VLR 12/4/02
NR HP 2/20/03

(Rev. 10-90)
NPS Form 10-900

OMB No. 1024-0018

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 **Winchester Historic District (Boundary Increase)**
other names/site number **VDHR # 138-42**

2. Location

street & number **120 and 126 N. Kent Street** not for publication **N/A**
city or town **Winchester** vicinity
state **Virginia** code **VA** county _____ code **840** Zip **22601**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.)

1/3/03

Signature of certifying official Date
Virginia Department of Historic Resources
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is: Date of Action
____ 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 Keeper

5. Classification

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing	
__1_	__1_	buildings
____	_____	sites
_____	_____	structures
_____	_____	objects
__1__	__1_	Total

Number of contributing resources previously listed in the National Register ____

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:	Sub:
INDUSTRY	Manufacturing

Current Functions (Enter categories from instructions)

Cat:	Sub:
INDUSTRY	Manufacturing

7. Description

Architectural Classification (Enter categories from instructions)

___**Late Victorian/Commercial Vernacular**_____

Materials (Enter categories from instructions)

foundation _**Stone**_____
roof _____**Metal**_____
walls _____**Brick**_____
other _____

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)

_____**INDUSTRY**_____
_____**ARCHITECTURE**_____

Period of Significance _____

Significant Dates _**1895**_____

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

Cultural Affiliation N/A

Architect/Builder

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

9. Major Bibliographical References

Bibliography
(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:

10. Geographical Data

Acreage of Property __ **approximately 1 acre**

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

Zone	Easting	Northing	Zone	Easting	Northing
1	17-	745134E - 4340859N	2		
3			4		

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.)

11. Form Prepared By

name/title: **Maral S. Kalbian/ Architectural Historian**

Organization: _____ date **August 19, 2002**

street & number: **2026 Old Chapel Road** telephone **540-837-2081**

city or town **Boyce** state **VA** zip code **22620**

Additional Documentation

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)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state ____ zip code _____

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.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

7. SUMMARY DESCRIPTION:

The Lewis Jones Knitting Mill is located adjacent to the northeastern boundary of the Winchester Historic District at 126 N. Kent Street. It was constructed in 1895 on a triangular piece of land along N. Kent Street adjacent to the existing CSX (then B&O) railroad tracks. Built as a mill for the production of cotton knit goods consisting primarily of women's underwear and hosiery, the two-story, five-bay, gable-end brick building is laid in 7-course American bond and features a split-level random rubble stone foundation **(Photo 1)**. The vernacular commercial/industrial building is banked on the north and east elevations so that the basement is raised almost a full level on the west side. The standing-seam metal roof features a gable-roofed monitor that runs nearly the entire length of the building. It has been enclosed with sheet metal but the original 6-light wooden windows are still intact on the interior. The sides and end of the rectangular Late Victorian-era building are divided into bays delineated by shallow full-height corbelled brick cornices, pilasters, and bases. The front and rear elevations have five bays of windows with the central three windows grouped in one brick bay topped by corbelled brick raking cornices. The sides of the mill are divided into 19 bays of windows each flanked by full-height brick pilasters. The double hung 4/4 wood windows were added in 1962 but some of the original window sashes (12/12 and 12/16) are still evident in parts of the buildings. The windows feature segmental brick arches and modern brick sills. The front (west side) of the building has an entrance on the first floor, accessible by a single-run metal staircase in poor condition. The entrance is sheltered by a shed-roofed enclosed frame porch.

To the south is a one-story concrete block and brick addition constructed in the late 1940s as warehouse space **(Photo 2)**. The wing is three bays on the front with metal casement windows flanking a central roll-up metal freight door. The flat roof is built up and has a low parapet topped by halfed terra-cotta pipe coping. The wing, which is parged on the south elevation and has no openings, conceals more than half of the original building's south façade. It is only attached to the main block at a portion where two of the windows have been removed and the opening spanned by a metal beam, creating a doorway. The rest of the warehouse was built about one foot from the exterior south wall of the original block, thus creating a dead space, which now acts as a moisture trap between the two structures.

