

Informal History of the Flordon Subdivision
Prepared by David A. Salem (800 Flordon Drive)
February, 1989

Original Subdivision Restrictions: These are contained in a deed conveying Lot 7, Block C (now 980 Tanglewood Road) from Dr. Charles Hurt to Mr and Mrs. Clifford Fox dated December 1, 1959. The restrictions, which (by later deeds from Dr. Hurt) are binding on all lots in Flordon¹, include the following: 1) no buildings of any kind shall be erected on any lots except for one private dwelling and garage; 2) dwellings shall have a minimum of 2000 square feet of floor space, exclusive of basement, garage and porches; 3) lots shall be a minimum of 1.5 acres; 4) buildings shall be at least thirty feet from any road, twenty feet from any side boundary, and twenty-five feet from any rear boundary; 5) Dr. Hurt shall retain (transferable) six foot easements along the rear and side boundaries of all lot lines for light, power, water, etc.; 6) no building shall be erected without prior approval from Dr. Hurt or an architectural approval committee to be established (see #7); 7) as soon as twenty houses shall be built in Flordon, administration of the restrictions will be handled by a committee of three elected by the owners of such houses; and 8) the restrictions shall remain in force in perpetuity, unless altered by a vote of the owners of a majority of the lots in Flordon.

1959-1980: The restrictions summarized above are administered initially by Dr. Hurt, and subsequently by a three-member Committee.² Road maintenance during this time period is supervised by an ad hoc committee of Flordon residents. Finances are informally administered (i.e. Road Fund contributions are strictly voluntary). In 1970, for example, lot owners are asked to pay \$350 per improved lot, and \$70 per unimproved lot, to raise the funds needed to resurface portions of the roads in Flordon. In response to this request, \$14,000 is raised, and is put to immediate use upgrading the roads.

1980: In 1980, Thomas E. Worrell, Jr., owner of 215 acres at the end of Broomley Road, proposes to County authorities the creation of a new subdivision within this acreage to be known as Ivy Creek. Mr. Worrell's proposal raises concerns among some residents of Broomley Road about increased traffic on that street. Residents also raise concerns about the possibility of Broomley Road being upgraded (by Mr. Worrell) so as to qualify for inclusion in the state road system. Inclusion of Broomley Road in the state system would free residents from ongoing maintenance costs, but would also deprive them of control over future development and would require several lot owners to give Albemarle County easements to permit widening of the road to state standards. In fact, a comparison of the road's actual location with its intended location as specified on the plats of several lots bordering Broomley Road reveals that the road does not actually sit on the land earmarked for a "public right of way". Understandably, public authorities are reluctant to assume responsibility for an upgraded road situated on land that technically is not "open" to the public. Unlike the situation in 1959 -- when the land within Flordon was first subdivided -- Albemarle County will no longer grant permission to a party (e.g. Mr. Worrell) seeking to establish a new subdivision without receiving assurances that the roads servicing it (e.g. Broomley Road) will either be upgraded to state specifications (and thus incorporated in the state road system) or maintained by lot owners pursuant to a formal road maintenance agreement.

In late 1980 and throughout 1981, representatives for Mr. Worrell attempt to fashion a compromise that will secure the approval of Broomley Road residents to a road maintenance agreement (RMA). After lengthy negotiations, an agreement is drafted that provides for the following: 1) a maximum number of 33 lots within the new (Ivy Creek) subdivision; 2) the widening

¹ The boundaries of the "Flordon" subdivision are identified on the plats marked Attachment A.

