United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

DHR# 116-5031
VLR 06/18/2015
NRHP 08/24/2015
#15000549

1. Name of Property

Historic name: Downtown Hopewell Historic District 2015 Boundary Adjustment
Other names/site number: DHR No. 116-5031
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: East Broadway Ave., South Main St., East Poythress St.
City or town: Hopewell State: VA County: Independent City
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide X local

Applicable National Register Criteria:

X A ___B X C ___D

6/30/15

Signature of certifying official/Title: **Date**

Virginia Department of Historic Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [X]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [ ]

District [X]

Site [ ]

Structure [ ]

Object [ ]

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

Contributing	Noncontributing	
14	1	buildings
0	0	sites
0	0	structures
0	0	objects
14	1	Total

Number of contributing resources previously listed in the National Register ____0_____

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6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC/Multiple Dwelling
COMMERCE/TRADE/Warehouse; Specialty Store; Professional
TRANSPORTATION/Rail-Related
_____
_____

Current Functions
(Enter categories from instructions.)
DOMESTIC/Multiple Dwelling
COMMERCE/TRADE/Department Store; Office Building
RELIGION/Religious Facility/Church
LANDSCAPE/Parking Lot
VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Commercial Style
MODERN MOVEMENT

Materials: (enter categories from instructions.)
Principal exterior materials of the property: BRICK; STONE; TERRA COTTA; ASPHALT' CONCRETE; GLASS; STUCCO

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Downtown Hopewell Historic District was originally listed in the National Register of Historic Places in 2002 and contained fifty-two resources on eight-and-a-half acres of land in Hopewell, Virginia. It was first expanded in 2013 to include four additional properties and simultaneously the district's period of significance was extended, which resulted in seven properties within the original boundary changing from noncontributing to contributing. Those original resources included the oldest extant commercial and governmental development at the City's core within the original Period of Significance (1915-1951), and the updated period of significance, which extended to 1960. The purpose of this nomination is to extend the period of significance to 1965 in order to better represent the continuing evolution of Hopewell's commercial and architectural development as well as adjust the existing district's boundaries to reflect the expansion of the downtown. The boundary expansion will complete the commercial core by extending the boundary to encompass 14 new resources on East Broadway Avenue, East Poythress Street, South Main Street, and East Cawson Street.

The majority of the architecture in the original 2002 district and the 2013 expansion is commercial and that trend is continued in this expansion, which consists of three discrete areas

as shown on the attached map entitled "Historic Boundaries Map." The buildings being added to the historic district with this boundary adjustment nomination are similar to the early-to-mid twentieth century commercial buildings previously included in their function and relation to their lots, but add Modernist and Moderne architectural elements, as well as a varied scale. The three boundary expansion areas in this nomination total about 2.71 acres and include six additional buildings along the south side of East Broadway Avenue, one building along East Poythress Street, six buildings along the east and west sides of South Main Street, and one building on the south side of East Cawson Street. All 14 buildings are classified as contributing to the historic district; one small shed at 308 E. Broadway Avenue is classified as non-contributing because it postdates the district's period of significance.

Narrative Description

The Downtown Hopewell Historic District currently contains properties that appeared immediately after the majority of the city was destroyed by fire in 1915, and the extended period following, including restaurants and office buildings, as well as commercial and governmental buildings. Extending the boundaries of the Downtown Hopewell Historic District in order to include several more commercial buildings, the district will better display the extent to which the commercial life of the city of Hopewell has spread and been maintained. The warehouse on East Cawson Street, associated with the Butterworth building already included in the historic district, will give a better understanding of the district's commercial functions by expanding its context. The complete district contains a majority of buildings constructed in the Commercial style with a few high style examples, such as Classical Revival or Art Deco. Many of the buildings included in the three expansion areas complement the existing commercial district in style and/or function, while others expand the scope of styles and functions represented.