To the rear of the original block is a one-story, shed-roofed brick loading area that was constructed ca. 1925. It is sited within the right-of-way of the railroad **(Photo 3)**.

The north side of the mill building is a conglomeration of several periods of construction. While the earliest elements are still present, most are either in extremely deteriorated condition or have been largely obscured by mid-twentieth-century modifications **(Photo 4)**. This northern section of the mill originally housed the dynamo and the bleaching and dying areas. The rectangular brick smokestack is telescopic indicating several modifications.

According to Sanborn Insurance Maps of Winchester, part of the north wing was first enlarged in 1912 and then again in 1927. A historic photograph from 1927 shows the building's appearance at that time with the north section having a one-story gable-roofed wing with stepped parapet and monitor **(Photo 5)**. In 1948, this northern section was enlarged and a brick façade was added concealing the original freight entrance. Currently, this section is dominated by a four-bay one-story brick wing with 20-light metal windows and a plain parapet. In the 1970s, this wing underwent some alterations including the opening of a freight door on the north side, a new roof, and the raising of the interior floor level.

The interior of the Lewis Jones Knitting Mill is comprised of a basement level and two full stories above. Building permits indicate that part of the basement was excavated in 1958 and turned into office space complete with new partitions, plumbing, and rewiring. The knotty pine paneling and linoleum floors reflect that period. While the basement under the majority of the mill was not excavated as substantially as the front portion, it is still accessible and is a fairly open space with free-standing chamfered wooden posts and a brick-lined floor. This area has been traditionally used for storage.

The main entrance into the building is currently through the first floor, accessible by the single-run exterior metal staircase **(Photo 6)**. The shed-roofed porch leads into a small vestibule with doors leading into the main space. Originally completely open, part of the first floor has been partitioned into an office, partial work area, and also storage. The chamfered wooden posts are free-standing topped by wooden bolsters and correspond to the bays of the building. The walls are painted exposed brick, the ceilings have been dropped using plyboard, and aggregate flooring has been installed over the original wooden floors. Halfway back on the first floor is the freight elevator and a set of original iron scales. The rear portion of the first floor of the mill is completely open and is used for storage **(Photo 7)**. Along the rear wall is a boxed staircase that leads to the second floor.

The second floor of the main mill building is entirely open with a large volume of space **(Photo 8)**. The wooden truss work and rafters are exposed as are the painted brick walls. The wooden floors have been treated in the same manner as the first floor. Off the north side of the second floor is a small bathroom and the elevator shaft. Windows from this level look out onto the rooftops of the north and south wings as well as allow panoramic views of the surrounding cityscape of Winchester.

The mill building has always had appendages to the north, originally housing the dynamo and bleaching and dying areas. These have functioned almost as separate units connected by doorways. The northeast part of this conglomeration of buildings is in ruinous condition as the brick walls are failing. They are currently boarded up and inaccessible. The areas just east and north of the smokestack are still in use. They are a combination of the original 1927 section as well as a 1948 remodeling/enlargement that gives the wing its current façade. The original section of the north wing has exposed wooden truss work while the 1948 addition has metal beams **(Photo 9)**. Since 1948, some interior alterations including raising the floor using concrete as well as installing a concrete ramp between the main building and the wing were completed.

Just south of the main building, on the parking lot next door, is a one-story gable-roofed shed constructed of concrete block with wooden roller doors on the west side. Dating to the late 1950s, it is used for storage and is considered a noncontributing resource **(Photo 10)**.

Although the Lewis Jones Knitting Mill has not been involved with the manufacturing or assembly of textiles since the 1960s, parts of the building are still in use. The basement and second floor are not in use and the rear sections of the building are condemned. However, the first floor and parts of the north wing are still used by a new tenant who assembles safety glasses.

