

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.

LISTED ON:
VLR
06/19/2013
NRHP
08/27/2013

1. Name of Property

Historic name: Main Street Banking Historic District Nomination Update and Boundary Increase, 2013

Other names/site number: VDHR File #127-6031

Name of related multiple property listing: NA

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

2. Location

Street & number: 700, 801, 830-838 Main Street, East; 703 Main Street, East/7 7th Street, South; 705-711 Main Street, East/28 6th Street, South

City or town: Richmond State: Virginia 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Not For Publication: N/A Vicinity: N/A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,

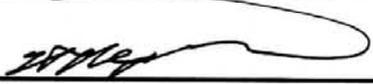
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

 _____ Signature of certifying official/Title:	 _____ Date
<u> </u> Virginia Department of Historic Resources _____ State or Federal agency/bureau or Tribal Government	

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
_____ Signature of commenting official:	_____ Date
_____ Title :	_____ State or Federal agency/bureau or Tribal Government

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

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:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>4</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>4</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

Number of resources previously listed in the National Register
- now demolished to be delisted 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: Business

COMMERCE/TRADE: Financial Institution

COMMERCE/TRADE: Law Office

GOVERNMENT: Government Office

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: Business

COMMERCE/TRADE: Financial Institution

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT: International Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

CONCRETE; STONE: Granite, Marble

METAL: Aluminum, Steel

GLASS

Narrative Description

Summary Paragraph

The Main Street Banking Historic District was originally listed in the National Register of Historic Places in 2005 and contained 21 resources on five blocks between 7th and Governor (13th) Streets in downtown Richmond, Virginia. At the time of its listing, the Shockoe Slip Historic District defined the eastern boundary of the district; the State Capitol grounds and other governmental buildings established the northern boundary; and nonhistoric-age buildings defined the western and southern edges.

The proposed expansion of the Main Street Banking Historic District includes four contributing buildings that were constructed between 1962 and 1965 and one noncontributing building constructed in 1976 within and adjacent to the western edge of the original district, bringing the new western boundary to 7th Street. All buildings in the expansion were designed in the International Style for occupancy by banks, brokerage companies and law firms, as well as one for state government offices. Each building is a distinct example of the International Style and each has a corner location on East Main Street in Richmond's financial district. All but the Virginia Employment Commission are privately-owned high rise office buildings. Similar to the early-20th-century Classical Revival office towers in the historic district, the buildings in the expansion are organized by clearly articulated bases and vertically oriented towers with

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

penthouse caps. All but one of the buildings were designed by locally- or nationally-recognized architects.

Narrative Description

The five newly added resources within the expanded Main Street Banking Historic District were all less than 50 years old at the time the original historic district was listed; however, four of these buildings are now considered historic and contributing, while one is still considered nonhistoric and noncontributing. Contributing buildings include the Virginia Employment Commission Building at 703 East Main Street (1960), the 700 Building at 700 East Main Street (1964); the Ross Building at 801 East Main Street (1964), the Fidelity Building at 830-838 East Main Street (1965), and the noncontributing building is the Eighth and Main Building at 705-711 East Main Street (1976).

All five of these buildings face East Main Street and are located between 7th and 9th Streets. The setting matches that in the original boundaries with a dense, urban pattern. Each of the buildings occupies large corner lots with very little, if any, distance between adjacent buildings. The buildings are set adjacent to the streetside sidewalks that are lined with mature hardwood trees.

Four of the resources are high-rises ranging from 16 to 23 stories in height, while one, the Virginia Employment Commission Building, is only 3 stories. All five of the buildings were designed in the fashionable International Style, the dominant architectural influence of the period, although each represents a different interpretation or variant of the style. These buildings are among the first International Style buildings constructed in downtown Richmond, and represent the first construction in the financial district that encompasses the Main Street Banking Historic District after a roughly 30-year lull following the Great Depression of the 1930s. As such, these buildings represent the emergence of a new era in downtown development and have become some of the most imposing features of the Richmond skyline.

True to the style, the largely unornamented buildings display a preponderance of concrete, metal, and glass building materials, and feature assorted polished granite and marble at the pedestrian level. They have uniform facades that exhibit geometric emphasis created by both vertical and horizontal elements such as ribbing and fenestration patterns.

The earliest of the buildings in the expanded district is the Virginia Employment Commission Building completed in 1961. Located on the southeast corner of East Main Street and 7th Street, this limestone-clad, steel-frame office building is three stories with a six-bay façade facing Main Street. It has a flat parapet roof with a roof-top penthouse for building systems, fixed single-light windows, and granite spandrel panels. Along the street level are tiered planting beds and a set of steps up to the triple-door entry under a cantilever canopy. On either side of the single-light glass doors with transoms are limestone panels with signage. The original building was later expanded along 7th Street, more than doubling its size, with a three-story parking garage and,

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

created by the slope of the lot, a two-story attached parking deck. The materials and window design of the addition match the original building. Designed by architects Carneal & Johnston, the low-rise building illustrates the establishment of the International Style as the accepted architectural idiom for Richmond's corporate and governmental buildings, and spearheaded the use of the International Style within the historic district. This building is considered contributing to the expanded historic district.

Over the next two years, three additional high-rise office buildings were constructed in the immediate area. Just across from the Virginia Employment Commission Building on the northeast corner of Main Street and 7th Street is the 700 Building, initiated in 1962 and completed in 1964. This sixteen-story high-rise is a concrete-clad, steel-frame building with a nine-bay façade along Main Street. The first floor has glass and anodized aluminum storefronts with marble-clad piers and a granite cornice. There are multiple double-door entries on both the 7th and Main Street sides with single-light glass doors and transoms. Vertical concrete fins define the window bays of the offices on floors six through fifteen, while perforated concrete panels enclose the parking deck on floors two through five. The upper-most floor is a penthouse suite with a row of windows all the way around that provides unobstructed city views. It is topped by a flat parapet roof with a penthouse for building systems. The building was designed by Hall & Company, Architects for developer William Somma.

Also completed in 1964 was the Ross Building located on the southeast corner of East Main Street and 8th Street. This sixteen-story building consists of a U-shaped structure with glass curtain wall facades and applied vertical ribbing that wraps around a slightly taller brick clad central mass. Three bays of the brick mass are exposed and slightly recessed from the sidewalk on the eastern side of the building. Both sections of the building have flat parapet roofs. The glass curtain wall structure is set atop a series of square granite columns that form a shallow pedestrian loggia along the Main Street facade. There are multiple revolving door entrances surrounded by single-light transoms and side panels. Designed by architect Vlastimil Koubek for developer George Ross, this high-rise building is a clear homage to Mies van der Rohe's Seagram Building. This building is considered contributing to the expanded historic district.

In 1965, the Fidelity Building at the northwest corner of East Main Street and 9th Street was completed. This twenty-three-story steel-frame building is clad in white brick with vertical stripes of tinted glass and has a flat parapet roof with a skylight. The four-bay façade along Main Street has four sets of three fixed single-light windows along the penthouse level, and a recessed first floor entry area under marble and metal-clad piers. Decorative features along the first floor include a geometrically detailed cornice, a cantilever canopy over a protruding entry enclosure, and both cylindrical and square columns. The rest of the recessed area is open amongst the columns with fixed single-light windows surrounding the interior lobby. The main building was expanded to the rear with a nine-story addition in matching materials and design that bridges the alley and has a roof garden and dining area. The building was designed by architect Marcellus Wright for developer Frederick G. Pollard. This building is considered contributing to the expanded historic district.