Adjacent to the first expansion area, what is described in the original district nomination as the largest building in the commercially concentrated area of East Broadway Avenue, 300 East Broadway Avenue (116-5031-0050) also marks the beginning of the 300 block of East Broadway, most of which is included in this expansion of the district. A mixture of styles make up this commercial block, including Modern and variations of the Commercial Style. Across a grass lot next to 300 East Broadway Avenue is a single story, concrete block store (308 East Broadway Avenue; 116-5031-0060) featuring a brick façade and terra cotta coping; a non-contributing shed is directly behind the building. Next to it at 310 East Broadway Avenue (116-5031-0061) is another concrete block, single-story store, although this one boasts a yellow brick veneer façade. A mid-twentieth century International Style, two-story building complete with an articulated brick wall at the sidewalk, partially covering the glass entry wall behind it, is at 320 East Broadway (116-5031-0063). Another two-story building, 318 East Broadway (116-5031-0062), next door to 320 East Broadway, was built in 1950. Since its construction, both the form and function have changed very little, featuring a brick veneer, punctuated with aluminum-framed storefront windows and doors, along with the historic garage opening, which continues to support its use as an auto repair shop. Terminating this stretch of abutting buildings on the 300 block of East Broadway is a single story office duplex built in 1957 (322 A&B East Broadway

Avenue). The brick veneer surrounds historic aluminum-framed windows and doors and a recently added asphalt pent roof covers the historic parapet roof. Just beyond an unpaved parking lot to the northeast of 322 A&B East Broadway Avenue (116-5031-0064), at 330 East Broadway Avenue (116-5031-0065) is a standalone, concrete block commercial building with an historic, roman brick veneer façade and historic window opening and sill which are intact, but filled. All of the buildings included in the expansion on East Broadway Avenue are built to the lot lines just past the sidewalk along the street, with an unpaved alley running along the southern edge of the property lines.

Also adjacent to this fist expansion area is 300 East Poythress Street, which was added to the historic district in the 2013 expansion. Directly to the east is 312 East Poythress Street (116-5031-0074), a two-story building with a stepped parapet, front-gable roof. The altered, but recognizable façade retains much of its historic brick exterior, as well as its window and door openings. All buildings along Poythress Street were built to the lot lines facing the sidewalk. 312 East Poythress Street has a parking lot to the northeast, and a yard to the southeast; the building, the parking lot, and the yard each take up about one third of the lot. This addition and expansion of parking lots associated with commercial properties is tied to the expanded use of the automobile in the post-World War II era.

The second expansion area has a single building at 244 East Cawson Street (116-5031-0066). Built in 1944, this one-story brick and concrete block warehouse served the Butterworth Furniture business, and is located behind (north) of what was their primary store on East Broadway Avenue. The warehouse has a loading dock along its southern elevation, and an exterior chimney on the eastern wall. A parapet wall surrounds the west, north, and east sides of the building and is topped with terra cotta coping. A double entry door is the only fenestration along the façade on East Cawson Street. Large trees cover the majority of the western face and the eastern side faces a parking lot. The warehouse was built right up to the lot lines on all sides and a sidewalk extends along the north and west sides to an alley way along the building's southern face and a parking lot along its eastern elevation.

In the third expansion area, the buildings on South Main Street continue use of the Commercial Style already found throughout the existing historic district and are generally older than the buildings along East Broadway. Starting on the eastern side of South Main Street is a group of four buildings. The southernmost resource at 117 South Main Street (116-5031-0072) is a two-story, concrete block building with a thin brick veneer on its façade accented with a simple brick cornice. The asymmetrical first story features a garage door opening to the right, and a metal door flanked by two different sized windows on each side; the window to the left of the door has been filled. The next building in the block is a simple, one-story concrete block building with a brick veneer that matches its neighbor at 117 South Main Street. 115 South Main Street (116-5031-0071) has an asymmetrical façade with a garage door to the left, and a metal entry door to the right. The top half of the building has been covered in white vinyl siding. Continuing up South Main Street, the next building, at 113 South Main Street (116-5031-0070), is a symmetrical, three-bay building with a centered entry and double-hung, six-over-six windows to

each side. The entry has been clad in wood siding, while the piers at each end, and the parapet above the entry are brick which has been painted blue. The final building in this collection of adjoining buildings is also a one-story building, constructed with red brick and painted white on the façade. A side door serves as the main entrance, while a single garage door dominates the façade. Above the garage door is an attached stone cornice, and a stacked brick belt course runs along the top of the façade. A stepped parapet wall can be seen from the north side. Included in the property is a small lot to the north of the building that is currently home to a large tree and a wooden fence.

