740	Miss Assunta Castelvechi Giovanni Castelvechi (possible) Louis Valdrighi (barkeeper) Charles Pucci (barkeeper)
1904	City Dir pp. 166 and 159	Miss Assunta Castelvechi Giovanni Castelvechi
1906	City Dir p. 730	Joseph Salotti (Arrrighi and S)
1907	City Dir p. 187	Enia Colognori (carpenter)
1907	City Dir p. 639	Sarti Pasquino (tailor)
1908	City Dir pp. 837 and 952	Pasquino Sarti (works at Trissachi & Parti Restaurant at 1515 E Main)
1909	City Dir p. 715	John Manbiwkas (clerk for Manella Bokartis)
1910	City Dir pp. 209 and 274	George Bokartis (clerk for M Bokartis) * Samuel Carter (waiter)
1912	City Dir p. 409	John Darhanian
1915	City Dir pp. 658 and 1915	George Gorgodian (clerk for Charles Gorgodian)
1923	City Dir p. 1430	Charles Pardini
1926	City Dir p. 311	Combes Balducci Pete Balducci
1926	City Dir p. 311	Combes Balducci Pete Balducci
1927	City Dir p. 1444	Peter Balducci
1928	City Dir p. 523	Eugene Ernest (proprietor Liberty Meat Market)
1945	City Dir p. 500	Marshall W. Haney, salesman, Pittsburgh Glass

Appendix 18. Key to Sanborn Maps. This key is taken from the 1895 Sanborn map for Richmond. Sanborn maps were created in many cities across the United States in order to assist fire insurance agencies in determining premiums. They are useful in building histories, obviously, because of the details of individual buildings over time. For more information about Sanborn maps, see <https://www.loc.gov/rr/geogmap/sanborn/san4a1.html#:~:text=The%20Sanborn%20map%20collection,States%2C%20Canada%2C%20and%20Mexico.>

Source for this key: *Sanborn Fire Insurance Map of Richmond, Virginia*, Sanborn Map Company, 1895, plate 1. Acquired online from the Library of Congress.

