

VLR-9/17/97 NRHP-5/11/00

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 CHASE CITY HIGH SCHOOL

other names/site number MAPLE MANOR APARTMENTS DHR File No. 186-0002

2. Location

street & number 132 Endly Street not for publication N/A
city or town Chase City vicinity X
state Virginia code VA county Mecklenburg code 117 Zip 23924

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.)

Signature of certifying official [Signature] Date 3/27/2000
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:
entered in the National Register removed from the National Register
See continuation sheet other (explain):
determined eligible for the National Register Signature of Keeper
See continuation sheet.
determined not eligible for the National Register Date of Action

U. S. Department of the Interior
National Park Service

CHASE CITY HIGH SCHOOL
MECKLENBURG COUNTY, VIRGINIA

7. Description

Architectural Classification (Enter categories from instructions)

 Colonial Revival _____

Materials (Enter categories from instructions)

foundation Concrete _____
roof Slate/metal _____
walls Brick _____

other Wood _____

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)

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

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

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

 Architecture _____

Period of Significance 1908-1949

Significant Dates 1908
1917

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder H. H. Huggins

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

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

Name of repository: _____

10. Geographical Data

Acres of Property 1.08 acres

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

Zone	Easting	Northing	Zone	Easting	Northing
1	17	726400	4075340	2	_____
3	_____	_____	4	_____	_____

See continuation sheet.

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CHASE CITY HIGH SCHOOL
MECKLENBURG COUNTY, VIRGINIA

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: William N. Park/Principal

Organization: Maple Manor Limited Partnership

Date: May 30, 1997

street & number: 222 South Street, Suite # 2 telephone (804)979-2900

city or town Charlottesville state VA zip code 22902

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 Maple Manor Limited Partnership

street & number 222 South Street telephone (804)979-2900

city or town Charlottesville state VA zip code 22902

=====
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.

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Chase City High School
Mecklenburg County, Virginia

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Summary Description

The Chase City High School located in Chase City, Virginia, is a handsome 25,000 square-foot Colonial Revival structure. The school consists of three connected buildings constructed in 1908, 1917, and 1960. The original Chase City High School was built in two phases in 1908 and 1917. Those buildings were designed by H. H. Huggins, a prominent Roanoke, Virginia, architect. The school was the first "modern" school building to be built in Chase City and served as a high school until 1955 when Mecklenburg County constructed two new high schools in the east and west ends of the county. From that point until 1980, the building served the town's secondary education program. In 1991 the building was sensitively rehabilitated for use as apartments for the elderly. The building's character-defining features were retained during the rehabilitation and the work was approved for use of the federal investment tax credits. Behind the school stands a contributing building, a two-story, rectangular, brick building constructed in 1917 for vocational agriculture classes. A one-story, concrete block addition was made to the building ca. 1939 and was used as a cannery.

Narrative Description

The 1908 and 1917 sections of the Chase City High School are substantial two-story buildings with Georgian Revival details. Their plans, typical of the modern school buildings of the period, were arranged for ventilation, ease of circulation, and maximum natural light in all classrooms. The buildings' materials, configuration, and detailing are above average for educational buildings of the time. Combined, the buildings form one of the largest and most imposing buildings in Chase City.

The windows in both buildings are a combination of nine-over-two, one-over-one, or four-over-four true-divided light units. The exterior brickwork is six-course American-bond masonry with flush joints and contrasting brick quoins and jack arches. The raised basements in the 1908 and 1917 buildings are constructed of poured concrete and concrete masonry units, respectively. The entrances of the two buildings are sheltered by wood denticulated Doric porticoes (sans triglyphs). The portico on the 1908 building has a wood balustrade, while the 1917 building has solid concrete low walls forming column bases. Both porticoes have hip roofs clad in standing-seam metal. The buildings' soffits and cornices are constructed of wood with twelve-inch crown molding supported by laminated scroll brackets. A built-in gutter assembly is located within this soffit and cornice work. The main hip roof and dormers of each building are clad with slate shingles. The projecting basement entries

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are constructed of stuccoed concrete with raised pedimented gables, metal roofs and wooden doors.

