

VLR 12/7/15  
NRHP 2/22/16

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**

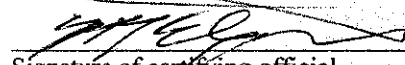
historic name Virginia Can Company / S.H. Heironimus Warehouse  
other names/site number VDHR #128-5455

**2. Location**

street & number 315 Albemarle Avenue SE not for publication N/A  
city or town Roanoke (City) vicinity N/A  
state Virginia code VA county Roanoke (City) code 760 Zip 24014

**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 Date 1/9/06

**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
- See continuation sheet.
- determined eligible for the National Register
- See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Signature



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Virginia Can Company / S.H. Heironimus Warehouse  
Roanoke, Virginia

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### 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 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.

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**Areas of Significance** (Enter categories from instructions)

industry  
commerce  
architecture

**Period of Significance** 1912-1951

**Significant Dates** 1912  
1928

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

**Cultural Affiliation** N/A

**Architect/Builder** not known

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

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### 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 # \_\_\_\_\_

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**Primary Location of Additional Data**

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

Name of repository: \_\_\_\_\_

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**10. Geographical Data**

Acreage of Property 1.0365 acres

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

Zone	Easting	Northing	Zone	Easting	Northing
1	17	594148	4	242591	2
___ See continuation sheet.					

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**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.)

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**11. Form Prepared By**

name/title: Alison Stone Blanton  
 Organization: Hill Studio, PC date September 8, 2005  
 street & number: 120 West Campbell Avenue telephone 540-342-5263  
 city or town Roanoke state VA zip code 24011

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**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)

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**Property Owner**

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

name Katie Wallace, Warehouse 315 LLC  
 street & number 649 Shawnee Trail telephone 540-343-7411  
 city or town Troutville state VA zip code 24175

=====  
**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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S.H. Heironimus Warehouse  
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**Summary Description**

The Virginia Can Company / S.H. Heironimus Warehouse, constructed in 1912, is located along the Norfolk Southern railroad tracks (formerly the Virginian Railway) at 315 Albemarle Avenue SE in the southeast section of the City of Roanoke, Virginia. The building is located within the Southeast Roanoke Historic District, which has been determined eligible by the Virginia Department of Historic Resources but has not been formally listed on the National Register. The complex, which sits on just over one acre of land, consists of three separate buildings -- an office and two factory buildings -- that have been connected over time with additions to function as one building. All three of the buildings are two stories in height and are constructed of brick on a raised foundation of poured concrete. Concrete block additions have been added across the rear, to connect the two parallel factory buildings, and to the front of the southern factory building to create a "U"-shaped complex. A 2<sup>nd</sup>-story pedestrian bridge also connects the two factory buildings and a brick hyphen connects the office building to the north factory building. A railroad spur runs between the two factories and loading docks extend along the interior sides of these two buildings. Although industrial in their form and design, the detailing of the buildings reflects a mixture of influences from the late 19<sup>th</sup> and early 20<sup>th</sup> century Revivals with brick patterns and corbelling combined with concrete modillions, keystones and accent tiles. The interior of the buildings feature typical early 20<sup>th</sup> century office space and open industrial space with exposed structural systems. The complex survives in relatively good condition.

**Narrative Description**

***Site:***

The Virginia Can Company / S.H. Heironimus Warehouse occupies a relatively flat .6 acre site along the Norfolk Southern railroad tracks in the southeast section of Roanoke, Virginia. Located on just over one acre of land at the southeast corner of Albemarle Avenue SE and Fourth Street SE, the site is industrial in nature with an access road and railroad track extending across the front and rear of the complex and a raised section of Interstate 581 running overhead. The open space surrounding the building is paved with asphalt and a railroad spur running into the center of the "U"-shaped complex. The Virginia Can Company is one of a number of early-to-mid 20<sup>th</sup> century industrial buildings that are located along the railroad tracks in this section of the city.