Just past the empty lot is a stand-alone, two-story brick building at 105 South Main Street (116-5031-0068). The first story is asymmetrical, with a double-hung two-over-two window at the far north, a wide brick pier, then two single-leaf wood paneled entry doors with transoms and another large window, a second brick pier, a third window, one last brick pier, and then a garage door to the south. All of this is covered by a large wooden awning, covered in asphalt shingles. Above the awning, the second story features six, evenly spaced two-over-two double-hung windows with metal sash. The north elevation of the building is pierced with various windows while the south face is bare. The entire building is topped with a flat roof and stepped parapet wall and an interior chimney can be seen extending from the north side of the roof. Included on the property is a lot, to the north side of the building, surrounded by a chain link, barbed wire fence on the property line. All of the buildings on the east side of South Main Street were built to the edge of their lot lines.

Across the street, at 100 South Main Street (116-5031-0067), is a former trolley stop and turnaround. The square, two-story building has a flat roof and a parapet wall. To the rear of the building is a gable-roofed addition, which is open at the west end while the rest is enclosed in large concrete blocks. The façade is symmetrical, with double storefront windows, with the larger historic openings filled with wood paneling. There are single-light, aluminum-framed glass double doors at the two sides of the first floor façade, which are covered with an asphalt-shingled, shed roof. The second story has two side-by-side six-over-six double-hung sashes at either end, and a single double-hung six-over-six sash in the center. Windows appear at the north and south elevations as well, at regular, symmetrical intervals, although one window has been filled in, and a door added to the south face of the building. The building was built back from its lot lines, and at a about a 45-degree angle, allowing for a small sparking lot in the front, and so the building could continue down the irregularly shaped lot, parallel with La Prade Avenue to the south, and railroad tracks to the north.

The collection of buildings included in the three historic district expansion areas range from plain to moderately ornate commercial buildings with a variety of styles. The high-style Art Deco and Art Moderne examples included in the original nomination, together with the newly added Modern elements such as the articulated brick wall found at 320 East Broadway Avenue, and historic garage doors found in 318 East Broadway Avenue and 117 South Main Street, as well as historic aluminum storefront windows and doors found throughout, help to create a

diverse and more varied historic district representative of the evolution of small downtowns in the second half of the twentieth century.

The 2002 National Register Form describes the district as "…encompassing the majority of the earliest surviving commercial and governmental buildings" in downtown Hopewell. The overwhelming majority of the buildings are of masonry (fireproof) construction, largely due to a devastating fire in 1915. Most buildings are only one or two stories in height. As is typical of most downtown commercial districts, mid-twentieth century storefront renovations were completed to maintain a sense of freshness and modernity in an era of suburbanization. Nevertheless, the majority of the buildings reflect their original designs, particularly above the storefronts. Today, the built environment retains its historic commercial and governmental setting, allowing it to continue illustrating downtown Hopewell's commercial history. The resources being added in this update adhere to these aspects, and expand the period of significance, which is more in keeping with the evolution of a small downtown from the post-World War II years through the gradual slowing of the economic boom that characterized the mid-twentieth century.

Inventory

The following inventory lists the newly added resources within the three boundary expansion areas. The inventory is organized alphabetically by street name and then numerically by address number. Each entry provides the address, VDHR File Number, other DHR ID number if applicable, resource type, number of stories, style, construction date, and contributing status. The contributing/non-contributing status of each building was determined based on the integrity of each building as they support Criteria A (Commerce) and C (Architecture) during the Period of Significance (1915-1965).

East Broadway Avenue

East 308 Broadway Avenue **116-5031-0060** *Other DHR ID#*

Primary Resource: **Commercial Building, Stories: 1, Style: Commercial, Ca 1959**

Contributing

Total: 1

Secondary Resource: **Shed, Stories: 1, Style: No discernable style, Ca 1980**

Non-contributing

Total: 1

East 310 Broadway Avenue **116-5031-0061** *Other DHR ID#*

Primary Resource: **Store, Stories: 1, Style: Commercial, Ca 1965**

Contributing

Total: 1

East 318 Broadway Avenue **116-5031-0062** *Other DHR ID#*
Primary Resource: **Service Station, Stories: 2, Style: Commercial, Ca 1960**

Contributing
Total: 1

East 320 Broadway Avenue **116-5031-0063** *Other DHR ID#*
Primary Resource: **Office/Office Building, Stories: 2, Style: Modernist, Ca 1965**

Contributing
Total: 1

East 322 A & B Broadway Avenue 116-5031-0064 *Other DHR ID#*
Primary Resource: **Store, Stories: 1, Style: Contemporary, Ca 1957**

