NPS Form 10-900
(Rev. Aug. 2002)

OMB No. 1024-0018

LISTED ON:

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NRHP 09/16/2009

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Ninth Street Office Building
other names/site number Hotel Richmond, DHR File No. 127-0180

2. Location

street & number 202 North Ninth Street not for publication N/A
city or town Richmond vicinity N/A
state Virginia code VA county Independent City code 760 zip code 23219

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 ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

M Catherine Kusser July 31, 2009
Signature of certifying official Date
Virginia Department of Historic Resources
State or Federal Agency or Tribal government

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

___ entered in the National Register
___ See continuation sheet.
___ determined eligible for the National Register
___ See continuation sheet.
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain): _____

Signature of the Keeper _____

Date of Action _____

5. Classification

Ownership of Property (Check as many boxes as apply)

___ private
___ public-local
_X_ public-State
___ public-Federal

Category of Property (Check only one box)

_X_ building(s)
___ district
___ site
___ structure
___ object

Number of Resources within Property

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

Number of contributing resources previously listed in the National Register _0_

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Hotel

Current Functions (Enter categories from instructions)

Cat: Government Sub: Government Office

7. Description

Architectural Classification (Enter categories from instructions)

Classical Revival

Materials (Enter categories from instructions)

foundation Granite
roof Composition
walls Brick
other Stone Details at entrance; terra cotta and copper cornices

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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 a grave.
____ D a cemetery.
____ E a reconstructed building, object, or structure.
____ F a commemorative property.
____ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)
__Architecture_____
__Social History_____
_____
_____

Period of Significance _1904-1959_____

Significant Dates ___1904; 1911_____

Significant Person (Complete if Criterion B is marked above)____N/A_____

Cultural Affiliation ___N/A_____

Architect/Builder ____Harrison Albricht (1904 construction); John Kevan Peebles (1911 addition)_____

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary Location of Additional Data
_X_ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Name of repository: __Virginia Department of Historic Resources_____

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10. Geographical Data

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Acreage of Property ___1/4 acre (urban lot)_____

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing
1	18	284895	4157646	2			3			4		

___ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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11. Form Prepared By

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name/title_Bryan Clark Green, Architectural Historian_____
organization__Commonwealth Architects_____ date__17 February 2009_____
street & number_101 Shockoe Slip, 3rd Floor_____ telephone_804-648-5040 x1135_____
city or town__Richmond_____ state_VA___ zip code __23219_____

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Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets
Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.
Photographs Representative black and white photographs of the property.
Additional items (Check with the SHPO or FPO for any additional items)

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Property Owner

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(Complete this item at the request of the SHPO or FPO.)
name ____Mr. Richard Sliwoski, Director, Virginia Department of General Services_____
street & number__202 North Ninth Street_____ telephone__804-736-3311_____
city or town__Richmond_____ state_VA____ zip code _23219_____

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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. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.
Estimated Burden Statement: Public reporting burden for this form is estimated to average 36 hours per response including the 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 National Register of Historic Places, National Park Service, 1849 C St., NW, Washington, DC 20240.

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7. Summary Description:

Summary

Originally built as the Hotel Richmond, the Ninth Street State Office Building was built in two distinct phases. The present building consists of an earlier segment facing south onto Grace Street (the 1904 block) and a later segment to the north. The original Hotel Richmond building, constructed ca. 1904, was built to a height of eight stories. The original entrance was located on Grace Street. A ca. 1910-11 addition was built to a height of eleven stories plus a partial penthouse level. The addition consists of two portions: a two story vertical extension above the original eight-story building, and a separate eleven-story wing built adjacent to the original building. Both were remarkably similar in style and exterior decoration. As a result of the 1911 addition, a new two-story main lobby was created fronting on Ninth Street. Today the combined mass fronts onto Ninth Street, facing east. North and west facades have always been interior to the larger city block on which the building is located.

Exterior

Architectural Description

The exterior masonry walls consist of brick, terra cotta, and stone masonry construction over brick or clay tile back-up walls, with no cavity. Granite is used at the base of the building up to the level of the first floor window sills. The two major street facades exhibit rough-hewn granite bases, atop which rusticated red brickwork, now painted white, faces floors one and two. Above that level, patterned brickwork is the primary material, intermingled with accents of marble and terra cotta above floor eight. A windowless plain brick attic zone coped with glazed terra cotta sheathed with metal spans the entire structure. White glazed terra cotta is used for the continuous ninth floor sill, the ninth floor soffit beam cladding on the south facade, the tenth floor window heads, decorative accents at the ninth and tenth floors, and the original roof coping. Green glazed terra cotta is used for the tenth floor spandrel panels. Marble is used for decorative accents at the tenth floor between the main cornice brackets. Decorative copper sheathing establishes the principal cornice connecting both segments atop floor ten. Rooftop structures of moderate size extend two additional stories along the west side of the building. The majority of an early rooftop pergola structure has been removed, with some columns having been incorporated into an awkwardly enclosed shed structure.