The Lewis Jones Knitting Mill is a very visually prominent building along the east side of N. Kent Street and is one of the few surviving historic buildings in the immediate area. This part of the city has been an industrial hub since the late nineteenth century. The B & O railroad station is located half a block from the mill and is currently undergoing restoration. The old Virginia Woolen Mill, constructed in 1901 and located just on the northeast side of the railroad tracks from the Lewis Jones Knitting Mill, has been recently demolished and replaced with a modern building. Directly across Kent Street is the Frederick County Office Complex, constructed in 1997.

8. STATEMENT OF SIGNIFICANCE

When the Winchester Historic District was created in 1979, the owners did not want to be included. This explains why the boundary stops at the property next door even though this is one of the most visually prominent and architecturally significant buildings on N. Kent Street. The present owner sees the rationale in including the building within the Winchester Historic District boundaries, especially since it is the only surviving textile-related industrial building in downtown Winchester.

The Lewis Jones Knitting Mill at 126 N. Kent Street was constructed in 1895 as a cotton knitting mill that produced mainly women's underwear and hosiery. The building qualifies under Criterion A and C as a contributing building to the amended Winchester Historic District due to its age, its well-preserved architectural design, and its role as an industrial enterprise in Winchester.

The Winchester Historic District was listed on the Virginia Landmarks Register in 1979 and the National Register of Historic Places in 1980. Focusing primarily on both commercial and residential areas in the heart of downtown, the district encompasses approximately 45 blocks of the original grid-plan streets laid out by Col. James Wood in 1752 and in 1759 by the Lord Fairfax addition. The nomination concentrates on late-eighteenth-, nineteenth-, and early-twentieth-century resources. The form used in 1979 does not specify the precise number of resources included within the district, or the actual period of significance. From the architectural description, historical context, and inventory list, it is clearly apparent that the period of significance begins in the late eighteenth century and ends in 1929. Although buildings from the 1930s, 1940s, 1950s and 1960s are listed, they are most often designated as "does not contribute to the historic character of the district."[1] In Section 8 of the nomination, the areas of significance checked off include Agriculture, Architecture, Commerce, Community Planning, Exploration/Settlement, Industry, Military and Politics/Government. Resources are included within the nomination supporting all of these themes well except for Industry. When the district was created, the owners of the Lewis Jones Knitting Mill did not want to be included. Because the mill falls within the historic district's period of significance, represents an area of significance otherwise not represented, and is only separated by a parking lot from the designated boundaries, it seems only logical to amend the Winchester Historic District Nomination to include it.

Founded in 1895 by Lewis Jones, Sr. of Philadelphia and Albert Baker of Winchester, the Lewis Jones Knitting Mill was the only cotton mill in Winchester. All others manufactured woolen products. Currently it is one of only two surviving textile mills in the city of Winchester. The other has been unsympathetically remodeled and is located on the southeast edge of town near the US Route 50/I-81 interchange.

The Lewis Jones Knitting Mill was the first textile mill to be constructed in Winchester, and the only one in the region that was a cotton manufacturing facility. The company was started by Albert Baker, who, according to a 1935 newspaper article, saw it as "...a practical means of affording employment to a large number of people who needed it...for a considerable number of local men and women."[2] The article further states that Baker was one of Winchester's most prominent citizens and "one interested in helping others to better their condition."[3]

The history of textile manufacturing in the Valley dates back to the late eighteenth century, with the earliest woolen mill located in Burnt Factory (eastern Frederick County, VA). That mill had burned by 1830 and gave the rural community along the Opequon Creek that name.[4] The Jobe Woolen Mill at Brucetown, believed to have started operations in 1771, burned in 1930 and then moved to Clearbrook in northern Frederick County.[5]

As in other parts of the United States, the Reconstruction era signaled the beginning of the end of a purely agrarian society to one that was also industrially based. Winchester was no exception; neither was Martinsburg, West Virginia, 30 miles to the north. Taking advantage of the railroads that linked these towns to northern markets, industrial enterprises not related to agriculture were established. Lake's 1885 *Atlas of Frederick County*, shows nine woolen mills in operation at that time, all of which were water powered.