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

The last building completed in the expanded historic district was the Eighth and Main Building at the southwest corner of East Main Street and 8th Street, completed in 1976. This is a twenty-story building with a granite-clad steel frame, an eight-bay façade along Main Street, and a complex of structures on the flat roof housing building systems. The corners of the building are clipped and the entire building is a grid of fixed three-light windows. Along the first floor the windows are recessed between granite bays and the corner at 8th and Main Streets has a planting bed while the northern-most clipped-corner has the main entry set back under the overhang of the upper floors. The entrance has two sets of single-light glass double-doors surrounded by single-light transoms and side panels. The lot slopes down along 8th Street creating a basement level with underground parking. There are two additions to the main building; a one-story aluminum-frame and glass building between 705 and 703 East Main Street with a double-door entry and a stepped granite, non-structural wall; and a two-story building with parking on the street level and an aluminum frame and glass building above with clipped corners to match the main high-rise building. While this building was designed in the International Style by renowned architects Skidmore, Owings & Merrill, it was completed outside the expanded period of significance and is considered noncontributing.

In addition to the five buildings constructed within the expanded historic district, two of the earlier contributing buildings within the original historic district were enlarged during the expanded period of significance. Both additions were designed in the International Style, reflecting the ongoing construction trend. The first was the Bank of Virginia building located on the northeast corner of East Main Street and 8th Street. Originally a three-story Beaux Arts building, it was enlarged with an eleven-story office building addition to the north side in 1968. This limestone-faced building features a tower with gridded fenestration pattern with inset windows set atop a three-story base that ties into the original building. This addition was designed by the firm of Ballou & Justice. The second major addition in the original historic district was to the Virginia Bankshares Building on the northwest corner of East Main Street and 9th Street. Originally a 19-story Beaux Arts building, a seven-story office building addition was appended to the east side of the building in 1962. The three-part façade of this addition consists of a columned arcade base on the first two floors, a gridded façade with slightly inset windows on floors three through six, and a penthouse seventh floor with a series of three-bay full-height fixed windows. This addition was designed by architects Lee, King & Poole. While both of these additions are on contributing buildings, the inventory requires no change to reflect them; however they should now be considered integral contributing aspects of the buildings and not simply nonhistoric alterations.

One final change to the inventory is to reflect the demolition of the building at 828 East Main Street. The former 1958 building on this commercial property has been replaced by a 2012 addition to the adjacent commercial buildings at 814-816 East Main Street. This two-story building steps up to three-stories one bay back with flat parapet roofs on each level edged with cast stone cornices. The facade is covered in a beige-colored ashlar pattern of three alternating block heights with cast stone framing the fenestration. Both the first and second floors have a set

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

of three fixed single-light windows framed in metal, with fixed transoms above the first floor set. The stone sill of the first floor windows runs the entire width of the building. There is a cast stone apple logo centered above the facade of the second floor as well as the set-back third floor. This addition is included in the Main Street Banking Historic District Boundary Increase, 2013 as it is located between the original boundary along the party wall of 816 East Main Street and the proposed boundary increase along the party wall of 830 East Main Street, however it is technically an addition to an existing building so does not need to be added to the inventory.

Inventory

The following inventory lists the newly added resources within the increased boundary and the demolished building being delisted. The inventory is arranged numerically by the Main Street address. It then lists any alternate street addresses, building name(s), VDHR file numbers, construction date, architectural style, contributing status, and a brief description of the building. The contributing/noncontributing status of each building was determined based on the continued use and/or style of each building in support of Criteria A and C with an expanded Period of Significance (-1965) to include resources built in response to the economic expansion as a result of changes in banking law in 1962.

Newly Added

700 Main Street, East 127-5639/127-6031-0022
Property Name: The 700 Building, First Virginia Bank Building
Property Type: Commercial Building
Date of Construction: 1962-64
Architectural Style: International Style
Stories: 16
Architect: Hall & Company
CONTRIBUTING (1-building)

703 Main Street, East/7th Street, South 127-5641/127-6031-0023
Property Name: Virginia Employment Commission Building
Property Type: Government Building
Date of Construction: 1960-1961
Architectural Style: International Style
Stories: 3
Architect: Carneal & Johnston
CONTRIBUTING (1-building)

705 - 711 Main Street, East; 26 8th Street, South 127-5642/127-6031-0024
Property Name: The Eighth and Main Building
Property Type: Commercial Building
Date of Construction: 1976

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

Architectural Style: International Style
Stories: 20
Architect: Skidmore, Owings & Merrill
NONCONTRIBUTING (1-building)

801 Main Street, East 127-5647/27-6031-0025

Property Name: The Ross Building
Property Type: Commercial Building
Date of Construction: 1964
Architectural Style: International Style
Stories: 16
Architect: Vlastimil Koubek
CONTRIBUTING (1-building)

830-838 Main Street, East 127-5646/127-6031-0027

Property Name: Fidelity Building; One Capital Square
Property Type: Commercial Building
Date of Construction: 1965
Architectural Style: International Style
Stories: 23
Architect: Marcellus Wright
CONTRIBUTING (1-building)

Demolished

828 Main Street, East

Property Name: Nathan's Tailors
Property Type: Commercial Building
Date of Construction: 1958
Architectural Style: International Style
Stories: 2
Architect: unknown

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

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.)

- 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.
- 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

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

ECONOMICS

LAW

Period of Significance

1941-1965

Significant Dates

1962

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Carneal & Johnston; Hall & Company;

Lee, King, and Poole; Skidmore Owings

& Merrill; Vlastimil Koubek & Associates;

Wright, Marcellus

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

Statement of Significance Summary Paragraph

The Main Street Banking Historic District Nomination Update and Boundary Increase, 2013, incorporates five additional buildings and extends the period of significance for the district to 1965. The expansion is eligible for inclusion in the National Register of Historic Places under the same Criteria as described in the original 2005 Nomination as an extension and continuation of the themes and characteristics that make the district significant. It is eligible under Criterion A in the areas of Commerce, Economics, and Law for its association with Richmond as the financial center for the Commonwealth of Virginia and the continued presence of some of the region's most powerful banks, brokerage companies, and law firms within the historic district. Of paramount significance for the expanded district is the passage of the pivotal Buck-Holland Banking Bill in 1962 that led to monumental changes in the way Virginia banks could operate, resulting in a dramatic growth in the size of banks through mergers and branch expansions, and the ability to make large "king-size" loans available for commercial development. The increased need by banks for expanded office space and the ability for developers to acquire larger commercial loans was directly responsible for the construction of three of the buildings in the expanded historic district. The period of significance is being extended to 1965 to reflect the completion of these buildings that were initiated as a result of the bill; however, future studies may show that results of the bill were much longer lasting and additional later buildings in the area may be related and warrant inclusion as well. Although 1965 is technically past the typical fifty-year cutoff for NRHP eligibility, the impetus for the construction of the buildings was the passage of the 1962 Buck-Holland Bill and the three contributing buildings constructed after this date were all initiated soon after and simply not completed until 1964-1965 due to their size and the effort required to build three high-rises in a two block area. The expanded historic district also incorporates the theme of law to the district, as it was the home of two of the largest law firms in the nation during the expanded period of significance, although these and assorted other law firms had been located within the original district since the early twentieth century. Under Criterion C, the expanded historic district is representative of some of the earliest use of International Style architecture in the city, particularly in high-rise form, and illustrates the establishment of the International Style as the accepted architectural idiom for corporate Richmond. Further, all but one of the buildings were designed by local and nationally recognized architects in a manner to complement the older and more traditional architecture already existing throughout the district.