Limestone is used at the main east entrance surround, the first floor window heads, and window sills throughout the facades. Brick masonry is used for most wall surfaces, with tan face brick used for most wall areas on the east and south facades; red face brick used for window surrounds, string courses, corner quoins, and other architectural accents; red common brick used for the north and west walls; and white face brick used for the dentils below the continuous ninth floor sill course. The north and west facades are of plain brick construction, originally red, now mostly painted, dark red (north) and white (west). Early mortar was relatively hard, dark in color and filled with a variety of particulate material. Early bricks on the two street façades have a lightly glazed appearance, which heightens the strong tonal variety, especially for the lightest bricks.

There is anecdotal evidence that the 1910-11 portion of the building was built with a “hard” face brick and the older section built with a relatively “softer” face brick. This might explain why there appears to be more pointing required for the south façade and other sections of the 1904 building than on the newer (1910-11) sections of the building. Brick coursing appears to be a modified common bond (headers at every 6 to 8 courses).

The original windows on the building were one-over-one wood double hung units on the primary elevation, and two-over-two steel double hung units on the rear or secondary elevations. At present, the building has three

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main types of windows. Near the entrances on the street facades are a small number of original wood windows. On the north and west side walls, the building retains its original steel-framed wire-glass double hung windows, over which aluminum-framed storm windows have been installed at most locations. On the south and east street facades, and at some locations on the north and west facades, the building has replacement aluminum-framed double hung windows with insulating glazing units (IGUs). The aluminum windows were reportedly installed circa 1970s. The large windows at the ninth floor Assembly Hall space were replaced with typical double hung units with aluminum spandrel panels above. Some smaller window openings, typically at former bathroom locations, have been filled in with brick masonry.

Construction

The original 1904 portion of the Hotel Richmond was built to a height of eight stories, with one basement level. Structurally, the exterior walls of the building are load-bearing masonry construction. Structurally, the interior frame of the basement and first floor (1904 portion) are constructed with a combination of load-bearing masonry at some locations, and cast-iron columns with steel beam framed construction at other locations. The floor system is a concrete slab, reinforced with expanded metal mesh, supplemented in some locations with ½" diameter plain round reinforcing bars. The concrete is a cinder concrete. Floors two through eight are built with interior load-bearing masonry walls. The floor system at levels two through eight are also cinder concrete slab with expanded metal lath.

The eleven story 1910-11 addition to the Hotel Richmond was built adjacent to the north wall of the original building. The addition was built to a height of eleven stories, with one basement level. There is a partial penthouse at the twelfth level, which was used historically to service a roof garden that had been built on top of the addition wing. Structurally, the exterior walls of the addition wing are load-bearing masonry construction. Structurally, the basement and first floor of the addition (1910-11) are built with a combination of load-bearing masonry walls in some locations and structural steel column-and-beam construction in other locations. The floor system is hollow tile-and-concrete slab reinforced with steel bars. In this floor slab construction, reinforced concrete joists are separated by a hollow clay tile, wherein the hollow tile serves as non-structural filler. At some locations, an additional layer of cinder concrete appears to exist. Structurally, at and above the second floor, in the 1910-11 addition, the interior structure is load-bearing masonry construction. The floor system at the upper levels is also believed to be a hollow tile-and-concrete system with bar reinforcement.

Also constructed as a part of the 1910-11 addition to the Hotel Richmond was a two story addition atop the original eight story original portion (1904), bringing the newly-expanded building to a uniform height. This two story addition consists primarily of a large, open, high-ceiling, two-story space that was used historically as a ballroom. A mezzanine level is included in the two westernmost structural bays of the two-story addition. The main floor of the ballroom area is at the ninth floor level and the mezzanine is at the tenth floor level. The exterior walls of this addition are load-bearing masonry walls. The roof over the high-ceiling assembly area is framed by deep structural steel trusses that clear-span between the north and south exterior walls. (The original roof of the 1904 building was approximately at the floor level – the ninth floor – of the ballroom.) The original roof slab was demolished and replaced with a new floor slab. At the two westernmost structural bays, the floor structures of both the ballroom and the mezzanine are suspended by structural steel hangers from the clear-span trusses. Because the vertical addition imposes additional loads onto the original building, several structural modifications to the original 1904 building were designed for the basement, first, and second floor levels. The 1910 drawings specify H-shaped steel columns to be installed to supplement existing cast-iron columns at twelve locations, and that additional steel beam framing was to be installed at the second floor level, beneath certain interior load-bearing masonry walls that were to receive new gravity loads from the vertical extension. However, it appears that not all supplemental H-shaped supplemental columns were installed. The roof trusses with hangers at the ninth and tenth floors appear to have been a design change to eliminate the need to install

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the supplemental columns at six of the twelve locations. The tension hanger-and-truss system diverts gravity loads to exterior load-bearing masonry walls, eliminating the need to install supplemental columns at six additional locations. Additional structural modifications were made in the north load-bearing masonry wall of the original building, where new steel columns were installed to support a new steel-framed roof and skylight, located in the central light well at approximately the third floor.