² Technically, this Committee exists today, but its work is limited to reviewing plans for new residences. Its three members at present are Chauncey F. Hutter (970 Broomley Road), Thomas J. Kelley (842 Tanglewood Road) and Leonard F. Winslow, Jr. (755 Flordon Drive).

of Broomley Road to 18 feet (20 feet in certain spots), to be paid for by Mr. Worrell,³ and 3) a promise by Mr. Worrell that deeds from him to all Ivy Creek homeowners will obligate the latter to pay to a proposed Broomley/Flordon Road Fund annual road maintenance assessments equal to the assessments to be paid by homeowners in the Flordon subdivision. The draft agreement further states that residents of Broomley Road will pay \$85 per year per lot to cover Broomley Road maintenance costs. The monies so collected may be used for "normal" maintenance items upon a vote of a majority of Broomley Road residents, while "major improvements" can be undertaken only upon a vote of three-quarters of such residents. This agreement is never executed. Instead, negotiations shift in an attempt to determine whether an RMA can be executed that will cover all of the roads in Flordon, instead of Broomley Road alone.

1982: Owners of forty-seven lots in Flordon (including several residents of Broomley Road) enter into a formal agreement (executed in March, 1982) binding themselves and their successors to make annual payments to the Flordon Road Fund. (See Attachment B for a list of lots covered by the 1982 Agreement.) The annual assessments are set at \$85 per improved lot and \$21.25 per unimproved lot. The agreement states that these amounts may be increased by a vote of a majority of the lots covered by the Agreement (one vote per lot). The agreement further states that owners of unimproved lots who choose to build dwellings must (in the year in which construction commences) pay to the Road Fund an amount equal to three times the standard assessment for an unimproved lot (i.e. 3 times \$21.25 or \$61.75). Road Fund monies are to be used for routine road "maintenance" only, such "maintenance" to be undertaken at the discretion of a three-person Road Fund Committee; "major resurfacing" is to be undertaken only upon a vote of the owners of a majority of lots covered by the Agreement (one vote per lot). The Agreement is silent on the procedures for electing the three-person Committee; however, it does require that one of these persons be a resident of the Ivy Creek subdivision.

1982-Present: The Road Fund is administered, and routine road maintenance supervised by Chauncey F. Hutter, 970 Broomley Road. The Road Fund "committee" of three contemplated by the 1982 Agreement never actually comes into being. Owners of most of the lots covered by the 1982 Agreement make payments to the Road Fund, but some do not. Most of those failing to make such payments own either unimproved lots, or lots created through subdivision of lots mentioned in the 1982 Agreement. Owners of many lots not technically covered by the Agreement make payments to the Road Fund also (see Attachment C for a list of all lots considered part of the Flordon subdivision). These contributors include at least one owner of an improved lot on the extension (i.e. non-paved portion) of Woodberry Road. In supervising the independent contractors hired to perform routine maintenance (e.g. road patching, snow removal, mowing), Mr. Hutter directs them not to concern themselves with this extension of Woodberry Road. Mr. Hutter's view is that owners of lots situated on this road should be asked to contribute to the Road Fund in exchange for their use of the paved portion of Woodberry Road (plus their occasional use of Flordon Drive), but that Road Fund monies should not be used to maintain that portion of Woodberry Road that did not exist when the 1982 RMA was executed.

Present status of Road Fund: As of January 31, 1989, there are fifty-one (51) improved lots and one unimproved lot covered by the 1982 Agreement (see Attachment B). At the rate of \$85 per improved lot and \$21.25 per unimproved lot, owners of these 52 lots covered by the 1982 Agreement should be contributing \$4356.25 to the Road Fund each year. As of January 31, 1989, payments to the Road Fund in response to the payment notice distributed by Mr. Hutter in October, 1988 total \$5161.00 or \$804.75 more than the theoretical minimum annual contributions of \$4356.25 contemplated by the 1982 Agreement. This sum consists of payments from 61 lot owners in total. As of January 31, 1989, cumulative arrearages from owners of lots now in existence that are covered

³ State roads must be at least 24 feet wide.

by the 1982 RMA total \$2101.75 (excluding interest⁴).