Historical Background

The history of the Main Street Banking Historic District expansion begins with a 30-year lull in construction within the district from 1931 to 1962. There are clear reasons for the hiatus in construction however, and this break is an important component of the history of the district. The

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

last building constructed in the district (as of its original National Register listing in 2005) was completed in 1931, just as the Great Depression, the worst financial crisis in American history, was setting in.

Richmond's financial district was not initially hit as hard as other urban areas by the effects of the stock market crash in October of 1929 due to the city and region's well-balanced economy supplemented by the tobacco and rayon industries that continued to grow from an ongoing demand for the products. However, as the economic turmoil became more deep-seated and wide-spread, it eventually overtook Richmond as well, and by 1935, Richmond's economy was suffering as bad as the rest of the nation (Dabney 1992). Throughout the decade, banks failed, businesses closed, and growth and development ceased. Across the nation, nearly one quarter of all banks closed. The Richmond financial district and what comprises the Main Street Banking Historic District was presumably a gloomy place during this time and little in the way of construction or renovation took place.

The crises of the early 1930s led to the implementation of several major national reforms in banking. Among the most important of these was the passage of the Glass-Steagall Act of 1933 which established the Federal Deposit Insurance Corporation (FDIC) and was made permanent by the Banking Act of 1935. The Glass-Steagall Act also created a wall between commercial banking and investment banking, thus specializing the types of services a bank could offer (FDIC n.d.). Several other acts and laws were passed throughout the decade, all providing tighter regulation and federal oversight in an attempt to control the rampant lending and inflated credit that had led to the banking failures.

These New Deal banking regulations led to stabilization of the national banking system; however, it was the U.S.'s entry into World War II in 1941 that brought real financial recovery, as millions of dollars were invested into the war effort. Industry and commerce began to thrive and millions of jobs were created. Richmond fared especially well from wartime manufacturing and shipment, and by the end of the war, more than 350,000,000 pounds of war supplies had been shipped through the Defense General Supply Center just south of the city, with the success trickling through the city's economy. In 1946, Richmond recorded the highest level of business activity in the city's history and was the fastest growing industrial center in the nation (Sanford 1975). The commercial and industrial growth led to economic success in the city (and state) and the banks in Richmond once again flourished. Despite their success during the war, there was no construction or expansion of banking buildings within the historic district as all available effort was dedicated to the war and not commercial construction on the home front.

Following the end of hostilities, the banks continued to thrive as soldiers returned home and business was booming. In 1952, Richmond had 11 banks and three savings and loan associations; an increase in numbers after the closures in the Great Depression. In 1953, the city of Richmond received a AAA credit rating, the highest standing it had received since before the depression era. Bank deposits, bank debits, and savings and loan deposits were at all-time highs (Sanford 1975).

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

Although the banks themselves were doing well, much of the success of the era was not being realized downtown. The 1950s were an era of suburban expansion in Richmond and across the nation as a whole as downtown areas fell out of favor to commercial development, which was spreading to the fringes of cities following the massive waves of home construction. In Richmond, the west end grew exponentially during this period as homes, businesses, and industry all pushed west. By 1955, urban blight was beginning to become evident. No major lease space or office space had been constructed downtown, including within the financial district in nearly 25 years. As new office buildings sprang up in the west end, it became obvious that more and more lease space would become available in downtown, and therefore any proposed construction for downtown was put on hold. This trend is evidenced in the historic district where there was no new construction or major renovation projects during the post-war period from 1945 through the 1950s.

Despite this shift away from downtown, the area contained in the Main Street Banking Historic District continued to function as the banking center of the city (and region). Almost none of the downtown banks had branch banks at that time, as branch banking was strictly regulated, particularly in Virginia; therefore much of the suburban expansion during this period was financed by the banks that were located within the district. To the detriment of the local banks, many loans were also being provided by larger out-of-state banks, a trend that increasingly became evident and alarming for the local economy. The smaller, centralized institutions in downtown Richmond had limited service areas due to the lack of branch offices, and therefore the amount of incoming money and in turn, ability to make large loans, was limited so many developers began seeking larger loans from banks in places such as Maryland, North Carolina, and Washington D.C. (Sanford 1967). This was a problem that many bankers in Virginia began to notice throughout the 1950s, and eventually led to the passage of one of the largest reforms in Virginia banking history in 1962.

Buck-Holland Bill

In 1962, the pivotal Buck-Holland banking bill was passed providing the biggest boost and change to banking in Virginia since World War II. This bill paved the way for a period of massive bank growth over the following decades and created the ability to offer much larger loans than previously possible. The growth of the banks required larger central headquarters, resulting in the construction of several new office buildings in the expanded historic district and renovations and additions to several of the earlier banks in the original historic district. This construction was also made possible by the increased lending power that enabled developers to construct such high-rise office buildings for occupancy by the banks, brokerage companies, and other financial institutions.

Passage of the Buck-Holland banking bill was controversial at the time and involved several measures that would provide drastic change for the ways in which banks in Virginia could operate. At the root of the bill was a revision that allowed banks to establish branch offices,

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

which had far greater implications such as increased mergers, consolidation of wealth, and increased lending power. Branch banking had generally been opposed in the United States throughout much of the twentieth century by regulatory authorities at the state and federal levels, who saw it as too risky and uncontrollable. Banks themselves typically favored branch banking and stated that because a bank could lend only an amount related to its capital and surplus, branching enabled a bank to increase its lending capability as it expanded. It was also claimed that branch banking allows increased mobility of funds between areas of surplus and shortage and by doing business in a large area banks can diversify their loans and investments, thus increasing safety and stability in banking. On the other hand, opponents of branch banking stated that branching could facilitate growth to monopolistic proportions, forcing unit banks out of existence. They reasoned that failure of a larger bank would also be more serious for the economic community than the failure of a smaller unit bank and would ultimately reduce the personal service that accompanies local ownership and management (Ileo and Parcell 1975).

The first Virginia statute controlling branching of state banks passed in 1912, allowed branching throughout the state only through either *de novo* establishment (state banks in business less than five years) or merger (Ileo and Parcell 1975). Federally chartered or national banks were restricted from opening branches until the McFadden Act of 1927. That act allowed national banks to only establish branches in the city or town in which their main offices were located; however, this was met with opposition from the Virginia Banker's Association (VBA) who lobbied the Virginia General Assembly to overturn it (Haymes and Phillips 1964). The following year, the General Assembly restricted national bank branching to those cities with populations of 50,000 or more; and branching through merger was restricted to banks located in the same or adjoining counties or within 25 miles of the acquiring bank. In 1948, again acting on VBA suggestions, the General Assembly further restricted branch banking by eliminating the provision allowing *de novo* branching into cities with a population of at least 50,000 (Ileo and Parcell 1975).

During the late 1940s and 1950s, Virginia, and the nation as a whole, experienced unprecedented economic expansion, particularly in residential and commercial suburban areas. Because Virginia banks were prevented by law from branching into these areas, bank expansion was slow, placing Virginia banks at a competitive disadvantage compared to larger banks in North Carolina, Maryland, and the District of Columbia (Ileo and Parcell 1975).