Interior

Overall Description

Interior architectural features comprise original elements intermingled with numerous changes. The main lobby space, entered from Ninth Street and surmounted by a closed gallery, is by far the most complete representative of early conditions. No single space has survived without change.

Hidden amidst the changes on upper floors are remnants of a large two-story ballroom on floors nine and ten (south wing) and perhaps ten percent of early door frame assemblies, some with transoms. A few early single-panel doors have survived as have a few wood door casings, most of which have been relocated and altered. The only noteworthy surviving windows are at the two early entrances, on Ninth and Grace Streets. Elsewhere, approximately sixty percent of original sash windows have been replaced with 1/1 aluminum encased sash units; the remainder are much older 2/2 sash units, which do not match early drawings showing a 1/1 configuration. In general early door hardware has been replaced by new aluminum assemblies. Non-code-compliant iron stair assemblies survive in two locations.

Main Lobby

The most significant space is the palm court, a monumental, two-story, marble lobby lit by a enormous skylight and featuring three large stained-glass skylights with the Hotel Richmond crest. The space is dominated by a grand staircase with an elaborate cast- and wrought-iron balustrade. The lobby is rectangular in plan, three bays wide and five bays deep, entered from the main entrance on Ninth Street. Hallways under the elaborate second-floor cast- and wrought-iron balconies on each side of the staircase provide access to the elevators, located in a lateral hall behind the staircase. Paired Doric columns divide the five, two-story bays on each side of the lobby.

The main lobby exhibits a number of features consistent with 1910 architectural drawings, the earliest documentation yet uncovered. However some key features do not correspond. It is not absolutely clear when or by whose hand some of these deviations occurred. For a few, their modernity and manner of execution offer obvious clues. Lobby flooring, baseboards and column bases appear to be largely intact and in excellent condition within the lobby proper, but show evidence of unsympathetic changes at the elevator lobby just west of the grand staircase.

Marble treads on the main stair show little wear; their coloration is also somewhat suspect. Marble wainscoting near the west end matches one of the floor marble in coloration and veining, but has been either repositioned, supplemented, or both as alterations have occurred.

Sculptural wall decoration in the lobby proper, while not matching early design drawings, is generally intact, though attended by many closures of openings and some resulting alteration. Closures include balconies, clerestory windows at the east end, and many doorways beneath the galleries. The paired columns project from their walls contrary to early drawings. Ceiling decoration at cornices and beams appears to be in excellent condition.

Alterations in the vicinity of the elevators have obliterated early decorative conditions above the floor level.

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Access to the early Grace Street entry has been blocked by several eras of alteration.

The three largest bays of the beamed ceiling contain a stained-glass laylight in excellent condition. However it is not illuminated from above due to roof alterations.

Large arched windows at the east entry as well as clerestory windows above survive and may be restored to their original conditions. The building also contains unusually thin chandeliers ornamented by an array of slender prismatic crystal drops concentrically layered. Similar small ceiling-mounted fixtures are located at the Ninth Street windows. Small brass candle sconces are located between paired columns. The age of any lighting presently in place is unknown, though none appears to be of great significance.

Massive decorative iron railings located in the lobby do not match those shown in early drawings. However it is unlikely that any evidence will arise to suggest that they are not original, except perhaps at the grand staircase, which is the most puzzling component. While it's axial placement is logical for the space and the era, early construction drawings show a stair located to the north, behind the plane of the lobby columns. Alterations to that plane at the first floor as well as surviving structural configurations and details above hint at a stair relocation.

Two offices, created as a result of the State's use of the space (and therefore not historic) are located off the lobby. The State Board of Elections Office is on the north, and the Office of the Governor is on the south. (Before conversion to office space, the side bays probably provided access to formal public rooms off the lobby.)

Assembly Room or "Winter Garden"
The south wing at floors 9 and 10 existed for many years as a ballroom, with a serving space at the west end. Along the sides of the former ballroom area decorative pilasters, cornicework and window casings survive, usually hidden by alterations but largely intact. The maple dance floor is in place beneath carpeting and partitions.