The interior hallways feature heart-pine floors, pressed-tin ceilings and plastered walls with narrow tongue-and-groove wood wainscot and cap. Four-panel entrance doors to classrooms are cased with plain milled boards with blocked transoms and head moldings above. Original window casings survive in the classrooms.

The main building (1908 section) formerly housed eight classrooms and the principal's office which was located on the second floor. The basement first provided space for the athletic department with showers and bathrooms, and later housed the cafeteria and a music room. There originally were three entryways to the basement. These openings now encase windows for apartments on that level.

The 1917 section housed additional classroom space with its basement containing the boiler room. The 1960 connector building housed the relocated principal's office and four additional classrooms. It is constructed of brick with a concrete foundation and a built-up roof.

Both the 1908 and 1917 buildings display a very high quality of construction. The Chase City High School is easily the visual and physical focal point of the community. The school's location in the center of town contributed to its accessibility for school children and, now, its elderly residents enjoy that accessibility.

Behind the school is a contributing building now referred to as the cannery building. The two-story rectangular brick building was constructed in 1917 for vocational agriculture classes. It is likely that H. H. Huggins also designed this structure; at a minimum its designer created an architecturally compatible structure. Features shared between the two 1917 buildings include large overhanging eaves, a hipped roof with internal gutter and consistent brickwork and window proportioning. The brick veneer of the building is laid in Flemish bond. Door and window openings are detailed with segmental brick arches. Several window openings have been filled with masonry or modified for use as doors. The building has a simple one-piece frieze and a standing seam metal roof. Wooden windows are four-over-four on the ground floor and six-over-six on the upper floor. The interior floor and ceiling surfaces of the 1917 section have been covered with modern materials.

A one-story, concrete block addition to the building was constructed ca. 1939 and was used as a

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cannery. It is simply detailed with six-over-six sash. The gable roof has been recently resingled with fiberglass shingles. A notable feature of the roof is the monitor constructed to exhaust hot summer air. The interior of the building has minimal detailing and exposed roof trusses. A one-story brick and concrete block connector was constructed in the 1970s to allow for improved internal circulation and storage. At the same time, a gabled brick veneer vestibule was added to the building's entrance.

In 1991 under a careful rehabilitation, the Chase City High School was adapted for use as affordable housing for the elderly. The building now houses twenty-six contemporary one- and two-bedroom apartments. The rehabilitation was planned and carried out with regular guidance from the State Historic Preservation Office and the work was done in accordance with the *Secretary of the Interior's Standards for Rehabilitation*. The exterior of the building retains its historic appearance. Deteriorated historic material on the exterior and interior, including columns, window sash, stairs, pressed metal ceilings and floors, was carefully repaired. Significant interior spaces such as central hallways and stairways were preserved and non-historic finishes were removed, returning the public spaces to their original appearance. New elements such as an elevator and modern heating and air conditioning systems were added without destroying or damaging significant historic features. In June of 1993, the National Park Service approved the rehabilitation for use of the federal investment tax credits.

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Statement of Significance

The Chase City High School is a handsome architectural focal point for the community of Chase City in Mecklenburg County, Virginia. The school, designed by prominent Roanoke, Virginia, architect, H. H. Huggins, serves as a symbol of the area's efforts to provide a first-class high school education for students who previously attended one-room schools in the rural areas within a ten-mile radius of the town. Built in 1908 at a time when a number of high school buildings were being erected around Virginia, the school provided a modern and up-to-date place where students were able to do the four years of work prescribed by the state. The addition of the 1917 companion structure reflects the growing economy of Chase City and surrounding Mecklenburg County during a time period that saw an expanding community of students seeking a high school education. In 1917 a two-story brick building was constructed behind the school buildings for vocational agriculture classes. A one-story addition to this building, ca. 1939, served as a cannery. In 1960 a connection between the 1908 and 1917 school buildings was added, illustrating the school board's recognition of the need to join the two older buildings physically, while at the same time creating additional space needed by students in the secondary education program. With its relatively sophisticated Georgian Revival style by one of Virginia's most prolific architects of the early 20th century, the school building stands today as an important landmark for this Southside Virginia community. As the result of a 1991 rehabilitation, the school continues to serve the community today by providing affordable housing for the elderly.