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***Office Building:***

The two-story, five-bay brick office building, which sits at the northwest corner of the complex, was constructed ca. 1928 with the purchase of the property by the Consolidated Can Company. Prior to the construction of this building, there was a one-story brick office building in the same location that stood independent of the factory buildings.<sup>1</sup> The existing building is rectangular in form with a low hip roof clad in slate shingles with two vent dormers and an interior brick chimney. The wide eaves are boxed with a simple molded wood cornice, soffit, and hidden gutters. Constructed of brick laid in stretcher bond, the building sits on a solid foundation of poured concrete. The windows are double-hung wood sash with 6/1 lights topped by a brick jack arch with a concrete keystone and sill. On the two side elevations, the windows are paired. Many of the window sashes are either missing or are covered with boards. The words "S.H. Heironimus Warehouse" are painted across the front of the building in between the two stories. A single-leaf, flush door (replacement) provides direct access from Albemarle Avenue on the north side. Two other single-leaf entrances are located on either side of the brick hyphen section that connects the office building to the factory.

The interior of the office building features a large open space (which has been partitioned on the first floor) and two offices at the southern end on both floors. The floors are narrow-board hardwood; the walls are plaster with a beaded-board wainscot; and the ceilings are plaster. Paneling and carpeting currently cover the original wall and floor finishes in many areas. Interior doors are single-leaf wood with five horizontal panels. Toilets and stairs are located in the brick hyphen section.

***Factory Buildings:***

The two factory buildings were constructed in 1912. These two-story, rectangular buildings, which stand parallel to one another on the site, are similar in construction and design with minor differences in the detailing and overall size. Both buildings are constructed of brick laid in stretcher bond on a raised foundation of poured concrete.

The north building is four bays wide and thirteen bays long with sets of three 6/1 double-hung sash windows per bay. The roof is a low-pitched gable clad with a membrane roof with a brick parapet that is ramped on the gable ends. The roof features a number of skylights and elevator towers at the southwest and southeast corners. Corbelled brickwork and a cast-concrete cornice with modillions accent the parapet wall. The words "Continental Can Co." were painted onto the south parapet wall and are still faintly visible. The bays of the building are composed of recessed panels with triple 6/1 windows and decorative brick surrounds that have plain concrete

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tiles at their corners. Many of the window sashes are either missing or are infilled with board to accommodate air conditioner units. There are several sliding freight doors of diagonal-boards located along both sides of the building on the first floor. A loading dock with concrete base, metal posts, and corrugated metal shed roof extends along the south side of the building.

The south building is four bays wide and only seven bays deep. This building is similar in design with the same brick and concrete detailing and cornice. The difference is that there are no skylights and the windows are paired rather than sets of three to a bay. Freight doors are located only along the north and west side of the building as there is no access to the building along the south side due to the building on the adjacent lot. A loading dock runs along the north and west sides of the building. A pedestrian bridge connects the two factory buildings at the second floor level. This bridge is constructed of steel with metal cladding, casement windows, and a gable roof.

The interiors of the two factory buildings are industrial in character with an open plan and exposed structural system. The floors are maple board (with the exception of the south building which has a concrete floor in the front section), the walls are exposed brick, and the ceilings are exposed joists. A simple enclosed staircase is located in each building and stairs lead from the 2<sup>nd</sup> floor to the pedestrian bridge. Toilets are located in an enclosed partition along the north wall of the north building and in the northeast corner of the south building. Freight elevators are located in the southeast corner of each building.

***Additions:***

A two-story, concrete-block addition was constructed ca. 1948 at the east end to connect the two original factory buildings on the site of an original concrete platform.<sup>2</sup> Possibly built on the original concrete platform, the addition has a flat membrane roof, fixed metal windows with operable hopper sections, and metal garage doors along the east (rear) side. The interior of this space is open and unfinished with concrete floor and painted concrete block walls. A metal-clad sliding fire door separates the rear addition from the south factory building. Two one-story, concrete-block wings were also added to the west (front) end of the south building in the late 1950s.<sup>3</sup> These additions obscure the original front façade of the south building. A two-story frame addition has also been added to the south side of the brick hyphen between the office and the north factory.