Miscellaneous Features
Throughout areas currently used as offices, remnant early door frame assemblies, some with transoms, exist in place or have been relocated. A few early single-panel doors and a few wood casings for door assemblies and/or cased openings have also survived. These offer instructive data for recreation of similar new features. On the second floor, coved ceiling details and low-relief linear decorative banding at cornice level remain in the south wing and center zone. Similar remnants in the north wing are less evident.

Similarly, wood wall paneling has survived in portions of an early first-floor restaurant at the corner of Ninth and Grace Streets. Simply sculpted wainscoting also survives just below that restaurant space as evidence of a rathskeller. Also located in the basement is the only remaining toilet room surviving recent remodeling, though the date of its interior scheme is not precisely known.

Integrity
Upon acquisition by the state in 1966, the building underwent interior renovations designed by Richmond architect Kenneth F. Weaver. Suspended ceilings and partition walls were installed, converting hotel rooms into offices and conference rooms. While the interior was fairly heavily and not sympathetically adapted to office use, for the most part the plan, door, and window details were retained. The roof garden was removed, but the building retains the palm court lobby, its most significant architectural feature.

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8. Statement of Significance

The Ninth Street Office Building, once known as the Hotel Richmond, was built in two phases between 1904 and 1911. The Period of Significance (1904-1959) encompasses its construction and early operation and its heyday as a political meeting place and elegant inn. It is significant under Criterion A (Social History) for several reasons. It is the last in a line of hotels, inns, and other public houses to occupy that city block, and itself represents a unique facet of Richmond's political history as the site where many political careers began and flourished. It is also significant for its connection to the career of Mrs. Adeline Detroit Atkinson, who owned the building and built it into the center of Richmond politics. A self-made businesswoman, Atkinson was a widow of independent means when she purchased the building and oversaw its transformation from local hotel to destination. Under Atkinson's direction, the hotel became known as a home away from home for visiting politicians, serving as an ad hoc office, meeting place, and campaign headquarters for many.

The Ninth Street Office Building is also significant under Criteria C for its architecture, being the work of two prominent architects: Charleston, WV architect Harrison Albright, who designed and built the original hotel, and Norfolk architect John Kevan Peebles, who completed it.

Architecture

The Ninth Street Office Building, a ten-story, brick, Italianate structure featuring a dressed ashlar foundation and rusticated first and second stories, is an important example of the work of Norfolk-based architect John Kevan Peebles. Peebles (1866-1934), among the most talented and productive 20th-century Virginia architects, enjoyed a career that flourished from 1892 to 1935 and one that produced designs for the most prominent state-owned buildings of the period. These include the two wings of the State Capitol (1906), the University of Virginia's Memorial Gymnasium (1921-24), and the Virginia Museum of Fine Arts (1932-36). Peebles' design for the Hotel Richmond, now the Ninth Street Office Building, is a very good example of the early-20th-century, Neoclassical, high-rise hotel. Contrasting masonry elements and highly embellished cornices created striking architectural compositions, while elements of the interior, including a monumental double-height lobby and Ninth floor "Winter Garden", provided both grand and welcoming spaces. Original drawings and period photographs document the high quality of the building's interior and exterior spaces during their prime, and much of this detail survives in the existing Ninth Street Office Building. Peebles' attractive work built upon the original hotel building designed by Charleston, WV architect Harrison Albright, who specialized in the design and construction of fireproof hotels, including the Hotel Richmond and the West Baden Springs Hotel in West Baden, IN.

Until the building was acquired by the state in 1966, it operated as a hotel, providing a convenient and elegant destination that catered to legislators and other travelers conducting state business. Since 1966, the Ninth Street Office Building has served as office space for many Commonwealth of Virginia agencies, including, until recently, the Governor's office.

History

Built in two phases between 1904 and 1913, the Hotel Richmond was a direct outgrowth of the prosperity the United States and, by extension, the Commonwealth of Virginia, enjoyed during the late 19th and early 20th centuries. This prosperity – fueled in part by a public that was mobile as never before – led in part to Mrs. Adeline Detroit (Addie) Atkinson's decision to develop a well-appointed high-rise hotel designed to house politicians, lobbyists, salesmen and tourists with business and other interests at the State Capitol. In 1902 Mrs. Atkinson, then a widow, sold the Lexington Hotel at 12th and East Main Streets and acquired the St. Claire Hotel at Ninth and East Grace Streets, intending to demolish it and build a new one in its place. She revised these plans following a frustrating search for financing and battles over what she perceived as unfair city taxes, with the new master plan calling for construction of the Grace Street half of the hotel, which would then be temporarily

connected to a portion of the old St. Claire Hotel property.