In real (i.e. inflation-adjusted terms), the assessments contemplated by the 1982 Agreement have fallen from \$85 (or \$21.25 for unimproved lots) to \$ 67.64 (\$ 16.91 for unimproved lots), when expressed in constant 1982 dollars. (Cumulative CPI inflation from March 31, 1982 to December 31, 1988 equaled 25.63%.) Today's (i.e. 1988-89) annual assessment of \$85 (\$21.25) provides the Road Fund with roughly 20% less purchasing power to fund necessary maintenance than when these figures were set in March, 1982 (that is, \$67.64 is roughly 80% of \$85.00; similarly, \$16.91 is roughly 80% of \$21.25). Had the annual assessment of \$85.00 (\$21.25 for unimproved lots) kept pace with inflation, it would be \$106.78 (\$26.69 for unimproved lots) today.

As indicated in Mr. Hutter's fall 1988 fundraising letter, as of October 31, 1988 the Flordon Road Fund had a balance of \$27,883.94. For the twelve months ending October 31, 1988, interest income earned by the Road Fund was roughly equal to routine maintenance expenses (including the road "patching" done in the spring of 1988). Since October 31, 1988, Road Fund monies have been used for routine maintenance only, with one major exception: upon presentation of a petition signed by the owners of 19 of the 25 lots on Tanglewood Road, Mr. Hutter approved the construction of the wooden guard rail that now lines the north side of that road. This guard rail cost approximately \$5,000.

It is unclear how much it would cost in today's dollars to resurface all of the roads covered by the 1982 RMA (Flordon Drive, Tanglewood Road, Broomley Road from Route 677 up to the newly installed farm fence marking the boundary of Mr. Worrell's property, Blackwood Road and Woodberry Road from Flordon Drive down to Old Ballard Road). The exact amount would, of course, depend on the quality and depth of the paving materials used and the desired width of the paved surfaces. The \$80,000 that Mr. Hutter mentioned in his fall 1988 fundraising letter was the cost in 1970 dollars of upgrading the then-extant "Flordon roads" to state specifications. Cumulative inflation from January 1, 1971 through December 31, 1988 was approximately 198% (i.e. if the CPI index is restated to equal 100 on 1/1/71, it would have been 298 on 12/31/88). This would imply that the cost in 1989 dollars of upgrading the roads to state specifications would be at least \$238,000 (2.98 times \$80,000) -- assuming that lot owners would provide the necessary easements. Informed estimates suggest that the actual cost of upgrading the roads would be at least \$350,000 in today's dollars; the exact amount could only be determined by paying a licensed surveying engineer to study the roads, compare their existing condition to state specifications, draft a road improvement plan, submit it to the County and to the state Department of Transportation, secure bids from qualified contractors, etc.

It is by no means clear that a majority of lot owners would pay the "special assessment" required to upgrade our roads to state specifications, nor that the owners of affected lots would grant the state the necessary easements. The enormous difficulties -- both financial and legal -- of upgrading the roads to state specifications would seem to favor continuation of private maintenance of the roads, making it all the more imperative that a Homeowners' Association be formed to supervise such maintenance.

⁴ The 1982 Agreement stipulates that a continuing lien will attach to the deed to any lot covered by the Agreement (see Attachment B) whose owner fails to make the specified annual payments to the Road Fund. The Agreement further states that the lien shall include accumulated interest at the maximum rate allowed by law.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	4*30	
132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	132.25	
30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	30.40	
10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	10.45	
92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01	92.01
74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20	74.20
59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59
76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45	76.45
40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00
87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26	87.26