Historical Background

The closing years of the 19th century and the first decade of the 20th have been referred to as the period of "education renaissance in Virginia." The new South was discovering "new energy for building institutions," with Virginia Governor Montague known as one of the South's "educational governors."¹ The new 1902 Virginia constitution created a State Board of Education and empowered the General Assembly to establish compulsory education. Virginia was shown to lag behind most other states in the area of education, and there were concerted efforts to encourage education improvements locally. With the election of Joseph D. Eggleston as the first state Superintendent of Education, a public high school system was put into place. The 1906 Mann High School bill appropriated \$50,000 from the State Literary Fund to make loans available at very low interest rates to communities building new schools. It can be assumed that funds for the Chase City High School probably came from this loan program. During the period between 1905 and 1911, funding for

¹ Cornelius J. Heatwole, *History of Education in Virginia*. (New York: MacMillan Co., 1916), p. 305.

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Chase City High School
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education in Virginia doubled, from \$2.5 million to \$5 million, illustrating that the Chase City School was built at a time when the commitment to high school education was substantial.

Demonstrating their intensive interest in all aspects of the burgeoning school system, the General Assembly enacted laws outlining the physical requirements for new school buildings. Specifications included minimum space for each pupil, and provision for pure air and plenty of light in each classroom. Such requirements were very much in line with this era of progressivism in Virginia where there was considerable concern for creating healthy environments for children. The physical plant of the Chase City High School appears to be an outstanding example of the local school Board's efforts to comply with those laws.²

The Chase City High School building was the first "modern" school building to be built in Chase City. It is a substantial two-story building with Georgian Revival details. The building displays a very high quality of construction and detail that is above average for educational buildings of that time. At the time it was built it was one of only 83 public schools across the state that provided a four-year high school course of study.³

The Chase City High School was designed by H. H. Huggins, a prominent and highly respected Roanoke, Virginia, architect. Huggins like many other architects of the day worked in the fashionable Colonial or Georgian Revival style, which was often used for the many suburban and small-town houses being erected during the early twentieth century. A native of Darlington, South Carolina, Huggins moved to Roanoke in 1891. Huggins was particularly aggressive in his self-laudatory advertisements in the Roanoke City Directory. In 1900 he grandly claimed that "Roanoke is proud of her school buildings. I planned the four best ones."⁴ It appears that the Chase City school officials were willing to search beyond their region to secure the services of the Roanoke architect. Huggins was also responsible for the exuberant Roanoke County Courthouse (1910, NRHP 1987). The time when the Chase City High School was built saw many communities raise elaborate public buildings designed to make a positive statement about the prosperity and modern attitude of their towns or cities. The *Manufacturers Record*, a weekly journal of the day that reported on building activity across the South, announced in their July 30, 1908 issue that plans for a high school building in Chase

² Ibid., pp. 310, 316-317, 324-326.

³ Ibid., pp. 329.

⁴ Charles Brownell, Calder Loth, William Rasmussen, and Richard Guy Wilson, *The Making of Virginia Architecture* (Richmond: Virginia Museum of Fine Arts, 1992), p. 334.

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City, Virginia had been prepared by H. H. Huggins to contain "eight rooms and an assembly hall."⁵ The cost was estimated to be \$12,000, a large sum for a school building in a relatively small town. It is a measure of Chase City's affluence and its commitment to education that such a structure was erected.