The first phase of the Hotel Richmond project, facing Grace Street, opened with 100 new guest rooms in April 1904. The opening of her own hotel at the gates to Capitol Square brought the already-accomplished Mrs. Atkinson into the spotlight. In a 1905 article reporting Mrs. Atkinson's fall from a buggy, the *Washington Post* described her as "one of the best-known women in the State."[1] Mrs. Atkinson's Hotel Richmond was among the city's first high-rise buildings (Richmond's other high-rises built between 1904 and 1923 were primarily designed to house banks and other businesses). The original eight-story design, by Charleston, West Virginia architect Harrison Albright, was given two additional stories, a north wing, and a monumental entry hall by architect John Kevan Peebles. The Hotel Richmond boasted the city's only roof garden, and was for more than three decades the home of WRVA, Richmond's first radio station, which had the most powerful transmitter between Washington, DC and Atlanta. The Hotel Richmond's tall profile and working clientele contrasted with another Peebles project, the city's more elegantly appointed Jefferson Hotel (built in 1895 and expanded under Peebles in 1905), which was sited outside the central business district and primarily served wealthy patrons.

Mrs. Atkinson was a successful, self-made businesswoman who focused on hotels on sites adjacent to the center of government and entertainment, and close to the heart of local business and financial interests. Unlike the Jefferson Hotel, which was financed by Lewis Ginter's vast tobacco-fueled wealth, the Hotel Richmond was a product of Mrs. Atkinson's more modest success as a business person in the city and the state. She began her career as a hotel manager in Lynchburg, and later achieved renown in Richmond at the helm of the St. James Hotel (then known as the Lexington Hotel), and the St. Claire Hotel. As her business interests prospered, she was eventually able to build her own high-rise, the Hotel Richmond, at the corner of Ninth and Grace Streets. The Hotel Richmond soon became a home to Richmond and Virginia politics second only to the halls of the Capitol itself. The hotel was used as headquarters for the Democratic Party's gubernatorial candidates. It was also where Harry Flood Byrd, head of the Democratic Party and leader of the highly influential "Byrd Machine", oversaw the campaigns of five winning candidates for governor: William Tuck in 1945, Thomas B. Stanley in 1953, J. Lindsay Almond, Jr. in 1957, Albertis S. Harrison in 1961, and Mills E. Godwin in 1965. The campaigns were run from Room 370 which had an excellent view of the Capitol and its entry drive.

Beyond its political importance, the hotel was a unique source of music and information for the city of Richmond because the headquarters and studios of Richmond's first radio station, WRVA, were housed in a mezzanine-level suite from 1933 until 1968, when the station moved to its own building. The third commercial radio station in Virginia, WRVA had the largest audience share and the highest number of broadcast hours of any other radio station in the state. During the first two decades that WRVA broadcast from the Hotel Richmond the station was the primary means by which the public received news, public information, and musical entertainment. Established by local tobacconists at the Larus & Brothers Company in November 1925, WRVA was a community station broadcasting public announcements, weather forecasts, home economics, and educational lectures two evenings a week in three-hour segments, switching in 1941 to a 24-hour format in support of the local war effort. WRVA affiliated with the National Broadcasting Company (NBC) on January 1, 1929 and remained there until affiliating with CBS in 1937. In 1928 WRVA joined a network of 48 stations, with NBC, as the first radio network to report the results of a US presidential election. After 1939, when it dedicated a powerful new transmitter, the station was known as "the 50,000 watt voice of Virginia." Well-known radio personalities who broadcast from the Hotel Richmond included "Sunshine Sue" and the "Capitol Squirrel". In 1968 the station moved from the Hotel mezzanine to its first purpose-built headquarters on Church Hill. From 1939 until its relocation to Church Hill, WRVA was the most powerful radio station operating between Washington, DC and Atlanta, Georgia.

The site itself is significant for its long association with public hospitality in the city of Richmond. Early 20th century tax and insurance maps indicate that the site at the northwest corner of Ninth and East Grace Streets served as

the location of a hotel, tavern or other public house from 1797 until 1966. The Hotel Richmond is also significant as a landmark of Virginia women's history for its association with the redoubtable Mrs. Atkinson, described in a 1912 newspaper profile as "the most notable figure in the industrial development of Richmond from a woman's standpoint."[2] By that time Mrs. Atkinson had more than doubled the Hotel Richmond's capacity by completing the $400,000 expansion designed by Norfolk architect John Kevan Peebles, including a rooftop garden pergola. Visible in early photographs, sketches, and postcards, this unique amenity offered expansive views of Capitol Square and the city. So important was Mrs. Atkinson to the city of Richmond that her death on December 12, 1916 was front-page news in the *Richmond Times-Dispatch*.[3]

The hotel continued to flourish, and in 1936 was acquired by businessman L. U. Noland of Richmond Hotels, Incorporated. Noland created 420 hotel rooms and 60 apartments, giving it a capacity second only to the Hotel John Marshall. The building, later advertised as the Indian Queen and the Monumental, continued to be known as convenient and elegant places that catered to legislators and other travelers conducting state business. In 1966 the Commonwealth of Virginia acquired the Hotel Richmond and moved five state agencies into the building, after which the building obtained its most recent title: the Ninth Street Office Building.