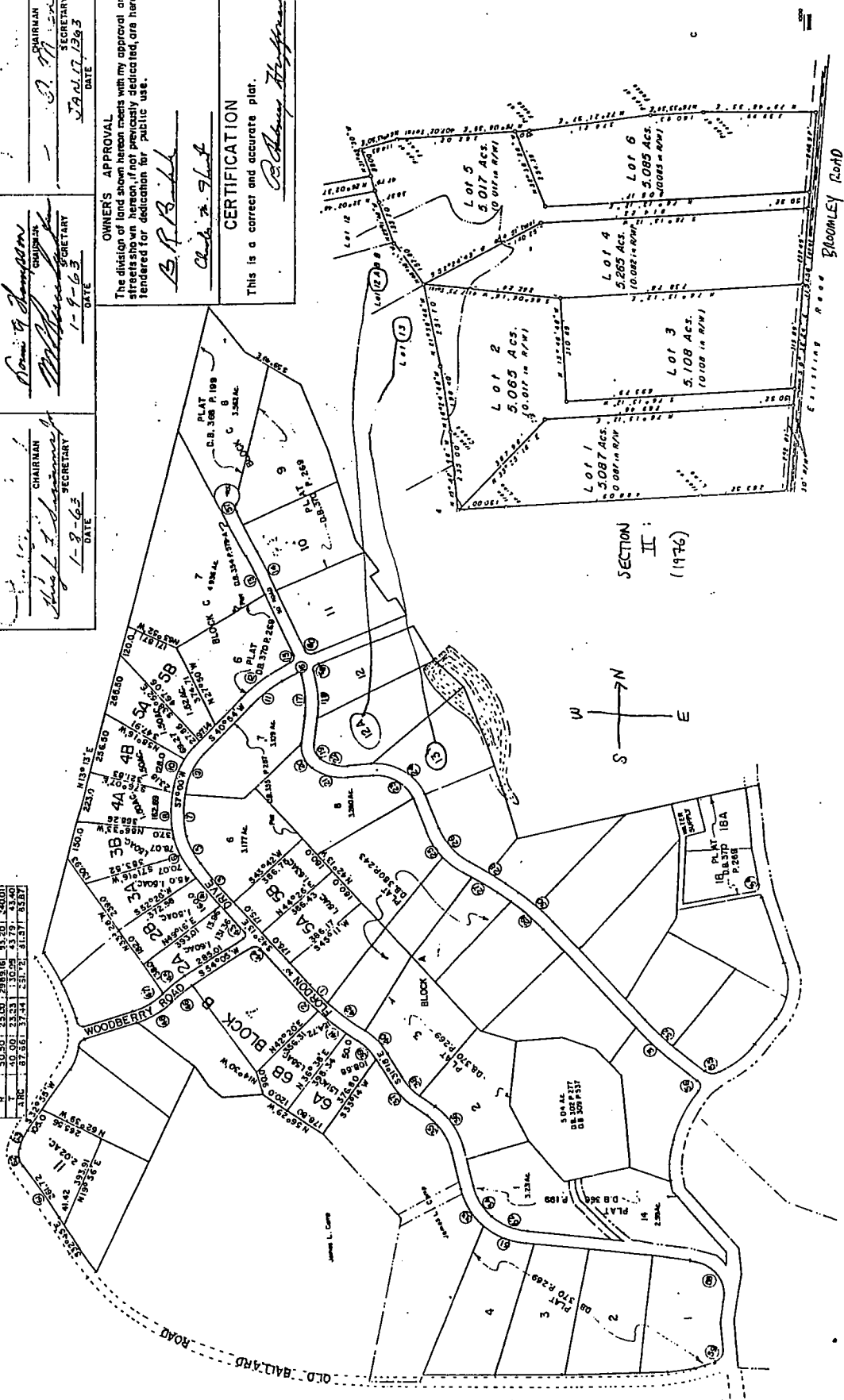
1962 PLAT

NOTE: PROPERTY OF OR SUBJECT TO EASEMENTS OR INTERESTS OF OTHERS IS SHOWN BY A DOTTED LINE. IRON PINS TO BE SET AT ALL CORNERS 30 BUILDING LINE CONC. MON.