According to Wilbur Johnston, a well-known historian on local woolen mills, it was the coming of steam power that had the greatest effect on shifting production from rural areas to urban ones. The mills no longer had to rely on water power that came from rivers, creeks and streams, thereby limiting their location. In addition, steam locomotives brought an alternative to using wagons that would often have to move goods on poorly maintained roads.[6]

The only other surviving textile mill building within Winchester has been converted into office space. Located along Abrams Creek in what was then Frederick County, part of the original 1891 building burned in the mid-1890s and was rebuilt around 1896.[7] First known as the

Winchester Woolen Company and later called the Arthur Jones Woolen Company, it was originally the site of a grist mill. The woolen mill closed in 1948, marking the beginning of the decline of the textile industry in the area.[8]

The founding director and president of the Virginia Woolen Company, which built the large brick mill building adjacent to the Lewis Jones Knitting Mill that has since been demolished, was Albert Baker's brother, William Henry Baker. That mill had first opened in 1901 and burned to the foundation in 1904 and was rebuilt, eventually closing in 1956. Old photographs show that the original building looked a lot like the Lewis Jones Knitting Mill, which had been built nearby five years earlier.[9]

The woolen textile industry in general began to bottom out after WWII, especially with the introduction of synthetics into the textile market and later, competition from foreign mills.[10] Even during this dip in the market, the Lewis Jones Knitting Mill was flexible enough to anticipate changes in the market and advancements in technology. In 1935, the mill was sold by local owners to a New York-based company. An article in the Winchester Evening Star dated February 25, 1935 details the sale as well as offers a brief history of the mill:

> A contract for the purchase of the Lewis Jones Knitting Company of this city was recently signed by the local owners, whereby the plant will be taken over by New York interests around March 15, it was announced today. The new company will be known at [as] the Winchester Knitting Mills Inc....It is the intention of the new management to specialize in the manufacture of men's cotton knit underwear of various types, including the modern athletic patterns. The production will be offered for sale at the company's New York Office, situated at No. 368 Broadway. It is understood that the new organization will use local labor, and they are hopeful of increasing the output of the plant as the jobbing and retail trade becomes familiar wit the quality of the output...The Lewis Jones Knitting Company was incorporated in 1895, and was founded by the late Albert Baker...Associated with him was Lewis Jones, of Philadelphia, a man of practical experience in the manufacture of cotton knit goods....When operations were started 40 years ago, hosiery as well as underwear was manufactured, but for the past 30

> years only ladies' cotton underwear has been produced, except that recently the manufacture of men's athletic underwear was undertaken with good results.... It was learned today that the local interests owning the Lewis Jones Knitting Company would have liquidated their business to good advantage to themselves, but they refrained from doing so due to a desire to carry out Mr. Baker's original ideas to give local employment. It will be a source of much gratification to those who knew Mr. Baker and appreciated his broad-minded philanthropy that the industry he founded for the benefit of those then unemployed will be carried on as he would have wished. The mill is the only cotton goods factory in this section of northern Virginia, and its establishment 40 years ago gave impetus to the textile industry in northern Virginia.[11]

In 1948, the north wing was expanded to provide room for expansion to produce men's rayon underwear and the southern wing built as a warehouse.[12] In 1954, the business was sold to William H. West of Clarke County, Virginia. The mill continued operation as Winchester Knitting Mills, Inc. although it appears that the goods were only assembled, not manufactured, at the site, and shipped mainly to New York for sale.[13] Board minutes show that the physical property was purchased in 1958 and the basement area was excavated, and new lighting, an elevator and new windows were installed after that time. In 1963, the company changed its name to Locksley Corporation and ceased manufacturing any clothing and instead became an outlet store. In 1973, the property was sold and the building used for various functions including storage and its current use, the assembly of safety glasses.

ENDNOTES

[1] Virginia Division of Historic Landmarks Commission. National Register Nomination: Winchester Historic District. Richmond, VA: Virginia Department of Historic Resources, April, 1979.