Criteria for Evaluation

The Hotel Richmond qualifies for individual listing in the Virginia Landmarks Register and in the National Register of Historic Places because it meets National Register Criteria A and C.

The building meets National Register Criterion A because it is "associated with events that have made a significant contribution to broad patterns of American history." The site of the Hotel Richmond boasts the city's longest record of occupancy by a hotel or tavern. Hotels and public houses occupied this site from 1797, when Parke Goodall opened Indian Queen Tavern, until 1966 when the state moved its offices into the building.[4] The Hotel Richmond is also significant in the realm of social history because it was owned, developed, and run by Adeline Detroit (Addie) Atkinson (1841-1916) at a time when very few women held prominent positions in commerce. Adeline Atkinson enjoyed a rare degree of success as an extraordinarily gifted businesswoman. Born Adeline Detroit Wood in Bedford, VA, she moved to Lynchburg after marrying John M. Atkinson. When her husband's brick laying trade did not provide enough for a family with six children, Mrs. Atkinson began to accept paying houseguests. Later she worked for the Wall Hotel and became the proprietor of Warwick House both located in Lynchburg. After moving with her husband to Richmond in 1884 she managed several hotels.

Widowed by the time she bought the Ninth and East Grace Street property in 1902, she was not intimidated by local banks' refusal to loan her money for the Hotel Richmond development, but went to New York where she personally secured a loan from banking giant J. P. Morgan. In her obituary, the Richmond Times-Dispatch declared that she was "one of the most remarkable women in Richmond," in open admiration for her outstanding success in the male-dominated world of business. The majority of her contemporaries assumed control of businesses established by their husbands only upon the men's deaths, or operated small companies intent on female-oriented products. Mrs. Atkinson, however, built and operated her hotel at a grand scale, until it became the favorite haunt of the political elite from Richmond and across the Commonwealth and the locus from which state and local political careers were launched and fostered. Mrs. Atkinson's career preceded that of African-American activist and banker Maggie Walker (1867-1934) by a quarter-century.

The building meets Criterion C because it embodies "the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value" The Ninth Street Office Building is an excellent example of the work of both Charleston, WV architect Harrison Albright and of Norfolk architect John Kevan Peebles. Albright, born in Philadelphia, established a private practice there in 1886 and was soon responsible for works in that city as well as in New York and New Jersey. After establishing an office in

Charleston, WV in 1891, Albright designed a great number of civic, institutional and residential projects, but the final years of his West Virginia practice focused upon the uses of reinforced concrete and the design of fireproof hotels, of which the Hotel Richmond is a notable example. In 1895 Albright moved his practice to California, and continued to expand upon his interest in fireproof hotels, including San Diego's General Grant Hotel. Albright died in 1932.[5] Peebles maintained the character of Albright's original hotel design when he added two stories and a nine-story north wing to complete project in 1912. The monumental entry lobby with its centered marble stair and stained glass skylight is reminiscent of Peebles' design for the 1905 Main Street lobby at the Jefferson Hotel. Peebles is also known for the 1906 wings at the Virginia State Capitol (with Noland & Baskervill), and for his work at the University of Virginia (including Fayerweather Hall, Minor Hall, and Memorial Gymnasium), the Virginia Military Institute (including Maury-Brooke Hall), and the Virginia Museum of Fine Arts. Upon acquisition by the state in 1966, the building underwent interior renovations designed by Richmond architect Kenneth F. Weaver.

Suspended ceilings and partition walls were installed, converting hotel rooms into offices and conference rooms. While the interior was fairly heavily and not sympathetically adapted to office use, for the most part, the plan, door, and window details were retained. While the roof garden was removed, the building retains the palm court lobby, its most significant architectural feature.

The Ninth Street Office Building retains Peebles' neoclassical ornamentation, much of which is rendered in contrasting masonry colors, with a granite and buff brick base and a copper cornice. The character of the building's original interior and exterior fabric is well documented in period postcards, broadsides, photographs, and newspapers. The most significant remaining interior space is the palm court, a monumental, two-story, marble lobby lit by a enormous skylight and featuring three large stained-glass skylights with the Hotel Richmond crest. The space is dominated by a grand staircase with an elaborate cast- and wrought-iron balustrade. The lobby is rectangular in plan, three bays wide and five bays deep, entered from the main entrance on Ninth Street. Hallways under the elaborate second-floor cast- and wrought-iron balconies on each side of the staircase provide access to the elevators, located in a lateral hall behind the staircase. Paired Doric columns divide the five, two-story bays on each side of the lobby.