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**Statement of Significance:**

The Virginia Can Company / S.H. Heironimus Warehouse at 315 Albemarle Avenue SE was built in 1912 as the first and largest manufacturer of tin cans in Roanoke, Virginia. The operation of the canning company until the mid-20<sup>th</sup> century reflected the strong agricultural economy in the Roanoke Valley. Located along the newly-established Virginian Railway line, the factory was one of a number of industrial buildings constructed in this area in the early 20<sup>th</sup> century. The building's use as a can manufacturing facility discontinued in 1951 and after standing vacant for a year, the building was to a clothing factory by the Kenrose Manufacturing Company, Inc. The building was purchased by the S.H. Heironimus Company, a local department store, in 1963 and was used for storage until recently. The building is one of about a dozen surviving industrial buildings built in Roanoke in the late 19<sup>th</sup> and early 20<sup>th</sup> century in conjunction with the railroad development in the city during that period. Architecturally, the Virginia Can Company is one of the largest and most ornate of these types of buildings with its patterned and corbelled brickwork and cast concrete cornice and wall detailing.

The Virginia Can Company / S.H. Heironimus Warehouse is eligible for listing on the National Register under Criteria A as it represents the strength of the agricultural economy and the importance of the canning industry in the Roanoke Valley as well as the development of Roanoke as a shipping center with the expanding presence of the railroad in the early 20<sup>th</sup> century. The building complex is also eligible under Criteria C as an excellent example of a fully-detailed industrial building that exhibits the varying influences of the Late-19<sup>th</sup> and Early 20<sup>th</sup> Century Revival architecture in its blend of classical detailing with traditional brick and newer cast concrete materials. The Virginia Can Company / S.H. Heironimus Warehouse is significant on the local level in the areas of industry, commerce and architecture for the period 1912-1951. The building is also considered a contributing structure to the Southeast Roanoke Historic District, which has been determined eligible by the Virginia Department of Historic Resources but has not been formally listed on the National Register.

**Historical Background:**

This large brick factory / warehouse was built as the Virginia Can Company in 1912 as the first and largest manufacturer of tin cans in the area. The Virginia Can Company was founded in 1903 in nearby Buchanan, Virginia. The other manufacturer of tin cans in the area was the Dominion Can Company, established in Troutville in 1905. The two companies merged in 1912 and built the present building on Albemarle Avenue in the Southeast section of Roanoke.



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The area in Southeast Roanoke along the Roanoke River quickly developed as an industrial center with the completion of the Virginian Railway line in 1909. Henry Huttleston Rogers established this railroad in the early 1900s by consolidating various lines to create the Virginian Railway line from Deepwater in West Virginia to Sewells Point in Hampton Roads, Virginia.<sup>4</sup> Roanoke stood at the center point of the line and the company invested in the construction of the Virginian Railway Passenger Depot, located just south of the Virginia Can Company site, in 1909. The Virginian operated as a competitor to the Norfolk & Western Railway for a number of years before it was absorbed by Norfolk & Western in 1959. The Sanborn Fire Insurance Maps depict a number of industries that located along the Virginian Line in the early 20<sup>th</sup> century, including the Roanoke Flour Mills, Adams, Payne & Gleaves, Roanoke Iron & Bridge Company, Richmond Iron Works, and the Citizens Crystal Ice Co., Inc.<sup>5</sup> Prior to the construction of the Virginian, the primary area of industrial development was located along the Norfolk & Western Railway line along Norfolk Avenue and Shenandoah Avenue. This area developed at the turn of the century and is characterized by a row of adjoining brick warehouses with either a steeply-pitched, gable roof with stepped parapet or a flat roof. This area was listed on the National Register in 1982 as the Roanoke Warehouse Historic District.