These economic changes caused the Virginia finance and economics community to reconsider its support of restrictive branching laws, while two federal enactments, the Bank Holding Company Act of 1956 and the Bank Merger Act of 1960, also encouraged reconsideration (Ileo and Parcell 1975). By 1961, there was an increasing conversation amongst many Virginia bankers that more liberal branching laws were necessary to assure the future prosperity of the state's banks. That year, seven Virginia banks designed a plan for limited branching called the Virginia Metropolitan Plan. Despite the effort and the support of many state banks, the VBA did not pass a resolution at the annual convention; instead they only appointed a committee to study the issue. This action was seen by some as simply a delay tactic by the VBA. In response, a branching bill was

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

independently introduced to the state legislature at the 1962 session by State Senator Shirley T. Holland and Delegate Fred C. Buck (Ileo and Parcell 1975). The bill was approved by the General Assembly and came to be known as the Buck-Holland Bill.

As enacted, the Buck-Holland Bill permitted banks to establish branches in the city, town, or county in which its main office was located, in contiguous cities, and five miles into counties contiguous with the city in which its main office was located. In addition, the bill allowed for statewide branching through merger. The legislation, therefore, paved the way for the larger areas of financial control from branch offices, the consolidation of banks into even larger corporations, and the establishment of holding companies. Together, these changes allowed the combined resources of the banks which merged or which joined in holding companies to be available for making larger loans previously beyond the ability of the local banks (Parcell 1976).

The effect of the bill was two distinct waves of change for Virginia banks. The initial effect was a merger movement resulting in consolidation of local banks (Ileo and Parcell 1975). Many smaller banks became branches of larger organizations such as Virginia National Bank, First & Merchants National Bank, Bank of Virginia, State Planters Bank of Commerce, and First National Exchange Bank. This process continued as the growth strategy turned from mergers to the second wave of change: creation of holding companies who themselves formed de novo branches in many areas. Liberalized de novo branching privileges, permitting city-based banks to branch five miles into surrounding counties, allowed banks to undergo internal growth, while the merger and holding company movements facilitated external growth.

The repercussions of the bill were enormous. The merging of banks which had larger service areas and greater revenue from branch offices created large banks with tremendous amounts of money at their disposal. In turn, this allowed local business and industry to obtain king-size loans through these large Richmond banks, keeping the money in Virginia, whereas previously borrowers had been forced to turn to out-of-state banks or such financial centers as Philadelphia and New York to obtain big loans (Sanford 1975). With the positive, however, came some negative. Proliferation of mergers affected profoundly the structure of Virginia's banking system. During the merger and consolidation movement, the number of banks operating in Virginia declined significantly from 1962 to 1974 with 118 mergers taking place. With it also came a loss of identity to many small and local banks and the introduction of statewide banking. The eight largest banks in the state went from controlling just over 29% of the bank offices throughout the state to over 64% during this period (Ileo and Parcell 1975).

The direct results of this can be seen in the historic district where the concentration of power to a smaller number of banks resulted in the need for larger office buildings to accommodate growing operational requirements. Three of the eight largest banks in Virginia during the period 1962-1974 were located in Richmond, including United Virginia Bankshares (which was also the first holding bank in Virginia), Bank of Virginia Company, and First & Merchants Corporation. All three of these banks were located on East Main Street in the financial district and all of them (or their predecessors) had been located within the district before the Buck-Holland Bill, but greatly

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

expanded their buildings in the years following the passage of it. United Virginia Bankshares, formerly the State Planters Bank, had been located within the district since 1893, and in the building it was located at the time of Buck-Holland Bill since 1923 (Schmelzer and Porzio 2004). In 1962, the bank appended a large new seven-story, ten-bay addition to its 19-story main headquarters at 900 East Main Street, and eventually crossed the street to 919 East Main Street with an entirely new 26-story building completed in 1982. The Bank of Virginia Company had also been located within the district since 1922, first in the lobby of the Stumpf Hotel and later in the three-story Beaux Arts building at 800 East Main Street, to which they added a large, 11-story addition in 1968. First & Merchants Corporation had also been in existence since 1926 at 823 East Main Street and similarly undertook a major renovation of their building in 1963 (Schmelzer and Porzio 2004). They further expanded their presence downtown by constructing a large new headquarters at 1111 East Main Street in 1973. Other smaller banks in the historic district underwent similar renovations or expansion as evidenced by the facelift to the American National Bank building at 1001 East Main Street in the 1960s.

The financial growth and accessibility to king-size loans described above facilitated an unprecedented construction boom of large new office buildings for banks and other industries in the financial district (Sanford 1975). Between 1963 and 1965 three new high-rise buildings to house banks were constructed in the area. This included the 23-story 700 Building that housed the Richmond National Bank, the 18-story Ross Building that held the Central National Bank, and the 23-story Fidelity Building for Fidelity Bank. These three buildings were not constructed by the banks themselves, but rather by developers with loans from the banks, who in turn leased the completed buildings back out to the banks. This construction boom continued into the 1970s and early 1980s and included the previously mentioned Eighth and Main Building, at 705-707 East Main Street, completed in 1976 for Virginia National Bank after it merged with the Virginia Trust Company, the First & Merchants Building completed in 1973, and the United Virginia Bank building completed in 1983.

Overall, the 1962 Buck-Holland Bill prompted a renewal of business and finance in downtown Richmond that fueled the sudden phenomenal growth of local banks headquartered within the historic district. This included three of the largest banks in the state, United Virginia Bank, Bank of Virginia, and First & Merchants Bank. It also resulted in the formation of new banks such as Richmond National Bank, whose new headquarters were housed in the newly constructed 700 Building. The bill made it possible for Richmond banks, for the first time, to issue the sizeable loans needed to finance major projects, like the massive renovations and additions to several of the earlier bank headquarters, and the construction of three new high-rise buildings in the expanded historic district boundaries between 1962 and 1965, as well as several additional high-rise buildings adjacent to the historic district throughout the 1970s and early 1980s.

The construction activity within the historic district during this period was inextricably tied to the 1962 change in state banking laws, and nowhere else in Richmond is the direct result of the Buck-Holland Bill and the subsequent massive growth of the banking industry in the 1960s and 1970s more evident. Not only do the three 1960s high-rise buildings within the expanded Main

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

Street Banking Historic District represent the growth and emergence of local banks, at a pivotal moment in Virginia's banking history; their construction re-anchored Richmond's central business district and vividly advertised the city's increased economic clout.

Law Firms/Legal Industry

Not only did the developers of the three new high-rise buildings find tenants in the rapidly growing banking industry, but they also found tenants in another rapidly growing sector, the law industry. Many attorneys and law firms had maintained offices in the financial district since the turn of the twentieth century, but two of the largest in the nation, who grew to prominence in the 1960s and 1970s, were headquartered within the office buildings of the expanded historic district.

Just as the 1960s was a period of liberalization for banking policy, it was also a period of rapid change and growth for the legal industry. In 1964, the election of President Lyndon B. Johnson moved the legal profession into a new era. In short order, law after law was passed giving rise to litigation in new fields such as environmental, Title VII, age-discrimination, employment, disability, and class action suits, as well as all manner of financial-related issues spurred by the growth of banks. Whereas previously, most small law firms had the staff on-hand to handle the majority of cases the increase in litigation meant that law firms now had to expand in size and specialization to meet the increased demand (Patterson 2002). By 1971, there were over 1,000 lawyers in the city of Richmond, double the number of a decade earlier.