CITY PLANNING COMMISSION
 CHAIRMAN: *Donna G. Jamieson*
 SECRETARY: *Millicent K...*
 DATE: 1-9-63

BOARD OF SUPERVISORS
 CHAIRMAN: *J. H. ...*
 SECRETARY: *J. A. ...*
 DATE: 1-17-63

OWNERS APPROVAL
 The division of land shown hereon meets with my approval or streets shown hereon, if not previously dedicated, are here tendered for dedication for public use.
B. F. B...
 CERTIFICATION
 This is a correct and accurate plat.
Chas. F. ...



BLOOMLEY ROAD

Block or Section

Existed in 1982 because mentioned in RMA

Did not exist in 1982; carved out of lot mentioned in RMA

Status as of 1-31-89

Ref. #	Block or Section	Lot	Number	Street (or Location)	Owner in 1982 (signatory to RMA)	Owner as of 1-31-89
1 A		1	685	Flordon	Frank A. Patterson	Frank A. Patterson
2 A		2	701	Flordon	F. Troost Parker	Thomas J. O'Rourke
3 A		3A1	715	Flordon	Oscar Rodig	James Desmond
4 A		3A2	755	Flordon	Leonard F. Winslow, Jr.	Leonard F. Winslow, Jr.
5 A		4A	775	Flordon	William Howard	Charles T. Baber
6 A		4B	NA	Flordon	Leonard F. Winslow, Jr.	Leonard F. Winslow, Jr.
7 A		5B	809	Flordon	Charles F. Kilbourne	Charles F. Kilbourne
8 A		6A	829	Flordon	Lester Andrews	Lester Andrews
9 A		7	849	Flordon	C.V. Eckols	Robert C. Allen
10 A		8A	888	Flordon	Paul Holdren	H. Michael Cahoon
11 A		9A	842	Tanglewood	Thomas J. Kelly	Thomas J. Kelly
12 A		9B	830	Tanglewood	David B. Moga	David B. Moga
13 A		10	818	Tanglewood	Wm. E. Leggett	George Craddock
14 A		11A	788	Tanglewood	Franklin M. Halsey	Charles M. Manning
15 A		11B	766	Tanglewood	Franklin M. Halsey	John A. Persing
16 A		12A	744	Tanglewood	John J. Riley, Jr.	Paul H. Wood
17 A		13B	700	Tanglewood	Harry Tarter	James Hill, Jr.
18 B		1A	606	Flordon	Hayne W. Dominick, Jr.	Hayne W. Dominick, Jr.
19 B		2A	626	Flordon	John C. Bauman	Tae Sung Park
20 B		6A	750	Flordon	Glen O. Robinson	Hugh Reed
21 B		6B2	770	Flordon	Charlotte T. Bascom	James D. Stultz
22 B		7B	790	Flordon	Harry J. Brown, Jr.	Harry J. Brown, Jr.
23 C		2A	800	Flordon	Evelyn Tyson	David A. Salem
24 C		3A	836	Flordon	Robert H. Pate	Robert H. Pate
25 C		3B	848	Flordon	J. Larry Rutherford	L.J. Bourgeois III
26 C		4B	872	Flordon	Susan C. Scott	Susan C. Scott
27 C		5A	880	Flordon	Susan C. Scott	Walter V. Discezza
28 C		6B	920	Flordon	Daniel J. Meador	Daniel J. Meador
29 C		8	1010	Tanglewood	John M. Ziegler	John M. Ziegler
30 C		9	985	Tanglewood	Alex O. William	David B. Nistrath
31 C		10B	969	Tanglewood	Thomas B. Leitch	James B. Roche
32 C		13	871	Tanglewood	Bruce I. Doyle	William S. Gray
33 C		13/12B?	877	Tanglewood	?	Gene P. Mater
34 C		15A	775	Tanglewood	Thomas C. Tanton	Kenneth Greer M.D.
35 C		16	1665	Blackwood	Charles C. Meiburg	Charles C. Meiburg
36 C		17A	786	Broomley	John C. Hortensteine	Franklyn Armhoff
37 C		18A	868	Broomley	E. Gerald Tremblay	E. Gerald Tremblay
38 C		18B	868	Broomley	E. Gerald Tremblay	E. Gerald Tremblay
39 C		18	836	Broomley	Eugene S. McVey	Eugene S. McVey
40 C		19A	1660	Blackwood	James T. Freeland	James T. Freeland
41 C		19	1650	Blackwood	E. Gerald Tremblay	Wade Tremblay
42 C		21	810	Broomley	Thomas J. Hallahan	Thomas J. Hallahan
43 II		A1	876	Broomley	William K. Harper	William K. Harper
44 II		2	888	Broomley	Charles D. Snipes	R. Jean Ferguson
45 II		4	940	Broomley	Mary Ann MacDougall	Gerald Donowitz
46 II		5	950	Broomley	Emily D. Oliver	Emily D. Oliver
47 II		6	970	Broomley	Chauncy F. Hutter	Chauncy F. Hutter
48 NA		---	755	Broomley	Thomas Lee Mahanes	Thomas Lee Mahanes
49 NA		---	759	Broomley	Thomas E. Worrell, Jr.	John J. Badoud
50 Ivy Creek		---	1200	Zack Lane	Thomas E. Worrell, Jr.	James Pollock
51 Ivy Creek		---	1220	Zack Lane	Thomas E. Worrell, Jr.	Thomas E. Worrell, Jr.
52 Ivy Creek		---	1020	Broomley	Thomas E. Worrell, Jr.	Thomas E. Worrell, Jr.