Contributing
Total: 1

East 330 Broadway Avenue **116-5031-0065** *Other DHR ID#*
Primary Resource: **Commercial Building, Stories: 1, Style: Commercial, Ca 1960**

Contributing
Total: 1

East Cawson Street

East 244 Cawson Street **116-5031-0066** *Other DHR ID#*
Primary Resource: **Warehouse, Stories: 1, Style: Commercial, Ca 1944**

Contributing
Total: 1

South Main Street

100 South Main Street **116-5031-0067** *Other DHR ID#*
Primary Resource: **Commercial Building, Stories: 2, Style: Commercial, Ca 1940**

Contributing
Total: 1

105 South Main Street **116-5031-0068** *Other DHR ID#*
Primary Resource: **Commercial Building, Stories: 2, Style: Commercial, Ca 1940**

Contributing
Total: 1

111 South Main Street **116-5031-0069** *Other DHR ID#*
Primary Resource: **Commercial Building, Stories: 1, Style: Commercial, Ca 1940**
Contributing
Total: 1

113 South Main Street **116-5031-0070** *Other DHR ID#*
Primary Resource: **Commercial Building, Stories: 1, Style: Commercial, Ca 1940**
Contributing
Total: 1

115 South Main Street **116-5031-0071** *Other DHR ID#*
Primary Resource: **Commercial Building, Stories: 1, Style: Commercial, Ca 1940**
Contributing
Total: 1

117 South Main Street **116-5031-0072** *Other DHR ID#*
Primary Resource: **Commercial Building, Stories: 2, Style: Commercial, Ca 1940**
Contributing
Total: 1

East Poythress Street
312 East Poythress Street **116-5031-0074** *Other DHR ID#*
Primary Resource: **Commercial Building, Stories: 2, Style: No discernible style, Ca 1930**
Contributing
Total: 1

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
TRANSPORTATION
COMMERCE
ARCHITECTURE

Period of Significance
1915-1965

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Downtown Hopewell Historic District 2015 Boundary Adjustment is locally significant under Criterion A for its association with historic events and trends in the areas of Commerce and Transportation, and under Criterion C for Architecture. The 2002 nomination describes Hopewell's downtown area as a central location for government and commerce, with much of its development driven by the Du Pont Corporation's nearby industrial complexes. The 2013 boundary adjustment nomination builds on the aspect of commerce, especially in the aftermath of World War II. This 2015 boundary adjustment brings the discussion of the city's commercial development up to the mid-1960s, when postwar economic prosperity finally began to slow, and adds Transportation as an area of significance to emphasize the importance of personal automobiles to shaping postwar commercial development and, eventually, suburbanization patterns that pulled investment away from traditional downtown areas. The architecture of downtown Hopewell reflects the city's prolonged period of commercial, industrial, and governmental development from World War I through World War II as well as the emerging importance of the automobile and vehicular traffic. Within the 2012 boundary adjustment and the current three expansion areas, the increased reliance on personal and public automobiles is echoed in the architecture and landscapes of stores, garages, and parking lots. With the 2015 boundary adjustment nomination, the district's Period of Significance is established as 1915 to 1965, ending with the construction of 320 East Broadway Avenue (VDHR File #116-5031-0063) and 310 East Broadway Avenue (VDHR File #116-5031-0061). 320 East Broadway is the only building in the expansion that was built to house offices and not only represents a shift in building use in the area, but also style, as it is the only building designed in the International style of the mid-twentieth century.

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

Commerce

Hopewell developed both economically and socially as a result of a continued trend of industry introduced to the area by the DuPont Corporation.[1] DuPont helped guide Hopewell into becoming a town capable of thriving in even the toughest conditions, thanks largely to a contemporary industry which was able to succeed during war and when there were poor economic circumstances elsewhere. A fire in 1915 destroyed much of the town, as it was built mostly with flimsy, weak materials such as "tin, tar paper, packing boxes and canvas".[2]

[1] Sadler et. al., *Downtown Hopewell Historic District Nomination Update and Boundary Adjustment, 2013*.
[2] Lutz. The Prince George-Hopewell Story (Richmond, VA: The William Byrd Press, Inc., 1957), p. 227

Construction of buildings out of more substantial materials, such as brick and concrete, followed soon after the disaster.

