

Virginia Department of Historic Resources PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the property for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the property could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

General Property Information	For Staff Use Only DHR ID #:
Property Name(s): <u>101 Tempsford Lane</u>	
Property Date(s): <u>1940</u> X Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post Open to the Public? <input type="checkbox"/> Yes X No	
Property Address: <u>101 Tempsford Lane</u> City: <u>Richmond</u> Zip: <u>23226</u>	
County or Ind. City: _____ USGS Quad(s): _____	

<p>Physical Character of General Surroundings</p> <p>Acreage: <u>.92 acres</u> Setting (choose one): <input type="checkbox"/> City <input type="checkbox"/> Urban <input type="checkbox"/> Town X Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor</p> <p>Site Description Notes/Notable Landscape Features: The dwelling is constructed on a steep hillside in the Wilton neighborhood in the City of Richmond. The surrounding neighborhood consists of high style single family homes and is heavily wooded by mature trees. The neighborhood is bordered by Cary Street Rd to the North and the James River to the South.</p> <p>Secondary Resource Description (Briefly describe any other structures (or archaeological sites) that may contribute to the significance of the property: There is a single family home at 103 Tempsford Lane that was constructed by the same owner and engineer as 101 Tempsford Lane. This dwelling sits Southwest of the apartment building and was constructed for the owner's mother. The buildings are similar in style, material and construction.</p> <p>Ownership Category: X Private <input type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal</p>

<p>Individual Resource Information</p> <p>What was the historical use of this resource? Examples include: Dwelling, Grist Mill, Bridge, Store, Tobacco Barn, etc...</p> <p>Multi Family Dwelling- Ten Apartment Units</p> <hr/> <p>What is the current use? (if other than the historical use) _____</p> <p>Architectural style or elements of styles: <u>International Style, Mid-century Modern</u></p> <p>Architect, builder, or original owner: <u>George E. Hoppe, JR.</u></p> <p># of stories <u>3</u> Condition: <input type="checkbox"/> Excellent X Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Poor <input type="checkbox"/> Ruins <input type="checkbox"/> Rebuilt <input type="checkbox"/> Renovated</p>

Are there any known threats to this property? none

Resource Component Information

Please answer the following questions regarding the individual components of the resource. If the component does not exist, answer "n/a." If you feel uncomfortable in answering the question, please leave the space blank. Photographs of the features can also help our staff identify specific feature components. Usually, priority is given to describing features on the primary (front) facade of the structure.

Foundation: Describe the foundation that supports the structure. Examples include piers, continuous brick, poured concrete. The foundation of the building is poured-concrete slab on grade. The building's foundation steps down the hill to create support for the exterior walls.

Structure: Describe the primary structural component of the resource. Include primary material used. Examples include log, frame (sawn lumber), and brick. Also include the treatment, such as a particular brick bond or type of framing, if known. The exterior walls are constructed of concrete masonry unit with a single brick veneer layer. The brick veneer is laid in a five course American bond.

Walls: Describe the exterior wall covering such as beaded weatherboard or asbestos shingles. The exterior walls are painted white

Windows: Describe the number, material, and form of the primary windows. This includes the number of panes per sash, what the sashes are made of, and how the sashes operate (are they hinged or do they slide vertically) Have the windows been replaced? The building has 57 original steel, hopper windows -- 17 two-pane, 24 six-pane and 26 nine-pane windows. There are windows in the long, north and south elevations of the building, only. The windows have a very industrial aesthetic and are set flush with the exterior surface of the walls.

Porch: Briefly describe the primary (front) porch. List the primary material, shape of the porch roof, and other defining details. There are five small entrance porches on the façade (north elevation) of the building. Four of the simple, steel canopy overhangs mark the entrance to individual units of the building. The centrally located, larger canopy marks the entrance to a hall and access to second floor units. The main porch is a half circle steel canopy suspended diagonally from the exterior wall.

Roof: Describe the roof, listing the shape and the covering material. The building has six flat roofs terraced down the hillside. Each roof has a parapet wall with metal cap. The two third floor units each have a roof deck.

Chimney(s): List the number of chimneys and the materials used. Include the brick bond pattern if possible. none

Architectural Description of Individual Resource: *(Please describe architectural patterns, types, features, additions, remodelings, or other alterations. A sketch of the current floor plan would be appreciated)*

The three-story building is located in a residential neighborhood on the south side of Cary Street Road between Tempsford and Kennondale lanes in the City of Richmond. The building is situated on Tempsford Lane facing southeast, and the lot, 250 feet long and 160 feet wide, extends from Tempsford Lane to Kennondale Lane, on the east. The James River is located south of the building at the end of Tempsford and Kennondale lanes. Wilton, an eighteenth-century dwelling reconstructed over looking the James River in 1933, is located to the southeast..

The design of the International Style apartment building is deeply rooted in the terrain and the functionality of the spaces. The southeast sloping hillside and the close proximity to the north bank and views of the James River certainly led to the staggered design for the multi family dwelling. There are four, two-story units on the ends of the building and six, one story units in the core of the three levels. The two units on the third floor have access to large rooftop terraces. All of the units are simple in plan with minimal interior details, typical of the streamlined, modern designs of the 1940's. The units are five room apartments with hardwood floors and plaster walls

and ceilings. The original kitchens have been removed and replaced. The original exterior and interior doors are still intact. Although the interiors are simple in detail, they were progressive in construction. Hoppe included radiant floors in the units of the apartment building.