Attachment C

FLORDON LOT OWNERS

Software: Lotus 1-2-3

Filename: "Owners"

Created by David A. Salem (979-3291)

Last Updated: 1-31-89

Ref.#	Address	Street	Block or Sec- tion	Lot	Bound by 1982 RMA?	Current Owner
1	1650	Blackwood	C	19	Yes	Wade Tremblay
2	1660	Blackwood	C	19A	Yes	James Freeland
3	1665	Blackwood	C	16	Yes	Charles O. Meiburg
4	722	Broomley	A	14?	Not clear	Sanjiv Kaul, M.D.
5	755	Broomley	---	-----	Not clear	John J. Badoud
6	756	Broomley	A	17A?	Not clear	Franklyn Arnhoff
7	759	Broomley	---	8 acres	Yes	Mattie D. Mahanes
8	780	Broomley	C	21A?	Not clear	H. Atkinson Jr.
9	810	Broomley	C	21	Yes	Thomas H. Hallahan
10	836	Broomley	C	18	Yes	Eugene McVey
11	868	Broomley	C	18AB	Yes	E. Gerald Tremblay
12	876	Broomley	II	A-1	Yes	William Harper
13	888	Broomley	II	2	Yes	R. Jean Ferguson
14	910	Broomley	II	3	No	William Rheuban, M.D.
15	940	Broomley	II	4	Yes	Gerald Donowitz
16	950	Broomley	II	5	Yes	Emily Oliver
17	970	Broomley	II	6	Yes	Chauncey F. Hutter
18	1000	Broomley	---	-----	Not clear	Irene Speiden
19	1020	Broomley	---	-----	Yes	Thomas E. Worrell Jr.
20	NA	Broomley	---	-----	Not clear	"Westwind"
21	NA	Broomley	---	-----	Not clear	Broomley Farm
22	606	Flordon	B	1A	Yes	Hayne W. Dominick, Jr.
23	625	Flordon	A	-----	Not clear	Terence Y Sieg
24	626	Flordon	B	2	Yes	Tae Sung Park
25	646	Flordon	B	3	No	Unknown
26	666	Flordon	B	4	No	Bruce T. Carter, M.D.
27	685	Flordon	A	1	Yes	Frank A. Patterson, Jr.
28	701	Flordon	A	2	Yes	Thomas J. O'Rourke
29	715	Flordon	A	3A1	Yes	James Desmond
30	750	Flordon	B	6A	Yes	Hugh Reed
31	755	Flordon	A	3A2	Yes	Leonard F. Winslow, Jr.
32	770	Flordon	B	6B	Yes	James D. Stultz
33	775	Flordon	A	4A	Yes	Charles T. Baber
34	785	Flordon	A	5A	No	Martha A. Carpenter
35	790	Flordon	B	7B	Yes	Harry J. Brown, Jr.
36	800	Flordon	C	2A	Yes	David A. Salem
37	809	Flordon	A	5B	Yes	Charles E. Kilbourne
38	824	Flordon	C	2B	No	John N. Moore
39	829	Flordon	A	6A	Yes	Lester Andrews
40	836	Flordon	C	3A	Yes	Robert H. Pate, Jr.
41	839	Flordon	A	6B	No	Ray Graham
42	848	Flordon	C	3B	Yes	L.J. Bourgeois III
43	849	Flordon	A	7A?	Yes	Robert C. Allen
44	860	Flordon	C	4A	No	D. Armour Hillstrom
45	872	Flordon	C	4B	Yes	Susan C. Scott