While many large law firms grew to prominence during the expanded period of significance and later, the law industry's presence and association with the historic district stretches back much further than the 1960s. In the early 1900s, the four blocks of Main Street between 12th and 8th Streets housed not only the majority of banks, brokerage, and insurance firms in the city, but also the majority of law firms. The location of law firms amongst the banks was not coincidental for at the time, banks and the banking industry were one of the largest legal issues in the nation.

The financial crises of the 1890s had raised a number of legal issues for the banks, and they in-turn required an additional amount of legal counseling and management to regain stability (Freeman 1989: 5). During that time period, the district became home to numerous attorneys' offices and law firms including the predecessors of what would become two of the largest firms in the state and nation. In 1897, it became home to McGuire & Bryan, the predecessor of present day McGuireWoods, LLP (hereinafter referred to as McGuireWoods), and in 1901, it became home to Munford, Hunton, Williams, & Anderson; what would later become the present day Hunton & Williams, LLP (hereinafter referred to as Hunton & Williams). At the time, Hunton & Williams was the largest law firm in the state, with four partners. The firm established an office in a rented space from the Merchants National Bank at 11th and Main Street, although several of the partners had practiced privately within other bank buildings in the district before then. The intent of the new partnership was to provide a local full-service law firm that could handle all manner of needs and help Richmond rebuild itself as a major city. Providing counsel to the banks

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

in the district, including partner Randolph Williams' father's bank, J. Williams & Son Bank, were among the first jobs the new firm took on (Freeman 1989: 3).

Over the ensuing decades, the connection between Hunton & Williams, the other smaller law firms in the district, and the banks continued to grow with the two industries becoming intrinsically bound. Not only did the law firms provide counseling services to the banks, but many of the individual attorneys who worked at firms within the historic district became directors of the banks within the historic district. Eppa Hunton (one of the original partners of Hunton & Williams), for example, became a director of the National Bank of Virginia in 1910, then after a merger in 1912, a director of the First National Bank of Virginia. In 1925, he was appointed to the new First & Merchants board and served in this role until his death in 1932 (Freeman 1989: 50). He was also instrumental in the selection of Richmond as the Federal Reserve Center for the Fifth District (Freeman 1989: 50). Beverly Munford, another one of the original partners of Hunton & Williams, served as a director of the Virginia Trust Company, the Richmond Trust and Safe Deposit Company, and the Merchant's National Bank (in which his office was located before joining the firm). He had also organized the South Atlantic Insurance Company, which later became American Life Insurance Company before joining the firm, and served as its president until illness in the early 1900s (Freeman 1989: 19). Another example is E. Randolph Williams, who was a director of First & Merchants Bank in the 1920s (Freeman 1989: viii).

The connection between the law firms and the banks continued through the Great Depression and World War II. In post-war America, however, legal work was hard to come by and law firms depended more on the banks and insurance companies as their primary source of work (Hirschler Fleischer. n.d.). This meant that just as the banks remained small and centralized during this era, so too did the law firms. By 1950, Hunton & Williams was still the largest firm in the state, but with only 11 partners (Hunton & Williams n.d.). McGuireWoods was the second largest with ten partners. Both firms grew slowly with the post-war boom in the 1950s, although the 1960s saw a period of massive growth within the legal industry of which they were well positioned to take advantage. While increased litigation and types of lawsuits filed during this period was a large part of this growth, the legal industry's connection to the banks, who were undergoing their own growth and expansion after passage of the Buck-Holland Bill, undoubtedly resulted in an increased demand for legal services, which directly benefited the legal industry, particularly those practices with relationships to the banks.

As a result, both Hunton & Willams and McGuireWoods opened large new offices in the newly constructed office buildings in the expanded historic district during the 1960s. In 1964, McGuireWoods moved from their location in the Mutual Building at 909 East Main Street into the new Ross Building at 801 East Main Street. In 1968, Hunton & Williams moved into the new 700 Building on East Main Street from 700 Franklin Street (Richmond City Directories 1963, 1968). In addition to these two large firms, other smaller law firms made residence within offices in the bank buildings of the historic district as well, including Beale, Davidson, Etherington &

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

Morris, P.C.; Mays, Valentine, Davenport, and Moore; Hirschler and Fliescher; and assorted other firms (Richmond City Directories Various Dates).

The continued strong ties between the banks and law firms in the historic district during this period are evident by the amount of legal fees paid by the banks. In the 1974 proxy statement, Hunton & Williams provided United Virginia Bankshares \$221,774 worth of services and Bank of Virginia \$220,691. That same year, McGuireWoods was paid \$126,982 from the Virginia Real Estate Investment Trust. Mays, Valentine, Davenport, and Moore provided counsel to First & Merchants for \$198,625 (Whitely 1974). Presumably the other smaller firms continued to provide services of a smaller nature to the banks whose buildings their offices were located in as well.

Continued relationships, like these with the growing banking industry, inevitably led to growth and success for Hunton & Williams and McGuireWoods. By the later 1970s and 1980s, both Hunton & Williams and McGuireWoods were in the top 100 largest firms in the nation. In 1984, Hunton & Williams jumped from 43rd to 27th in the list of largest law firms in the nation (Unknown 1984) and by 1989 it was 20th largest, while McGuireWoods was 66th. Together, they were the largest and second largest law firms respectively in the southeast at the time and no other Virginia firm ranked in the top 250. Hunton & Williams was on the list of top 50 firms in the nation for revenue during the decade of the 1960s, which when coupled with the small population of Richmond, was a strong reflection of the city's growth in importance as a legal, political, and financial center (Walker 1985).

Throughout their evolution into prominence, both Hunton & Williams and McGuireWoods remained based within the buildings of the Main Street Banking Historic District. Both were born out of the opportunity to assist the struggling banks after the financial crises of the 1890s and shared in the growth of the banks throughout the twentieth century, particularly after the passage of the Buck-Holland Banking Bill of 1962.

Commercial Architecture

The architecture of the Main Street Banking Historic District expansion is a significant representation of popular contemporary architecture, just as the buildings within the original historic district are representative of styles popular for their time of construction. While the early 20th century high-rise buildings represent excellent examples of the use of Classical Revival architecture in commercial buildings, each of the four early 1960s buildings in the expanded district, as well as several additions to the earlier buildings, represents a different interpretation of the dominant mid-twentieth century International Style and is one of the best groupings of the style as applied to high-rise architecture in the city. Further, all but one of the buildings and additions were designed by locally- or nationally-recognized architects.

The International Style had been in existence since the 1920s but did not rise to widespread popularity until after World War II (Blumenson 1981). Throughout the 1950s and 1960s, it

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

emerged as the dominant design for commercial urban architecture, particularly high-rise construction. Assorted International Style buildings were completed throughout Richmond in the 1950s, but it was not until the completion of the Virginia Employment Commission building in 1961 that the first example was built within the bounds of the historic district, setting the tone for future construction. The employment commission building was a good example of the style, but was only three-stories in height. Over the next three years, three more International Style buildings, all high-rises, were completed within the district and several of the earlier buildings in the district were enlarged or renovated with International Style influences as well.

Each of the buildings and additions designed in the International Style in the district exhibit differing interpretations and variations; however, all are excellent examples of the style. They all display the characteristic building materials such as concrete, metal, and glass with polished granite and marble at the pedestrian level. They feature typical design attributes including curtain walls, vertical ribbing, flat roofs, and simple geometric patterning with minimal ornamentation.