The exterior walls are constructed of concrete with a five course American bond brick veneer. The many windows in the building are hopper style, steel windows. This is of particular significance because George E. Hoppe, Jr. was part owner of Old Dominion Iron and Steel Company during his career, which probably influenced his use of steel in his buildings. Each entrance also has a simple metal canopy covering the door overhead and on the west side, to create an entrance vestibule. The main stair entrance that leads to the one story units in the center has a larger half circle, metal canopy which is suspended from the brick exterior wall. There is a large, slender, rectangular glass block window in this main stair foyer. This window is a typical International Style design element.

On the rear, southern elevation of the long, rectangular building the details are minimal. . There are exterior steel rear stairs leading to the second and third floor stairs. The canopies over the windows are simple, metal boxes.

There is a small single-family residence that was constructed by George E. Hoppe, Jr. next door at 103 Tempsford Lane. He designed and built this building for his mother to be next door while he lived in one of the units of 101 Tempsford Lane with his wife and children. 103 Tempsford Lane is also situated on a steep hillside, taking advantage of the terrain near the riverside. The building is also painted white brick with black steel windows. There have been additions to this dwelling, but the connection and similarities between the two buildings is still very strong.

Significance Statement: Briefly note any significant events, personages, and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. It is not necessary to attach lengthy articles or genealogies to this form. Normally, only information contained on this form is forwarded to the State Review Board.

The ten unit apartment building was constructed by Mr. George E. Hoppe, Jr. Mr. Hoppe was born in 1907 in Chattanooga, Tennessee to George E. Hoppe, Sr. and Lillian Pickett. George's mother Lillian was an interior designer and is said to have heavily influenced his style and design. Richmond City Directories show George living in Richmond by 1920 after being raised in Tennessee.

Mr. Hoppe graduated from the Virginia Polytechnic Institute in 1927 with an undergraduate degree from the College of Engineering which emphasizes industrial and functional design in their teachings. This training is apparent in Hoppe's later architectural work. After receiving his degree he moved to New York City where he worked for a pencil manufacturer. According to his son, Philip Hoppe, it was while working in New York City, that his father become heavily influenced by the serge of modern architecture that was presented to New York in the

1931 Exhibit of the International Style at the Museum of Modern Art. After a few years in New York, Hoppe moved back to Richmond where he began to design and construct some of the first modern buildings in a city where buildings have a strong, traditional design aesthetic. In addition to designing and constructing single and multi-family buildings, George Hoppe was an owner of the Old Dominion Iron and Steel Company which was purchased in 1945 by the Refrigeration and Engineering Company of New York (Recony). One of the new owners of Recony was Andrew Ashe, whom Hoppe first met in New York. Mr. Ashe would become a prominent Richmond developer and he and Hoppe did a number of projects together..

George Hoppe's building at 101 Tempsford Lane as well as the single family dwelling he constructed next door are two rare early examples of the International Style of architecture in the City of Richmond. The style developed in 1925 in Europe, particularly in Germany after WW1 as a departure from the previous architectural styles which were heavily influenced by history, ornamentation and architectural details. This new, modern style wanted to design buildings that were "Machines for living", and were striped of unnecessary details and focused on the function, materials and mass of a building. Famous architects such as Le Corbusier, Mies van der Rohe and Gropius are noted for immigrating to America and introducing these modern, radical architectural ideas. .

Hoppe's buildings are particularly significant examples of this style due to their early construction dates, late 1930s and early 1940s. The well known Rice House, an International Style dwelling designed by Austrian architect, Richard Neutra, was built 30 years later, just down the banks of the James River from 101 Tempsford Lane. The asymmetrical building form, unornamented exterior walls, flush exterior steel windows, flat roofs and lack of detail are all characteristics found in Hoppe's modernist buildings, which also respond to their unique terrains. Functionalism is a theme throughout Hoppe's 101 Tempsford Lane. The stepping terraces, steel vestibules, glass block, and steel windows are all a nod to the idea of a building working as a machine.

Legal Owner(s) of the Property (For more than one owner, please use a separate sheet.)			
Mr. <input type="checkbox"/>	Mrs. <input type="checkbox"/>		
Ms. <input type="checkbox"/>	Miss <input type="checkbox"/>	Tempsford Apartments, LLC	
		(Name)	(Firm)
10 N. Boulevard	Richmond	VA	23220
(Address)	(City)	(State)	(Zip Code)
brianwspencer@gmail.com		(804) 314-7440	
(Email Address)		(Daytime telephone including area code)	

Owner's Signature: _____ Date: _____

•• *Signature required for processing all applications.* ••

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: Brian W Spencer

Daytime Telephone: (804) 314-7440

Applicant Information (Individual completing form if other than legal owner of property)

Mr. Mrs.

Ms. Miss

Melanie A. Moran

Johannas Design Group

(Name)

(Firm)

1901 W. Cary Street

Richmond

Virginia

23221

(Address)

(City)

(State)

(Zip Code)

Melanie@johannasdesign.com

(804)-358-4993

(Email Address)

(Daytime telephone including area code)

Applicant's Signature: _____

Date: _____

Notification

In some circumstances, it may be necessary for the department to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.

Mr. Mrs. Dr.

Miss Ms. Hon.

Rachael O. Flynn, AIA

Director of Community Development

(Name)

(Position)

City of Richmond

900 E. Broad Street, Room 511

(Locality)

(Address)

Richmond

VA

23219

804.646.6310

(City)

(State)

(Zip Code)

(Daytime telephone including area code)

Please use the following space to explain why you are seeking an evaluation of this property.

The owner is interested in listing this property on the National Register in order to be eligible to receive Historic Rehabilitation Tax Credits.

Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes No

Would you be interested in the easement program? Yes No