After World War I ended, demand for goods from the DuPont chemical works subsided, but rather than closing their doors, the company was able to sell some of its plants to other corporations. Because of this, unemployment stayed low and the city of Hopewell was able to continue to thrive through the 1920s and 1930s. According to interviews with local history room assistant librarian and archivist, Jeanie Langford, employees of the numerous plants in the area were able to succeed, purchasing cars and commuting to and from work, even during the Great Depression.[3]

Thanks in large part to its five large chemical plants, Hopewell "sustained an astounding financial growth from 1938 to 1950." During this time, retail sales in area business grew from just over $2 million to nearly $12.5 million and the population was growing.[4] The increasing population demanded more and more services that local businesses eagerly provided, including car dealerships and auto repair shops, as well as better publicly financed infrastructure, including roads and parking.

The Hopewell area also hosted the U.S. Army's Camp Lee during World War I. The camp closed in 1921 and all its buildings were razed but the federal government retained ownership of the land. Camp Lee was reestablished during World War II, and infrastructure to support the massive influx of soldiers was built, including four "motor repair shops."[5] New or expanded roads, including several state routes and highways leading to Hopewell and Camp Lee, allowed for easier access to the area and "…brought one-fourth of the nation's population within overnight shipping distance of Hopewell."[6] At its peak population, in December of 1942, around 45,000 officers and enlisted men lived at Camp Lee. By the time the Camp was made a permanent installation and re-named Fort Lee in 1950, it was home to just 12,000 troops, but this was enough to warrant the construction of more shops, homes, apartments, and roads in the vicinity.[7] Fort Lee continues to be a major presence in the Hopewell area today.

Transportation

As stated in the 2013 boundary adjustment nomination, "[The buildings in the district] represent the evolution of Hopewell from an early twentieth-century boomtown to a modern city with structures that serve the social, civic, and governmental needs of the populace."[8] In addition to these buildings, transportation infrastructure was constructed to accommodate two important trends in early twentieth century transportation: first, mass transit via a trolley system, and

[3] Oral History: Jeanie Langford
[4] Calos, p. 160
[5] Lutz, p. 267
[6] Lutz, p. 278
[7] Calos, p. 160
[8] 2013 Boundary Expansion

second personal transportation via automobiles. The importance of personal and public vehicles influenced the commercial and physical landscape of Hopewell dramatically and can still be easily seen today. The building at 100 South Main Street was originally built around 1916 as a trolley stop and turnaround, and may signal the beginning of a long-standing trend of public, and then private, transportation development. Busses eventually replaced the trolleys sometime in 1939.[9] Hopewell's first bus service began in 1921 and by 1922 "the [neighboring] county was beginning to be more road conscious."[10]

Virginia State Route 10, known in Hopewell as Randolph Road, has a long history in the area. Originally a stagecoach road, it was paved in the early twentieth century to accommodate the growing needs of private and public, as well as military, automobile traffic. Its widening during the mid-twentieth century, however, is considered by many local and longtime residents to be one of the key reasons for Hopewell's economic decline starting the 1960s. Travelers who would likely once have stopped in the city for shopping, meals, or lodging, now found a route that was easier to navigate through and required fewer breaks.[11]

East Poythress Street has had a long automotive history as well. In contrast to Broadway Avenue and Main Street's partiality to entertainment and more fashionable commerce, auto parts stores, as well as dealerships and garages, have populated the buildings along Poythress Street since at least the 1930s. Businesses such as Allied Auto Parts and Dunnington Motors, which no longer exist, appeared on this street.

Architecture

Architecturally, the historic district and its expansion areas illustrate the early twentieth century preference for revival styles such as Colonial Revival and Classical Revival, which gave way to a desire to appear modern and energetic through the use of Modern Movement styles, particularly Art Deco and the Art Deco-influenced Stripped Classicism commonly used on government and bank buildings. Following World War II, Art Deco influences persisted to some degree while the prewar Commercial Style became even simpler, at the same time that continuing technological innovations meant that construction methods simplified and building materials became lighter and less substantial.

Constructed around the same period as many of the buildings along East Broadway Avenue in the original historic district, the buildings being added on South Main Street share many of their characteristics, such as small window openings, and similar masonry work such as articulated brick cornices and taller front parapet walls. The trolley stop at 100 South Main Street (116-5031-0067), with its extended loading dock, underscores the significance of transportation

[9] Jeanie Langford
[10] Calos, Easterling, Rayburn. Old City Point and Hopewell; The First 370 Years. Norfolk, VA: The Donning Company/Publishers, 1983, p.109, 116.
[11] Jeanie Langford

in the area. The warehouse found at 244 East Cawson Street (116-5031-0066) also fits in with the architecture of the 200 block of East Broadway Avenue with a stepped parapet wall and metal light industrial style windows.