Although these buildings and additions were constructed between 30 and 60 years after the majority of buildings in the original historic district boundaries, they do stand out, but in a way that does not dramatically conflict with the earlier architectural styles and forms. While the earlier and later buildings within the historic district differ in materials and embellishment, they share several basic construction attributes such as massing and scale. Similar to the early-20th-century Classical Revival office towers in the historic district, the massing and exterior treatment of the 1963-1965 high-rises in the Main Street Banking Historic District are organized like the high-rises built in the 1910s. Each of the 1960s high-rises incorporates a clearly articulated base, identical upper stories with a vertical emphasis that form the shaft of the building, and a flat-roofed penthouse that forms the cap. The scale of the 1910s and 1960s high-rises are also similar. Though one of the 1960s buildings is taller by several stories than the tallest of the 1910s high-rises, the other three 1960s buildings are slightly shorter.

Not only do the buildings in the expanded historic district represent fine examples of the International Style that also blend into the district; all but one were designed by locally- or nationally-recognized architects. The first International Style building in the district, and what may have spearheaded the styles' ensuing popularity and use in the district, was the Virginia Employment Commission building, designed by renowned Richmond, Virginia, architects Carneal & Johnston. One of the most prolific and long-established architectural practices in Virginia, Carneal & Johnston helped to mold the architectural environment of central Virginia, especially Richmond, designing over 1,300 buildings in their heyday. Some of their best known works in the city include the First Virginia Regiment Armory, the Virginia Mutual Building, Saint Joseph's Villa, and the Virginia War Memorial (Library of Virginia n.d.).

The Fidelity Building was also designed by a Richmond architect, Marcellus Wright. Wright is best known for his staunch use of the International Style and an advocate for the modernization of Richmond through its architecture. Beginning in the 1960s following the dormant period of the 1940s and 1950s when construction downtown was at a standstill, no architecture firm made

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

a greater impact on the city's new face than did Wright's. Some of his notable designs include the Berkshire apartments on historic West Franklin Street, River Towers on Riverside Drive, the U.S. Post Office on Brook Road, the Federal Building downtown, and assorted public housing projects throughout the city (Slipek 2002).

Several major additions to earlier buildings within the district during the expanded period of significance were also designed by local architects. The eleven-story International Style addition to the Bank of America building was designed by the firm of Ballou & Justice. Respected since the early twentieth century, some of their best-known contemporary designs include the James Monroe Building and City Hall (ArchitectureRichmond n.d.). The seven-story International Style addition to the Virginia Bankshares building at 900 East Main Street was designed by the Richmond firm of Lee, King & Poole, who also designed the later United Virginia Bank/SunTrust Building.

The Ross Building was designed by noted architect Vlastimil Koubek, one of Washington, D.C.'s most influential architects in the modern era, and well-known throughout the Mid-Atlantic. Some of Koubek's notable designs include the L'Enfant Plaza, the former American Automobile Association headquarters, and the USF&G Building (Transamerica Tower) which remains the tallest building in Baltimore, Maryland. He is also credited with designing the Master Site Plan for the City of Rosslyn, Virginia (Unknown Author 2003).

Also not from Virginia, but maybe one of the most notable architects represented in the historic district, is the nationally-famed firm of Skidmore, Owings & Merrill, who designed the Eighth and Main Building completed in 1976. They are best known for their expertise in high-end commercial buildings, and are credited with leading the way to the widespread use of the "glass box" variant of the International-style. They designed several of the tallest and best known buildings in the nation, including the John Hancock Center and the Sears Tower, both in Chicago (Skidmore, Owings & Merrill n.d.).

While all of the International Style buildings and additions in the expanded historic district do noticeably stand out from the older buildings, their style and presence is a reflection of the circumstances under which they were constructed and adds to their significance. The break with traditional architecture exhibited in the three 1960s high-rise buildings was part of the International Style ethos, but in Richmond was also an expression of renewed commercial vigor. The new buildings were intentionally designed in the most modern and fashionable International Style to reflect the recent success of the city's economy and show to the nation that Richmond was a modern and competitive city, not bound by the restraints of traditionalism. The new buildings also showed locals that downtown was alive and well and moving forward. In the decade before their construction, most of the recent growth and development in the city had been occurring outside of the central business core, leaving downtown overlooked. The success of the banks and the legal industry in the city in the 1960s necessitated the construction of additional large-scale office space and instead of following the suburban trend the new buildings were sited downtown, invigorating urban renewal. To differentiate between the "old" elaborate classically

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

inspired traditional buildings that dominated the district throughout the early twentieth century, the new buildings were designed to be sleek and unornamented as a sign of the future. The International Style was the industry standard for high-rise design in the 1960s and 1970s, and nowhere in Richmond is a more dense grouping of such excellent examples represented than in the expanded Main Street Banking Historic District.

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

9. Major Bibliographical References

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

ArchitectureRichmond. *Architectural Inventory*. A database of short, descriptive articles on the notable buildings and spaces of Richmond. Ballou & Justice Page. Available online at: <http://architecturerichmond.com/tag/ballou-and-justice/>

Blumenson, John J. Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945. W. W. Norton & Company: New York. 1981.

Dabney, Virginius. Richmond: the Story of a City University Press of Virginia: Richmond, Virginia. 1992.

Federal Deposit Insurance Corporation. "A History of the FDIC 1933-1983." Available online at: <http://www.fdic.gov/bank/analytical/firstfifty/>

Freeman, Anne Hobson. The Style of a Law Firm: Eight Gentlemen from Virginia. Algonquin Books: Chapel Hill, North Carolina. 1989.

Haymes, Harmon H. and Charles F. Phillips, Jr. "Banking in Virginia: The 1962 Legislation." *Washington and Lee Law Review*, Vol 21, Issue 1, 1964.

Hirschler Fleischer. "History" Hirschler Fleischer- Attorneys at Law, Firm Website. No Date. Available online at: <http://www.hf-law.com/about-hf/history/>

Hitchcock, Henry Russell and Philip Johnson. The International Style. W. W. Norton & Company, Reprint 1997.

Hunton & Williams. "Firm History" Hunton & Williams, Firm Website. No Date. Available online at: <http://www.hunton.com/history/>

Ileo, Michael J. and David C. Parcell, *Evolution of the Virginia Banking Structure 1962-1974: The Effects of the Buck-Holland Bill*, 16 Wm. & Mary L. Rev. 567 (1975), <http://scholarship.law.wm.edu/wmlr/vol16/iss3/8>

"Interview with Harry Warthen of Hunton & Williams." Telephone interview. 14 Dec. 2011.

Library of Virginia. *A Guide to the Carneal & Johnston Architectural Drawings and Plans Collection, 1911-1990*. Accession Number 43738. Collection in the Library of Virginia, Richmond.

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

Meiburg, Charles O. "Changes in Virginia Banking: 1948-1964." *The University of Virginia Newsletter* (a publication of the Institute of Government, University of Virginia). Vol 41, No. 10, June 15, 1965.

Parcell, David C. *Banking Structure and Statewide Branching: The Potential for Virginia*. 18 Wm. & Mary L. Rev. 93 (1976), <http://scholarship.law.wm.edu/wmlr/vol18/iss1/5>

Patterson, Robert. "What Law Was – and Is." A Fifty Year Retrospective. *Richmond Times Dispatch*. May 19, 2002.

Richmond City Directories. Various Years. Collection on Record at the Library of Virginia, Richmond.

Sanford, James K., comp. *Richmond: Her Triumphs, Tragedies & Growth*. Richmond: Richmond Chamber of Commerce, 1975. Print.