When the Hotel Richmond received its first guests, it joined a long history of urban hotels constructed in the Capitol city. Richmond had perhaps a greater concentration of hotels than any other Virginia city, in large part because its role as the capitol of the Commonwealth drew many temporary visitors to the city, including elected officials, lobbyists, and visitors arriving for a multitude of purposes. The first high-style hotel to be constructed in Richmond was the Union Hotel. Designed by Otis Manson, the Hotel Richmond was constructed in 1817 at Nineteenth and Main streets in Richmond, and was perhaps the first proper urban hotel in Richmond. By the 1830s, however, the hotel was outdated, and was replaced by the Exchange Hotel. In a pattern to be repeated for about a century in Richmond, hotels had an active lifespan of approximately twenty years, after which they were replaced (if not physically, than functionally) by a newer, more up-to-date hotel. The Exchange Hotel offered several things that the Union Hotel did not: more opulent public spaces, central heating, running water, and toilets. By the 1830s, the Union Hotel was leased to the Hampden-Sydney Medical School, and though it did return to use as a hotel, it was never again fashionable; it was demolished in 1911, not coincidently at a time when the Hotel Richmond was considered the most fashionable hotel in Richmond and was in the process of receiving the substantial addition that would more than double its size.[6]

The Exchange Hotel, designed by Isaiah Rogers, was built 1840-41, as was the functional and fashionable replacement of the Union Hotel. The hotel was funded by a stock company, established by Richmond businessmen, with the purpose of constructing a palatial hotel that would stimulate urban growth. The Exchange Hotel was larger and more sumptuous than the Union Hotel by almost every measure. The public spaces

included an enormous vestibule ornamented with statuary, a great hall, a ladies' dining room, gentlemen's' drawing rooms, a ballroom, reading rooms, an a dining room that seated 300. Even the Exchange Hotel could not remain at the cutting edge of fashion for long. In 1851, the Exchange Hotel was purchased by John Ballard, who, not coincidently, had just opened a rival hotel – the Ballard House Hotel – immediately across the street, which had succeeded in taking much of the Exchange Hotel's business. Ballard built a bridge to connect them, remodeled the Exchange Hotel, and the hotel remained in business until 1895, the year that the new Jefferson Hotel, designed by Carrere and Hastings, opened for business at 101 West Franklin Street. The Exchange Hotel was demolished in 1900-1, just before the construction of the Hotel Richmond. [7]

Ford's Hotel (originally called the Powhatan House), at 1101 East Broad Street, was constructed at the same time (ca. 1840) as the Exchange Hotel. Constructed on the block including Capitol Square, Ford's Hotel boasted unrivaled access to the political and economic center of Richmond. The hotel included a luxurious lobby, a dining room, a barroom, and barbershop, and, most significantly, it was located just steps away from the Capitol itself. In 1911 – the same year that Union Hotel was demolished and the addition to the Hotel Richmond was under construction – Ford's Hotel was purchased by the City of Richmond and demolished for the site of a new courthouse. That courthouse was never constructed, and in 1938 the Virginia State Library and Supreme Court Building was constructed on the site. With the demolition, the expanding Hotel Richmond was in sole possession of the prized location at the edge of Capitol Square. [8]

In 1902 Mrs. Atkinson, sold the Lexington Hotel, located at 12th and East Main Streets and, acquired the St. Claire Hotel at Ninth and East Grace Streets, intending to demolish it to construct a new one on the site. The hotel opened in 1904, and construction on a significant addition that would more than double the size of the hotel began in 1911. The new addition provided a generous lobby, barroom, barbershop, allowed for the expansion of the dining room, provided a double-story ballroom overlooking Capitol Square, and created a roof garden with a similarly dramatic view of Capitol Square. The hotel remained in business under different owners through its sale to the Commonwealth of Virginia in 1966, though by the end, it was far from the elegant hotel if had been in its early years. Competition from more recent hotels such as the Murphy Hotel (designed by John Kevan Peebles and built in 1911, and located on the same block at 8th and Broad; demolished 2008), and the Hotel John Marshall (designed by Marcellus Wright and built in 1927 at Franklin and 5th streets), hotels with ever more up-to-date facilities and offerings proved to be too much competition for the Hotel Richmond. In 1966, the hotel was sold to the Commonwealth and was converted into state offices.

The Jefferson Hotel is the rare urban Richmond hotel that was able to remain in business longer than its rivals, though not without several major additions, remodeling, and periods of struggle. The hotel opened for business in 1895, and, perhaps in response to the large new addition constructed at the Hotel Richmond, itself received a substantial addition designed by the same John Kevan Peebles who designed the addition for the Hotel Richmond. After the Second World War, the hotel's fortunes declined, as did those of the Hotel Richmond, and in the 1970s, the hotel was closed and the building slated for demolition. Unlike so many competitor hotels in Richmond, the Jefferson Hotel was purchased by a company interested in reviving it, and in ca. 1985, it underwent the first of several renovations, which include a 1996-2000 addition.[9] The Hotel Richmond and the Jefferson Hotel are rare survivors of the many elegant urban hotels which once stood in Richmond.