While both railroads dealt primarily in the transport of coal, they also shipped other products as well. Farming remained the primary occupation in the Roanoke Valley through the first four decades of the 20<sup>th</sup> century. Census figures show a steady increase in agricultural production during these years, with the value of vegetables nearly tripling between 1900 and 1920.<sup>6</sup> With the supply of tin cans provided by the Virginia Can Company, the farmers in the Roanoke Valley were able to can their own produce for home consumption as well as sale and shipment by rail to other markets. The larger can companies, such as the United States Can Company, Continental Can Company and the American Can Company often owned the patents on the machines that sealed the cans. Local canneries would rent the machines as well as the skilled labor to operate them from the can manufacturer.<sup>7</sup> An illustration of the local farmers' productivity is provided in the report that the Good Brothers Packing Plant in Starkey (outskirts of Roanoke) canned 11,000 cases of produce in 1911 with plans to expand to 20,000 cases.<sup>8</sup> Most likely, the Good Brothers purchased cans from the Virginia Can Company for their operations. The United States Can Company bought the company in 1927 and by 1928 it was owned by the Continental Can Company. The Continental Can Company continued to operate the factory until 1951. After World War II, the economy and lifestyles of rural America changed with less people farming and canning their own produce. By 1950, the rural population of Roanoke County had decreased and the value of vegetables sold had fallen to pre-1900 levels.<sup>9</sup> In addition to the change in lifestyle and economy, the federal government stepped in to break up the monopolies of the large parent companies to the many can manufacturers. With their dissolution, the patents on the machinery

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were lost and smaller, independent canneries could purchase their own machines for sealing cans.<sup>10</sup> In 1951 the Consolidated Can Company closed its factory in Roanoke. After standing vacant for a year, the Kenrose Manufacturing Company, Inc. converted the building to a clothing factory.<sup>11</sup> The local department store S.H. Heironimus Company purchased the canning complex in 1963 and used the buildings as a warehouse until the early 21<sup>st</sup> century.

**Statement of Integrity:**

The Virginia Can Company / S. H. Heironimus retains its architectural design and character as an early 20th century factory/warehouse with a high level of detailing for this building type. The industrial area, which extends along the railroad tracks from the Roanoke Mills on South Jefferson Street north towards Bullitt Avenue and includes the Virginian Railroad Station, also remains intact and illustrates an important chapter in the development of industry in Roanoke as it was associated with the Virginian Railway. The larger area of Southeast Roanoke has been determined eligible by the Virginia Department of Historic Resources for listing on the National Register. Currently, plans are underway to rehabilitate the building complex for mixed use (including art studios, a restaurant and retail space) with the assistance of state and federal historic tax credits.

**Endnotes:**

<sup>1</sup> Sanborn Fire Insurance Map, 1919: 69.

<sup>2</sup> *ibid*

<sup>3</sup> *ibid*, 1919-1955: 52.

<sup>4</sup> Kern and Pulice, 2002:8.3.

<sup>5</sup> Sanborn, 1919: 69, 37.

<sup>6</sup> Geospatial & Statistical Data Center: 1900-1950.

<sup>7</sup> Montgomery, 2004: Section 8, page 2.

<sup>8</sup> Barnes, 1964: 6.

<sup>9</sup> Geospatial & Statistical Data Center: 1900-1950.

<sup>10</sup> Montgomery, 2004: Section 8, page 2.

<sup>11</sup> Roanoke City Directory: 1951-1953.

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## 9. Bibliography

Barnes, Raymond. *A History of the City of Roanoke*. Radford, Virginia: Commonwealth Press, Inc., 1968.

*Hill Directory Company's Roanoke, Virginia City Directory*. Richmond, Virginia: Hill Directory Company, Inc., 1920, 1930, 1940.

Jack, George S. and E.B. Jacobs. *History of Roanoke County; History of Roanoke City; and History of the Norfolk and Western Railroad*. Roanoke, Virginia: Stone Printing and Manufacturing Co., 1912.