The architecture along East Broadway Avenue is representative of the typical mid-century commercial buildings. The simple brick veneer facades and large aluminum storefront windows and doors, like those found at 310 East Broadway Avenue (116-5031-0061) are characteristics often found during this period and lead eventually to the austere International style such as the one found at 320 East Broadway Avenue (116-5031-0063). The asymmetrical elevation, lack of ornament, and light metal frame supporting the large glass façade are all characteristics of the International Style found on this building. Such simplification and streamlining also was crucial in an era of rapid economic growth and the unleashing of consumer demand after World War II. Adding the three expansion areas to the Downtown Hopewell Historic District allows the City's story to be illustrated in the built environment from its resurrection after the 1915 fire through the pivotal Great Depression and World War II periods and concluding with the eventual slowdown of commercial growth by the mid-1960s.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Calos, Mary Mitchell, Charlotte Easterling and Ella Sue Rayburn. *Old City Point and Hopewell: the First 370 Years*. Norfolk, VA: Donning Co., 1983.

Carey, A.V. *Pictorial History of Hopewell, Virginia: Illustrating the Development of the Eighth Wonder of the World.* Hopewell, VA: Self Published, 1962.

Hill's Hopewell City Directory, 1955, 1957, 1959, 1961, 1962, 1963, 1965, 1970, 1971, 1975, 1980, 1985, 1988, 1989, and 1992. Richmond, VA: Hill Directory Co., Inc., 1955, 1957, 1959, 1961, 1962, 1963, and 1965.

Langford, Jeanie. Personal Interview. December 2014.

Lutz, Francis Earl. *The Prince George - Hopewell Story*. Richmond, VA: The William Byrd Press, Inc., 1957.

McRae, Jean, Sarah Meacham and Ashley Neville. *Downtown Hopewell Historic District National Register of Historic Places Registration Form*. December 2001. Archive Collection. Virginia Department of Historic Resources, Richmond, VA.

Sadler, Mary Harding, Llewellyn Hensley, Caroline Eddy, and Jean O. McRae. *Downtown Hopewell Historic District Nomination Update and Boundary Adjustment, 2013*. November 2012. Archive Collection. Virginia Department of Historic Resources, Richmond, VA.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____ previously determined eligible by the National Register
____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____ recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X__ State Historic Preservation Office
____ Other State agency

____ Federal agency
____ Local government
____ University
____ Other
Name of repository: Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): DHR No. 116-5031

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10. Geographical Data

Acreage of Property 2.71 Acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)
1. Latitude: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

[ ] NAD 1927 or [X] NAD 1983

Expansion Area 1
1. Zone: 18N Easting: 297629 Northing: 4131157

Expansion Area 2
2. Zone: 18N Easting: 297450 Northing: 4131185

Expansion Area 3
3. Zone: 18N Easting: 297300 Northing: 4130739

Verbal Boundary Description (Describe the boundaries of the property.)

The existing listed boundary for the Downtown Hopewell Historic District is being increased in three discrete areas to add one resource on East Cawson Street; six resources along East Broadway Avenue and one in the 300 block of East Poythress Street; and six resources along South Main Street. The first of the three expansion areas extends along East Broadway Avenue nearly to Kippax Street to the east, and south to encompass 312 E. Poythress Street. The second expansion area draws in a single building on the north side of E. Cawson Street (244 E. Cawson). The third expansion area on South Main Street extends nearly 400 feet west of South Main and runs along the train tracks, and continues south below the train tracks approximately 270 feet.

The precise locations and boundaries of the three boundary expansion areas are shown on the attached map entitled, "Historic Boundaries Map, Downtown Hopewell Historic District 2015 Boundary Adjustment, City of Hopewell, 115-5031."

Boundary Justification (Explain why the boundaries were selected.)

This expansion of the Downtown Hopewell Historic District includes resources that have maintained their historic and architectural integrity as well as exemplifying the significant commercial, transportation, and architectural trends that shaped the area. The boundaries were drawn to include resources constructed between 1915 and 1965, the newly extended period of significance. The scale of the buildings, as well as their functions, is representative of the evolution of a small downtown and the changing needs of local shoppers. The expansion captures parking spaces, as well as garages and a trolley depot, which indicate the emerging use of personal and public transportation.