A long way from the first public schools in Mecklenburg County that were built of logs or clapboard, the Chase City High School "was recognized as a first class high school." Promotional literature in 1908 designed to prepare parents for the new school said: "You [will] take your child out of a poor, rickety, poorly lighted, one-room building and put him in a fine, comfortable brick building with steam [heat], thoroughly ventilated, well lighted, fitted with single desks and modern up-to-date equipment."⁶

Behind the school is a building dating from 1917, now known as the cannery building. Construction was funded by a federal program administered by the local school board and operated by the vocational agriculture teacher. A one-story concrete block cannery addition was made ca. 1939 to teach the process of canning foods and to provide area residents a canning facility. The cannery became very important during World War II when Chase City residents were encouraged to grow victory gardens. These were gardens in which townspeople could grow their own food, thereby conserving rations for the troops abroad. The cannery was a very important part of the social fabric of the town, serving as a center for food conservation that promoted self-sufficiency.

The school has always been a focal point of the community since its construction as a high school, then serving the town's secondary education program from 1955 until 1980 when it was closed due to consolidation. It again serves as a landmark for the town by providing affordable housing to many of the elderly who attended and taught at the school, while maintaining its original character. A 1991 rehabilitation approved for the federal tax credits created 26 one- and two-bedroom apartments in the former classroom spaces. As the largest and clearly the primary structure in the town of Chase City, the handsome classical revival grouping of educational structures is a fitting tribute to the commitment of both Chase City's and surrounding Mecklenburg County's residents to education in the early decades of the 20th century.

⁵ *Manufacturers Record*, 30 July 1908: 10 September, 1908.

⁶ Douglas Summers Brown, *Chase City and Its Environs: The Southside Experience 1765-1975*. (Chase City, Va.: Chase City Publications Committee: 1975), p. 146.

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Bibliography

Brown, Douglas Summers. *Chase City and Its Environs: The Southside Experience 1765-1975*. Chase City, Va.: Publications Committee, 1975.

Brownell, Charles, Calder Loth, William M. S. Rasmussen and Richard Guy Wilson. *The Making of Virginia Architecture*. Richmond: Virginia Museum of Fine Arts, 1992.

Peters, John O. and Margaret T. *Virginia's Historic Courthouses*. Charlottesville, Va.: University Press of Virginia, 1995.