Kern, Dr. John R. and Michael Pulice. "National Register Nomination of the Virginian Railway Passenger Depot, Roanoke, Virginia." Virginia Department of Historic Resources, Roanoke Regional Preservation Office, Roanoke, Virginia. 2002.

Montgomery, Greg. "National Register Nomination of the American Can Company of Ogden building Complex." City of Ogden Planning Department, Ogden, UT. 2004.

Sanborn Insurance Company, *Sanborn Fire Insurance Maps: 1898, 1907, 1917, 1928, 1948*. Roanoke, Virginia: Virginia Room, Roanoke City Public Library.

United States Census Data 1900-1950. Geospatial & Statistical Data Center, University of Virginia Library, Charlottesville, Virginia. (<http://fisher.lib.virginia.edu>)

Virginia Historic Landmarks Commission Staff. "National Register Nomination for the Roanoke Warehouse Historic District." Virginia Department of Historic Resources, Richmond, Virginia. 1982.

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## 10. Geographical Data

### Verbal Boundary Description

The boundary is legally described as Lot 9 and part of lots 10-11-1-2-3 Roanoke Land & Improvement, 1890, Block 3 and as Lot 2 Block 3 and is designated on current City of Roanoke tax maps as parcels 4022101 and 4022104 at 315 Albemarle Avenue SE (see attached tax parcel map).

### Boundary Justification

The boundaries of the Virginia Can Company / S.H. Heironimus Warehouse encompass the entire parcel of land originally associated with the property when it was constructed in 1912 and includes the entire building complex.

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**Photographs**

All photographs are of:

Property Name: Virginia Can Company / S.H. Heironimus Warehouse  
Location: 315 Albemarle Avenue SE, Roanoke, Virginia  
VDHR File: # 128-5455  
Negative: Digital files on CD-ROM  
Photographer: Alison Stone Blanton, Hill Studio, P.C.  
Date: September 2005  
Negatives Filed: VDHR Collection  
Virginia State Library and Archives

- Photo 1: Exterior Context along railroad tracks, looking SE
- Photo 2: Exterior, looking NE from 4<sup>th</sup> Street
- Photo 3: Exterior Courtyard, looking East
- Photo 4: Exterior, looking SE from Albemarle Ave. and 4<sup>th</sup> Street
- Photo 5: Exterior, North side, looking SW from Albemarle Ave.
- Photo 6: Exterior Rear, looking NW
- Photo 7: Interior Office, 2<sup>nd</sup> floor
- Photo 8: Interior Fire door connecting office and warehouse #1
- Photo 9: Interior Warehouse #1, 1<sup>st</sup> floor
- Photo 10: Interior Warehouse #2, 2<sup>nd</sup> floor
- Photo 11: Interior Bridge connecting warehouses
- Photo 12: Interior Rear addition, 1<sup>st</sup> floor

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<sup>1</sup> Sanborn Fire Insurance Map, 1919: 69.

<sup>2</sup> *ibid*

<sup>3</sup> *ibid*, 1919-1955: 52.

<sup>4</sup> Kern and Pulice, 2002:8.3.

<sup>5</sup> Sanborn, 1919: 69, 37.

<sup>6</sup> Geospatial & Statistical Data Center: 1900-1950.