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11. Form Prepared By

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organization: Commonwealth Preservation Group
street & number: 208 E Plume St.
city or town: Norfolk state: Virginia zip code: 23510
e-mail: jonathan@commonwealthpreservationgroup.com
telephone: 803-322-0531
date: February 2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Downtown Hopewell Historic District 2015 Boundary Adjustment

City or Vicinity: City of Hopewell

County: n/a State: Virginia
Photographer: Jonathan Valalik

Date Photographed: November, 2014

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

1 of 9: VA_City of Hopewell_Downtown Hopewell Historic District 2015 Boundary Adjustment Hopewell Street, Facing NE up East Broadway Avenue

2 of 9: VA_City of Hopewell_Downtown Hopewell Historic District 2015 Boundary Adjustment South Main Street, Facing NE

3 of 9: VA_City of Hopewell_Downtown Hopewell Historic District 2015 Boundary Adjustment East Broadway Avenue, Facing SW

4 of 9: VA_City of Hopewell_Downtown Hopewell Historic District 2015 Boundary Adjustment 100 South Main Street, S Elevation along La Prade Avenue

5 of 9: VA_City of Hopewell_Downtown Hopewell Historic District 2015 Boundary Adjustment
105 South Main Street, NW Corner

6 of 9: VA_City of Hopewell_Downtown Hopewell Historic District 2015 Boundary Adjustment
244 East Cawson Street, NE Elevation

7 of 9: VA_City of Hopewell_Downtown Hopewell Historic District 2015 Boundary Adjustment
320 East Broadway Avenue, N Elevation

8 of 9: VA_City of Hopewell_Downtown Hopewell Historic District 2015 Boundary Adjustment
East Poythress Street, Facing SW

9 of 9: VA_City of Hopewell_Downtown Hopewell Historic District 2015 Boundary Adjustment
318 East Broadway Avenue, NW Elevation

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Expansion Area 1
Expansion Area 2
Expansion Area 3
Hopewell
W Randolph Rd
E Randolph Rd
E City Point Rd
W Cawson St
E Cawson St
Appomattox St
Kippax St
Hopewell St
E Poythress St
Riverside Ave
Marks St
Wilson St
E Broadway
Eppes St
N 6th Ave
N 5th Ave
N 4th Ave
N 3rd Ave
N 2nd Ave
N 7th Ave
N Main St
S Main St
Station St
Terminal St
Booker St
Buren St
Laprade Ave
S 8th Ave
S 7th Ave
10
Existing Boundary
Expansion Areas
Historic Boundaries Map
Downtown Hopewell Historic District 2015
Boundary Adjustment
City of Hopewell, VA; DHR No. 116-5031
Created by: D. Bascone February 25, 2015
Sources: VDHR 2015, ESRI 2015, VBMP 2011
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses.
The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.
N
W
E
S
1 in = 500 ft
DHR
Department of Historic Resources

EPPES ST
N 2ND AVE
APPOMATTOX CT
DAVIS ST
RIVERSIDE AVE
MONROE ST
APPOMATTOX ST
KIPPAX ST
E CAWSON ST
MARKS ST
E BROADWAY
HOPEWELL ST
LIBRARY ST
Historic Boundary - Expansion Area 1
Historic Boundary - Expansion Area 2
E POYTHRESS ST
W CAWSON ST
W RANDOLPH RD
N MAIN ST
W BROADWAY
E RANDOLPH RD
E CITY POINT RD
W POYTHRESS ST
S HOPEWELL ST
STATION ST
N TERMINAL ST
10
N
W
All resources that are contributing are marked with a C
All resources that are non-contributing are marked with a NC
Downtown Hopewell Historic District
Nomination and Boundary Adjustment 2015
Sketch Map 1 of 2
Downtown Hopewell Historic District
2015 Boundary Adjustment
City of Hopewell, VA
DHR No. 116-5031
Legend
Streets
Tax Parcels
Railroad
Structures
Building

1 inch = 63 ft

Sketch Map 2 of 2
Downtown Hopewell Historic District 2015
Boundary Adjustment
City of Hopewell, VA
DHR No. 116-5031

Legend

Streets

Tax Parcels

Railroad

Structures

Building

All resources that are contributing are marked with a **C**

All resources that are non-contributing are marked with a **NC**

Downtown Hopewell Historic District

Nomination and Boundary Adjustment 2015