[2] "Lewis Jones Knitting Co. Sold to New York Concern; Plant is to be Continued," Winchester Evening Star. February 25, 1935:1.

[3] Ibid.

[4] Wilbur S. Johnston. *Weaving a Common Thread: A History of the Woolen Industry in the Top of the Shenandoah Valley*. Winchester, VA: Winchester-Frederick County Historical Society, 1990:14-16.

[5] Ibid: 40-49.

[6] Ibid: 46.
[7] Ibid: 50.
[8] Ibid: 54.
[9] Ibid: 91.
[10] Ibid: 141.
[11] "Lewis Jones Knitting Co. Sold...": 1.
[12] "Knitting Mill New Dept. Start Set for Jan.1," Winchester Evening Star. December 18, 1947:1.
[13] Personal conversation between Maral S. Kalbian and Stuart E. Brown, Jr., Secretary of the Winchester Knitting Mills Incorporated (dissolved October 12, 1973); June 4, 2002.

9. MAJOR BIBLIOGRAPHIC SOURCES.

City of Winchester Deed Books; Winchester Judicial Center, Winchester, Virginia.

City of Winchester, Department of Buildings (Building Permits); Rouss City Hall, Winchester, Virginia.

City of Winchester Land Tax Books; Winchester Judicial Center, Winchester, Virginia.

City of Winchester Will Books; Winchester Judicial Center, Winchester, Virginia.

City of Winchester Corporation Records of Partnerships and Fictitious Names; Winchester Judicial Center, Winchester, Virginia.

Johnston, Wilbur S. *Weaving a Common Thread: A History of the Woolen Industry in the Top of the Shenandoah Valley*. Winchester, VA: Winchester-Frederick County Historical Society, 1990.

"Knitting Mill New Dept. Start Set for Jan.1," Winchester Evening Star. December 18, 1947:1.

Lake, D.J. *Atlas of Frederick County, Virginia*. Philadelphia: D. J. Lake & Co., 1885.

"Lewis Jones Knitting Co. Sold to New York Concern; Plant is to be Continued," Winchester Evening Star. February 25, 1935:1.

Personal conversation between Maral S. Kalbian and Stuart E. Brown, Jr., Secretary of the Winchester Knitting Mills Incorporated (dissolved October 12, 1973); June 4, 2002.

Sanborn Map Company. Insurance Maps of Winchester, Virginia, 1891, 1897, 1912, 1921, 1927.

Virginia Division of Historic Landmarks Commission. National Register Nomination: Winchester Historic District. Richmond, VA: Virginia Department of Historic Resources, April, 1979.