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9. Bibliography

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10. Geographical Information

Verbal Boundary Description

The property is defined by the City of Richmond as tax map reference numbers W0000001012.The southeastern boundary (along Ninth Street, the main elevation) is formed by the sidewalk directly in front of the building bounding Ninth Street, beginning at the inspection of the alley along the northeastern edge of the lot and continues until the intersection with Grace Street. The Southwestern boundary (along Grace Street, the secondary elevation), is formed by the sidewalk directly in front of the building bounding Grace Street, beginning at the intersection with Ninth Street and continuing until the intersection with the alley separating the property from the St. Peter's parking lot. The Northwestern boundary (along the alley bounding the St. Peter's parking lot, the west, rear elevation), begins at the intersection of the alley along the northwestern edge of the lot and continues until the intersection with the alley that bounds the northeastern edge of the lot, and continues until the intersection of the alley with the sidewalk directly in front of the building along Ninth Street.

Boundary Justification

The boundaries of the Ninth Street State Office Building are those historically associated with the building.

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The following information is common to all photographs:
Property: Ninth Street Office Building
Location: Richmond, Virginia
Photographer: Bryan Clark Green
Photographs taken: September 2008
Digital images on file at: Virginia Department of Historic Resources.

Photo1: Ninth Street Office Building, Grace Street Elevation

Photo 2: Ninth Street Office Building, copper cornice

Photo 3: Ninth Street Office Building, rusticated entry (Ninth Street)

Photo 4: Ninth Street Office Building, rusticated entry (Grace Street)

Photo 5: Ninth Street Office Building, Main Lobby (Ninth Street)

Photo 6: Ninth Street Office Building, Main Lobby (Ninth Street)

Photo 7: Ninth Street Office Building, Main Lobby (Ninth Street), Stained Glass Ceiling Panels.

Photo 8: Ninth Street Office Building, Main Lobby (Ninth Street), arched entryway and laylights.

Photo 9: Ninth Street Office Building, Main Lobby (Ninth Street), iron rails at main stair.

Photo 10: Ninth Street Office Building, lower half of pilaster in Assembly Room.

Photo 11: Ninth Street Office Building, decorative cornice and ceiling details, second floor hallway.

Photo 12: Ninth Street Office Building, one of the few remaining door, casing, and transom combinations on an upper floor.

Photo 13: Ninth Street Office Building, remnant wood paneling from former restaurant on ground floor, south side of building.

Historic Image 1: Hotel Richmond, original Design (1903) by Harrison Albright. Only the portion on the left (Grace Street) was built. Architects' and Builders' Magazine July 1904, vol V, No. 1.

Historic Image 2: Hotel Richmond Addition (1910-11) by John Kevan Peebles. The eight-story portion on the left dates to 1903; all eleven stories on the right, and the two story addition on the left, date to 1910.

Historic Image 3: Hotel Richmond, view, 1912.

Historic Image 4: Hotel Richmond, view, mid-1920s.

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Endnotes

[1] "Hotel Woman Fractures Hip," Washington Post, 15 September 1909.
[2] "Women Builders of Big Richmond," Richmond Times-Dispatch, 21 July 1912.
[3] "Mrs. A. D. Atkinson Died Last Night," Richmond Times-Dispatch, 12 December 1916.
[4] Mary Wingfield Scott, Old Richmond Neighborhoods (Richmond: William Byrd Press, 1950): 97.
[5] Sandra Tatman, contributor, American Architects and Building Database, http://www.philadelphiabuildings.org/pab/app/ar_display.cfm/22312
[6] Bryan Clark Green, Calder Loth, and William M.S. Rasmussen, Lost Virginia: Vanished Architecture of the Old Dominion (Charlottesville: Howell Press for the Virginia Historical Society, 2001: 169.
[7] Bryan Clark Green, Calder Loth, and William M.S. Rasmussen, Lost Virginia: Vanished Architecture of the Old Dominion (Charlottesville: Howell Press for the Virginia Historical Society, 2001: 175.
[8] Bryan Clark Green, Calder Loth, and William M.S. Rasmussen, Lost Virginia: Vanished Architecture of the Old Dominion (Charlottesville: Howell Press for the Virginia Historical Society, 2001: 176.
[9] Richard Guy Wilson, ed. Buildings of Virginia: Tidewater and Piedmont (New York: Oxford University Press, 2002): 222.

North Street State Office Building
Richmond, Virginia
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