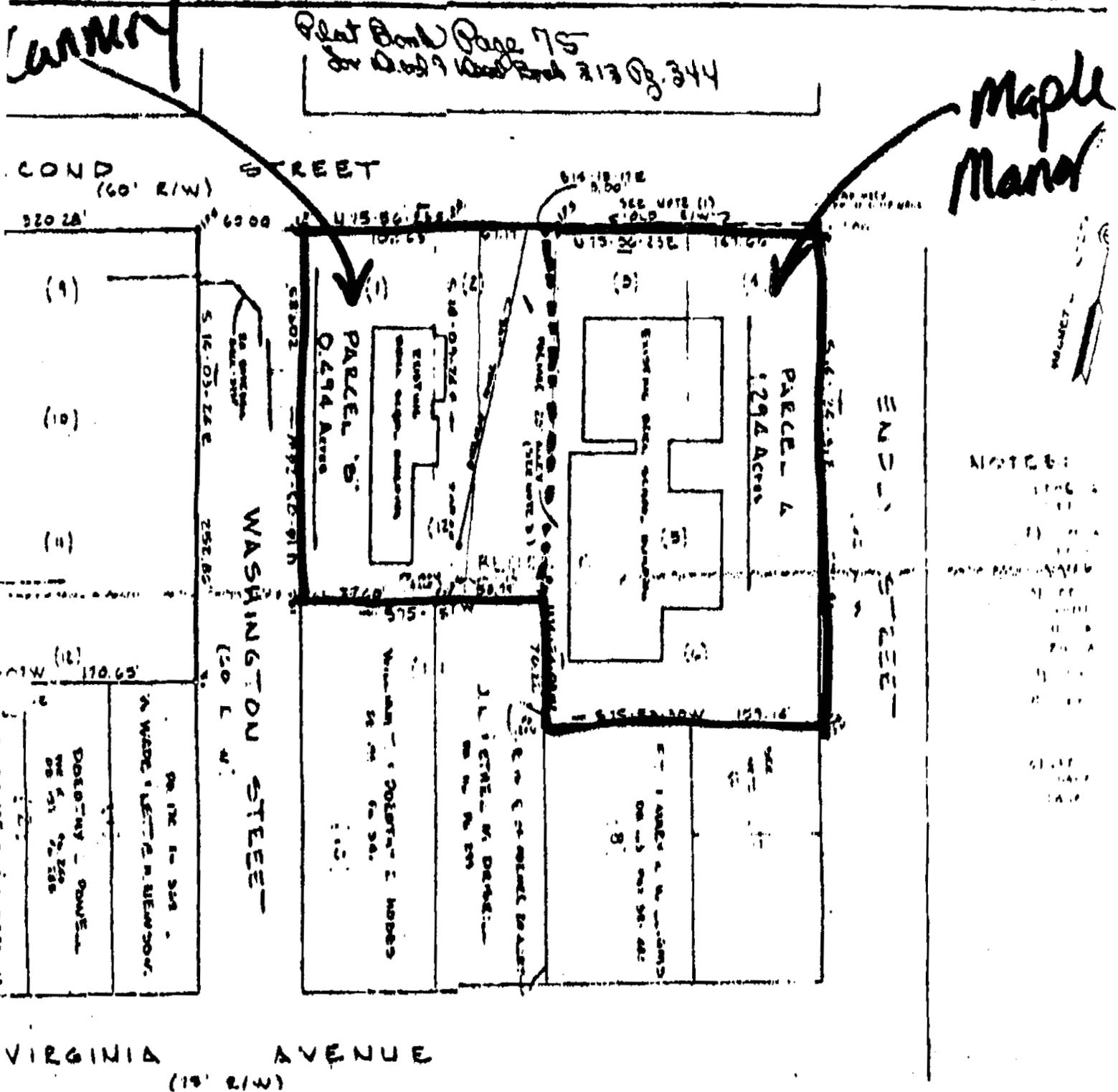
Geographic Data

Verbal Boundary Description:

The Chase City High School property is described as Tax Parcel A, "Maple Manor," Map #0033A09 (01)-006 in the Tax Assessor's Office of the Town of Chase City, Mecklenburg County, Virginia.

Boundary Justification:

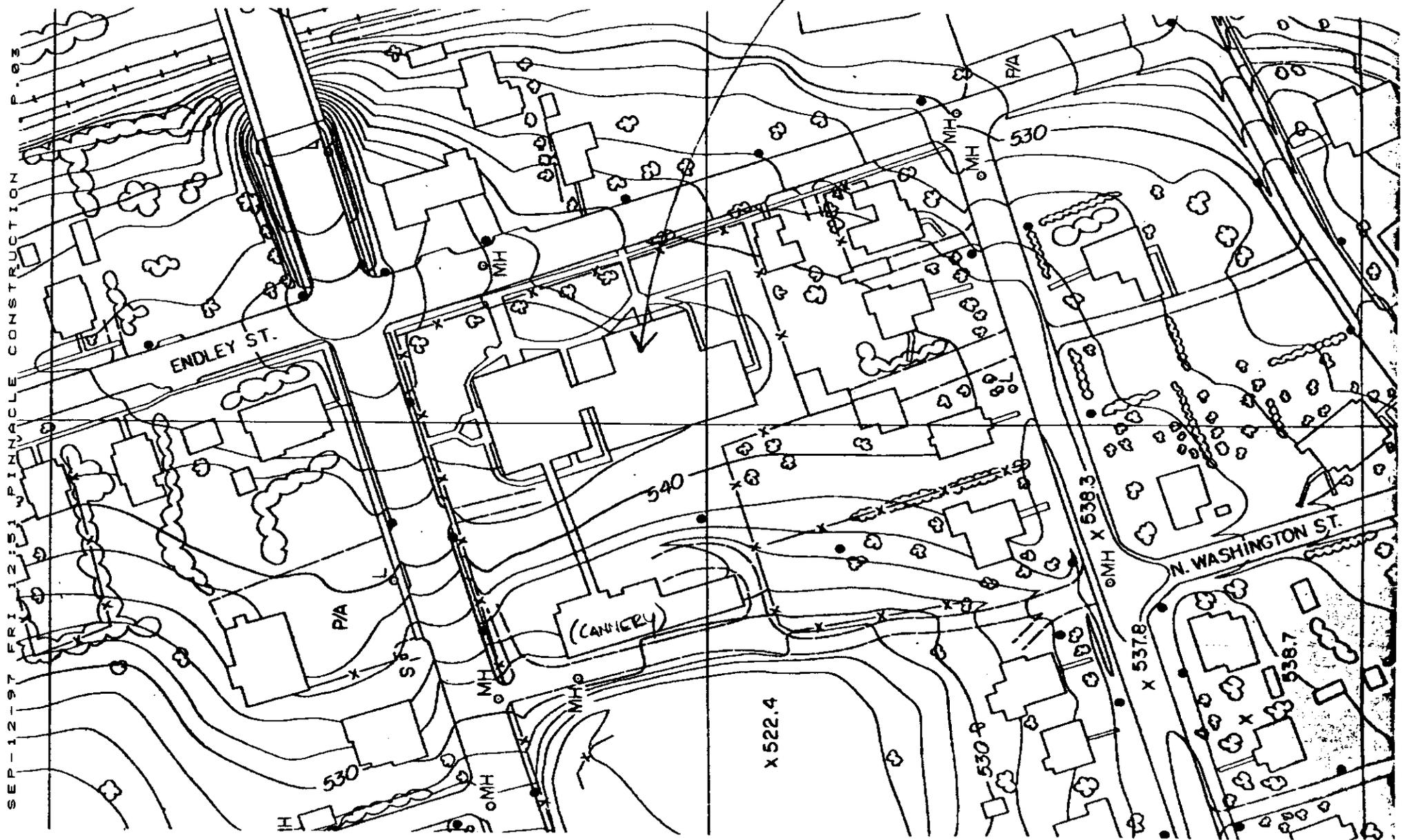
Historically the property and building for the Chase City High School have been regarded as one. The property as defined in the Verbal Boundary Description has been a part of the Chase City High School since it was built in 1908. The nominated property includes all the lot historically associated with the high school in the Town of Chase City.