Sanford, James K., comp. *A Century of Commerce*. Richmond: Richmond Chamber of Commerce, 1967. Print.

Schmelzer, Erika and Mary Porzio. "Main Street Banking Historic District." *National Register of Historic Places Registration Form*. Prepared by Kimberly M. Chen & Associates, Inc. October 2004. Manuscript on file at the Virginia Department of Historic Resources, Richmond.

Skidmore, Owings & Merrill. Past Architecture Projects. Available online at: <https://www.som.com/services/architecture>

Slipek, Edwin Jr. "Marcellus Eugene Wright, Jr." Obituary. *Style Weekly* Richmond's Alternative for News, Arts, Culture and Opinion. April 3, 2002.

Unknown Author. "Law Firm Here Ranks 27th Now" *Richmond Times Dispatch*. August 2, 1984.

Unknown Author. "Architect Vlastimil Koubek Dies at 75." *Washington Post*. February 18, 2003.

Virginia Department of Historic Resources, Richmond, VA.

Walker, Rob. "Hunton & Williams in Top 50 in Survey." *Richmond Times-Dispatch*. July 10, 1985.

Whitely, Tyler "Corporate Law Leaders Listed." *Richmond Times-Dispatch* August 24, 1974.

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

Winthrop, Robert P. *Architecture in Downtown Richmond*. Richmond: Whittet & Shepperson Printers, 1982. Print.

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:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: Virginia Department of Historic Resources, Richmond, VA; City of Richmond, VA

Historic Resources Survey Number (if assigned): VDHR File #127-6031

10. Geographical Data

Acreage of Property

The boundary increase is adding approximately 2.5 acres of land on five parcels.

Use either the UTM system or latitude/longitude coordinates

UTM References

Datum (indicated on USGS map):

WGS 1984

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

Latitude/Longitude Coordinates as depicted on the accompanying Location Map

0	-8620316.954	4514597.136
1	-8620277.032	4514567.370
2	-8620312.341	4514519.867
3	-8620213.240	4514440.807
4	-8620258.950	4514385.180
5	-8620256.823	4514383.562
6	-8620261.851	4514376.876
7	-8620321.369	4514422.836
8	-8620341.952	4514395.576
9	-8620361.480	4514409.837
10	-8620344.333	4514433.173
11	-8620404.233	4514479.607
12	-8620196.522	4514428.293
13	-8620168.049	4514466.195
14	-8620181.334	4514476.199
15	-8620172.036	4514488.590
16	-8620135.216	4514460.863
17	-8620172.915	4514410.622

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

The existing listed boundary for the Main Street Banking Historic District is being increased to add five resources along East Main Street. This includes four buildings and their property parcels to the west of the established district bringing the western boundary to 7th Street. It also incorporates one building and parcel that was within the general extent of the established district but notched out of the boundaries on the 800 block of East Main Street. The added properties include 700 East Main Street (Richmond City tax parcel ID W0000006027); 703 East Main Street/7 South 7th Street (Richmond City tax parcel ID W0000011001); 705-711 East Main Street/26 South 8th Street (Richmond City tax parcel ID W0000011014); 801 East Main Street (Richmond City tax parcel ID W0000010001); and 830-838 East Main Street (Richmond City tax parcel ID W0000005017). The boundaries for the expanded area are shown on the attached detailed sketch map.

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

Boundary Justification (Explain why the boundaries were selected.)

The original Main Street Banking Historic District, listed in 2005, included those resources that represented the core of Richmond's historic financial district rebuilt after the 1865 Evacuation Fire through the historic period (1955 at the time). In the eight years since the district was listed, a significant aspect in Richmond (and Virginia) banking legislation that resulted in major growth of banks and building construction has become historic. The pivotal Buck-Holland Bill of 1962 led to the construction of several new high-rise banking office buildings in the financial district adjacent to the listed historic district.

This expansion is to incorporate the significance of the banking bill into the historic district context and reflect the physical heritage of it by adding those buildings constructed immediately in the wake of it. The revised boundary includes three additional contributing high-rise buildings developed in response to the economic expansion that were built between 1962 and 1965 and a contributing low-rise state government building built in 1960 to further promote redevelopment of the downtown business district. Because of its location among the contributing resources, the revised boundaries also include one later high-rise building constructed in 1976 that is noncontributing, but may later be shown to be associated with the district.

11. Form Prepared By

name/title: Mary Harding Sadler and Robert J. Taylor, Jr.
organization: Sadler & Whitehead Architects, PLC and Dutton & Associates, LLC.
street & number: 726 West 33rd Street
city or town: Richmond state: Virginia zip code: 23225
telephone: 804-231-5299
date: February 2013

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.)

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

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: Main Street Banking Historic District Updated Nomination, Update and Boundary Increase

City or Vicinity: Richmond

County: Independent City

State: Virginia

Photographer: Sadler and Whitehead Architects (unless otherwise noted)

Photo 1 of 10: 700 E Main Street, VDHR #127-5639,
Street Level and Lower Floors, Facing East
Photo taken December 2012

Photo 2 of 10: 700 E Main Street, VDHR #127-5639,
Upper Floors, Facing East
Photo taken December 2012

Photo 3 of 10: 703 E Main Street, VDHR #127-5641,
Front Facade, Facing West
Photo taken December 2012

Photo 4 of 10: 703 E Main Street, VDHR #127-5641,
Front and Side, Facing South
Photo taken December 2012

Photo 5 of 10: 705-711 E Main Street, VDHR #127-5642,
Street Level and Lower Floors, Facing West
Photo taken December 2012

Photo 6 of 10: 705-711 E Main Street, VDHR #127-5642,
Upper Floors, Facing West
Photo taken December 2012

Main Street Banking Historic District
Nomination Update and Boundary Increase,
2013

Richmond, Virginia

Name of Property

County and State

Photo 7 of 10: 801 E Main Street, VDHR #127-5647,
Front and Side, Facing South
Photo taken December 2012

Photo 8 of 10: 830-838 E Main Street, VDHR #127-5646,
Street Level and Lower Floors, Facing North
Photo taken December 2012

Photo 9 of 10: 830-838 E Main Street, VDHR #127-5646,
Upper Floors, Facing North
Photo taken December 2012

Photo 10 of 10: 900 E Main Street, VDHR #127-5646,
1962 Addition to the Virginia Bankshares Building, Facing North
Photo taken December 2012

Photo 11 of 11: 828 E Main Street (now part of 814-816 E Main Street)
2012 Addition to 814-816 E Main Street, VDHR #127-6031-0003
Photo taken December 2012

Historic Photographs (see continuation sheets below)