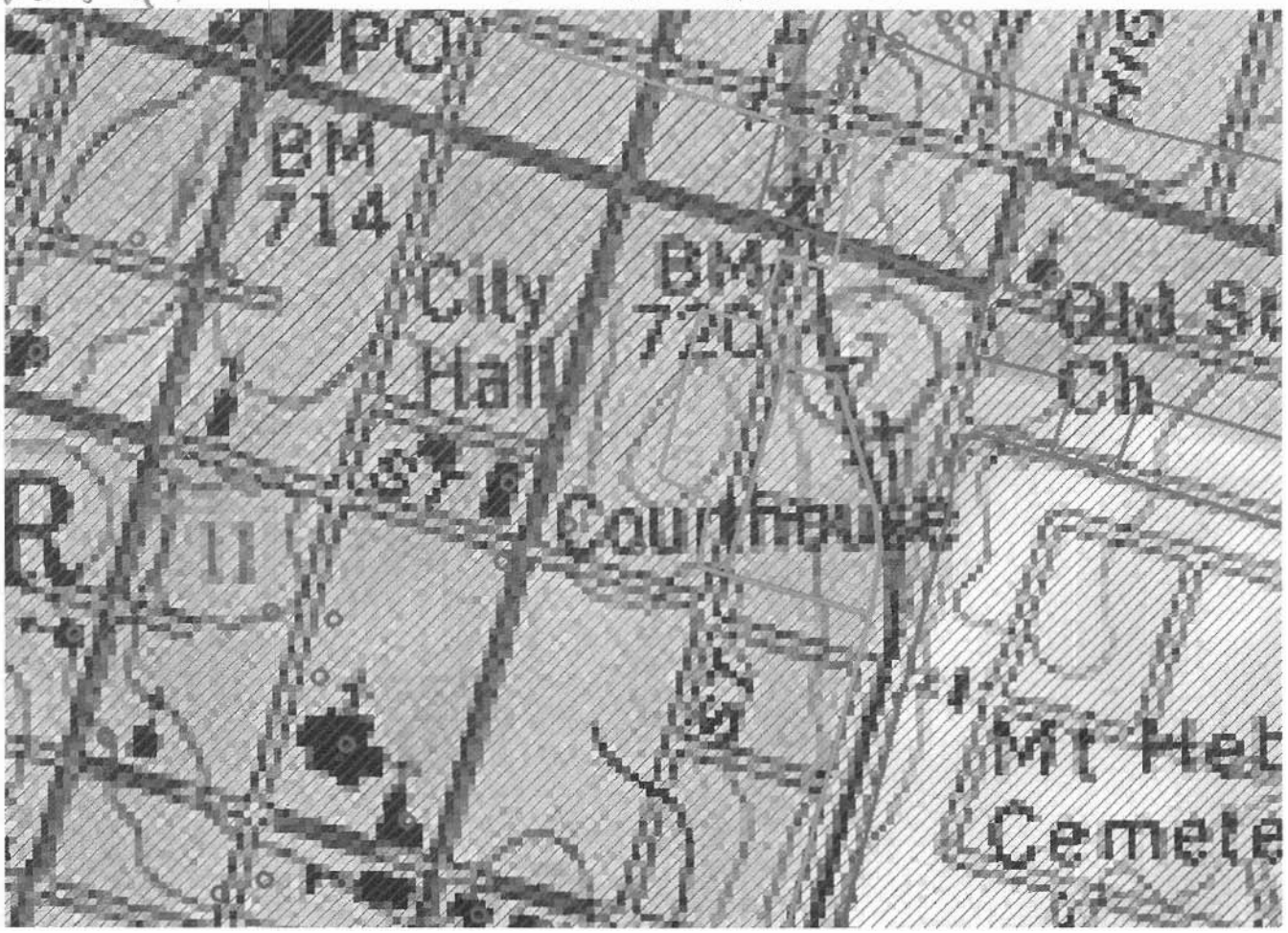
Winchester Knitting Mill, Incorporated Records (1469 THL). Handley Library Archives, Winchester, Virginia.

10. GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION:

The following addition should be made to the verbal boundary description : from the northwestern edge of 20 N. Kent Street extending north along east side of right of way of N. Kent Street to include 120 and 126 N. Kent Street and thence east along property line of 126 N. Kent Street to northeast corner of property line and thence south along property line of both 126 and 120 N. Kent Street and railroad right-of-way to a point at the eastern edge of the boundary of the Winchester Historic District at the northeast corner of 20 N. Kent Street.

BOUNDARY JUSTIFICATION:

With the addition of the Lewis Jones Knitting Mill at 120 and 126 N. Kent Street to the Winchester Historic District, the district continues to encompass the largest concentration of eighteenth-, nineteenth- and early-twentieth-century residential and commercial buildings in the city of Winchester. Furthermore, the addition of this building means the inclusion of an industrial building within a district that addresses industrial history in Section 8, yet offers no resources relating to that theme within its boundaries. It appears that the building was originally not included within the district boundaries because of owner objection. The Lewis Jones Knitting Mill is integral to the history of the textile industry in the city of Winchester during the late nineteenth century. Not only was it the first textile manufacturing facility within downtown Winchester, it was the only one that manufactured cotton knit goods as opposed to wool. Most importantly however, is its status as the only surviving element of what was once a large textile

HC 2005-04 WINCHESTER HISTORIC DISTRICT EXPANSION