Attachment C (continued)

FLORDON LOT OWNERS

Software: Lotus 1-2-3

Filename: "Owners"

Created by David A. Salem (979-3291)

Last Updated: 1-31-89

Ref.#	Address	Street	Block or Sec- tion	Lot	Bound by 1982 RMA?	Current Owner
46	880	Flordon	C	5A	Yes	Walter V. Discenza
47	884	Flordon	C	5B	No	Mark Templeton
48	919	Flordon	A	7B?	Yes	Dori Rockefeller
49	920	Flordon	C	6B	Yes	Daniel J. Meador
50	NA	Tanglewood	?	?	Not clear	George H. Haslam
51	339	Tanglewood	A	?	Not clear	Unknown
52	NA	Tanglewood	A	8B	No	Harold Davis (builder)
53	700	Tanglewood	A	13AB	Yes	James Hill, Jr.
54	715	Tanglewood	C	16B?	Yes	Irena Lasiecka
55	744	Tanglewood	A	12AB	Yes	Paul H. Wood
56	766	Tanglewood	A	11B	Yes	John A. Persing, M.D.
57	775	Tanglewood	C	15?	Yes	Kenneth Greer, M.D.
58	788	Tanglewood	A	11A	Yes	Charles M. Manning
59	815	Tanglewood	C	14	No	E.V. Echols
60	817	Tanglewood	C	14A	No	C. Harmon Williams, Jr.
61	818	Tanglewood	A	10	Yes	George B. Craddock, M.D.
62	830	Tanglewood	A	9B	Yes	David B. Moga
63	837	Tanglewood	C	13?	Yes	William S. Gray
64	842	Tanglewood	A	9A	Yes	Thomas J. Kelly
65	866	Tanglewood	A	8B	No	Frank T. Morgan
66	871	Tanglewood	C	13/12B?	Yes	Gene P. Mater
67	888	Tanglewood	A	8A	Yes	H. Michael Cahoon
68	895	Tanglewood	C	12A	No	W.U. Henderson
69	939	Tanglewood	C	11B	No	James M. Garnett
70	953	Tanglewood	C	11	No	Samuel Yount
71	969	Tanglewood	C	10	Yes	James K. Roche
72	980	Tanglewood	C	7	No	Thomas Jordan
73	985	Tanglewood	C	9	Yes	David B. Nistrath
74	1010	Tanglewood	C	8	Yes	John Ziegler
75	1855	Woodberry	B	?	No	William A. Kahn
76	1875	Woodberry	B	?	No	William A. McIlwaine IV
77	1876	Woodberry	C	?	No	Otis Lee
78	1885	Woodberry	B	?	No	Chester A. Arthur
79	1895	Woodberry	B	11	No	Unknown
80	1200	Zack Lane	---	---	Yes	J. Pollock
81	1220	Zack Lane	---	---	Yes	Thomas E. Worrell, Jr.