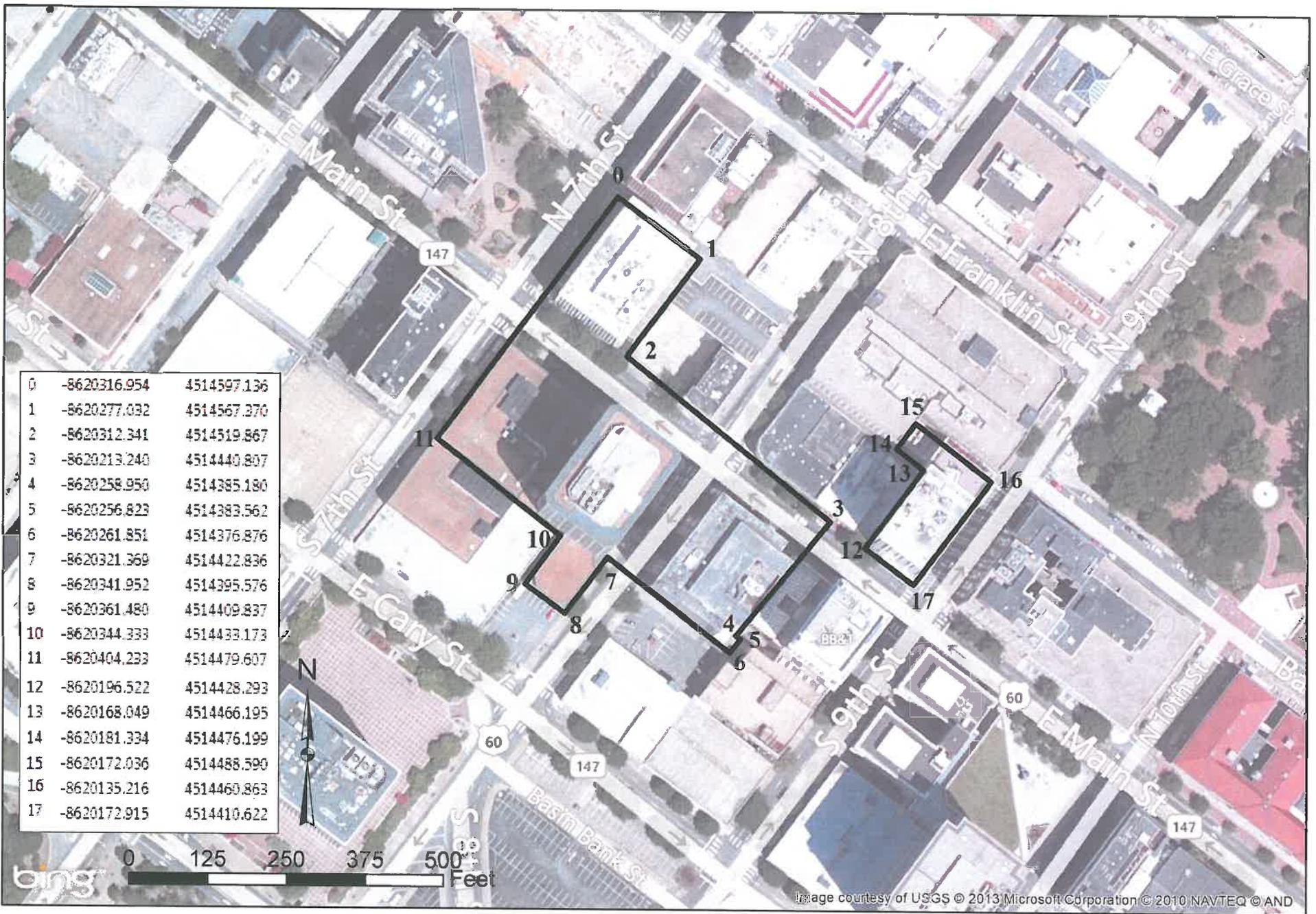
Historic Photo 1: East Main Street at 7th Street, Facing East, Circa 1967
Unknown Photographer. Source: Sanford 1975

Historic Photo 2: East Main Street, Facing West, Circa 1967
Fidelity Building on Right, Ross Building in Center
Unknown Photographer. Source: Sanford 1975

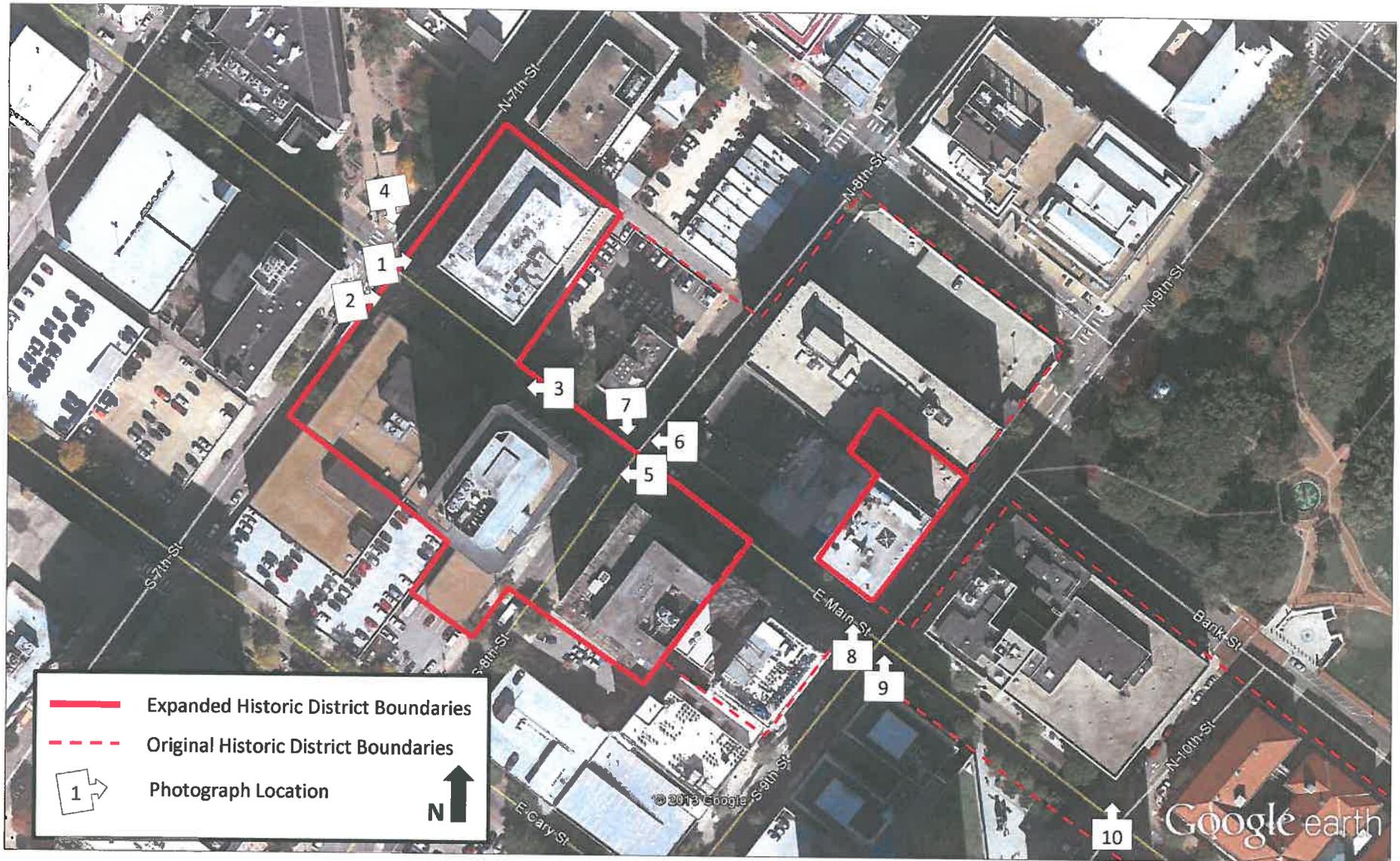
Historic Photo 3: 700 East Main Street, Facing South, 1982
Unknown Photographer. Source: Winthrop 1982

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.



Main Street Banking Historic District Expansion, 2013
VDHR # 127-6031 Location Map
City of Richmond, VA



Main Street Banking Historic District, Expansion 2013

VDHR # 127-6031

Photo Key Map

City of Richmond, VA