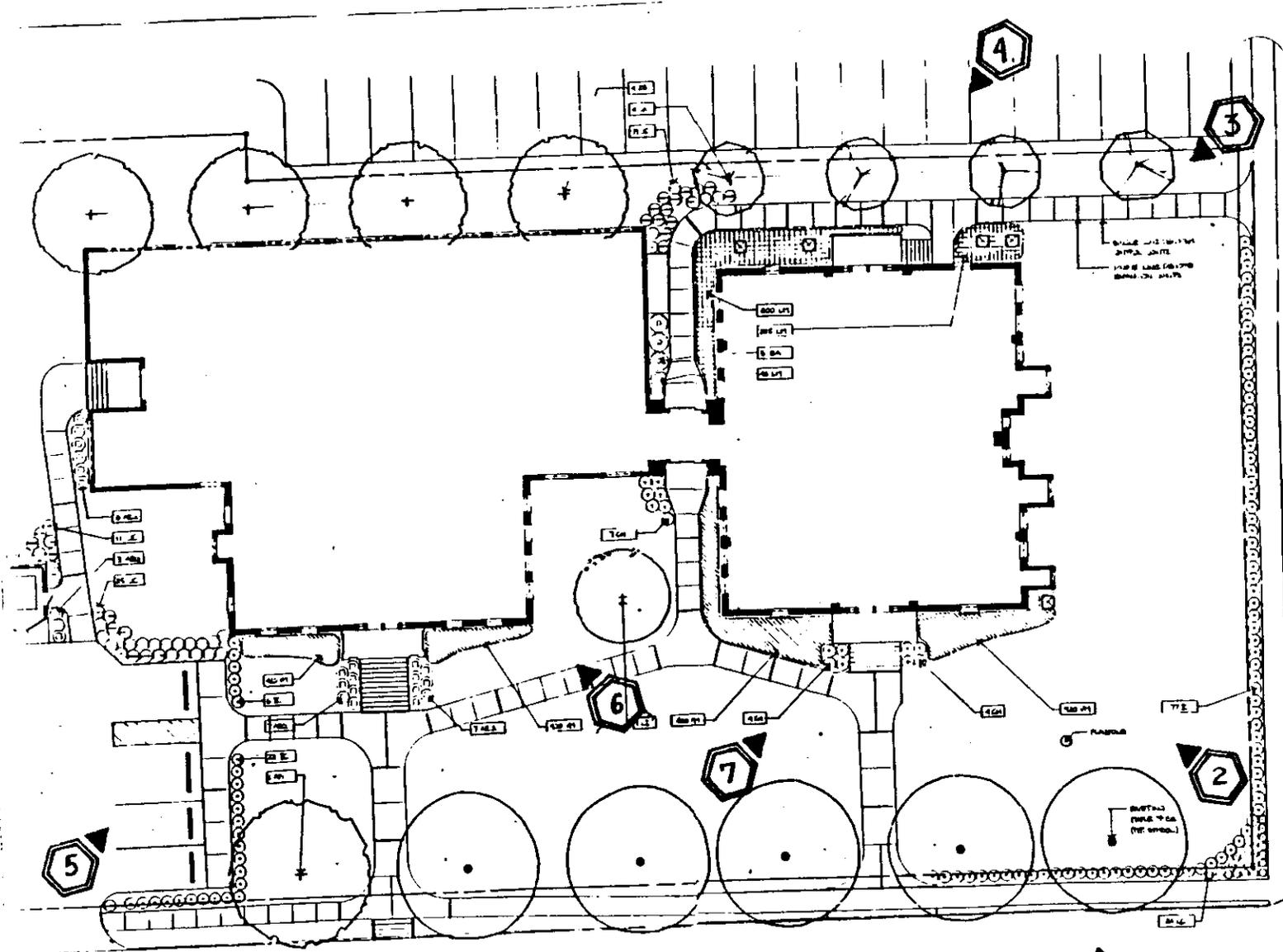


AT OF THREE PARCELS OF LAND, PAEL "A" CONTAINING 1.294 ACRES,
 PCEL "B" CONTAINING 0.494 ACRES,ARCEL "C" CONTAINING 1.906 ACRES;
 L THREE PARCELS TOGETHER CONTIING 3.694 ACRES AND BEING ALL
 HOSE CERTAIN PARCELS OF LAND INVEYED TO THE COUNTY OF
 ECKLENBURG BOARD OF SUPERVISORS! DEED BOOK 299, PAGE 521, LOCATED
 VIRGINIA

CHASE CITY HIGH SCHOOL
MECKLENBURG COUNTY, VA

SEP-12-97 FRI 12:51 PINNACLE CONSTRUCTION P.03





ENDLY ST.

KEY:

⬅️ PHOTO NUMBER

dB Associates

204 877 2771
PO Box 75 Charlottesville, Virginia 22902

NORTH

Maple Manor Apartments
(CHASE CITY HIGH SCHOOL)

Chase City, Va.

NOTES:

1. ALL WORK ON SITE NOT FINISHED
2. SPREAD SHEET TO BE MADE WITH ALL
3. VARIOUS PHOTOS, DRAWINGS, ETC.

1. 100 LN - 103 LN

NO.	DESCRIPTION	DATE

SCALE
NOT TO SCALE

DATE	DRAWING NO.
DRAWN BY	
CHECKED BY	
PROJECT NO.	

WEST SECOND ST.

SKETCH MAP - EXHIBIT

CHASE CITY HIGH SCHOOL
CHASE CITY, VIRGINIA
UTM:
N 17 4075 340 ✓
E 17 726 400 ✓