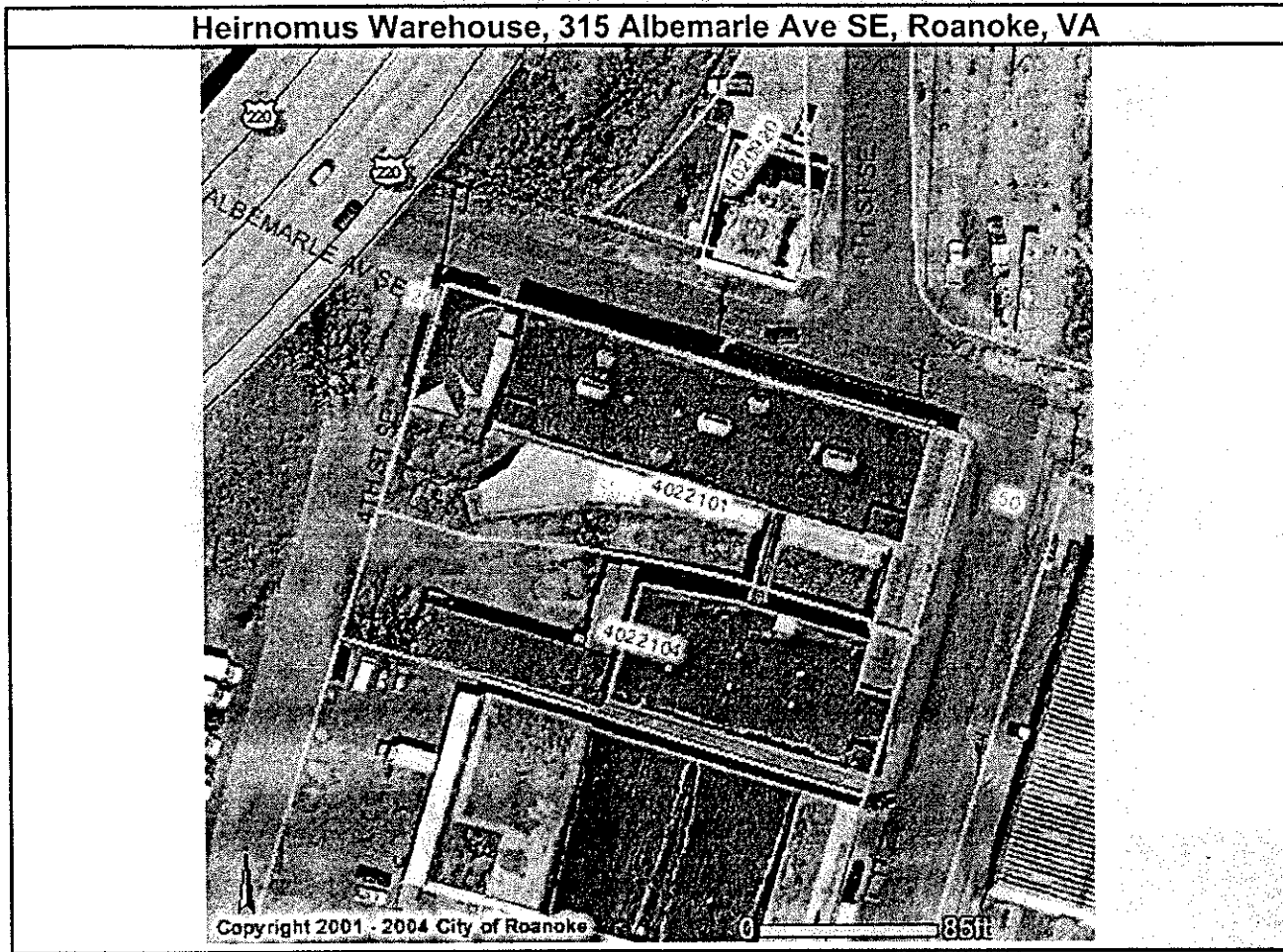
<sup>7</sup> Montgomery, 2004: Section 8, page 2.

<sup>8</sup> Barnes, 1964: 6.

<sup>9</sup> Geospatial & Statistical Data Center: 1900-1950.

<sup>10</sup> Montgomery, 2004: Section 8, page 2.

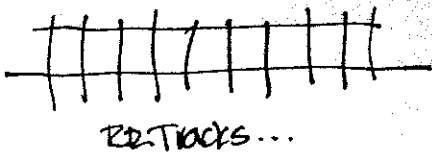
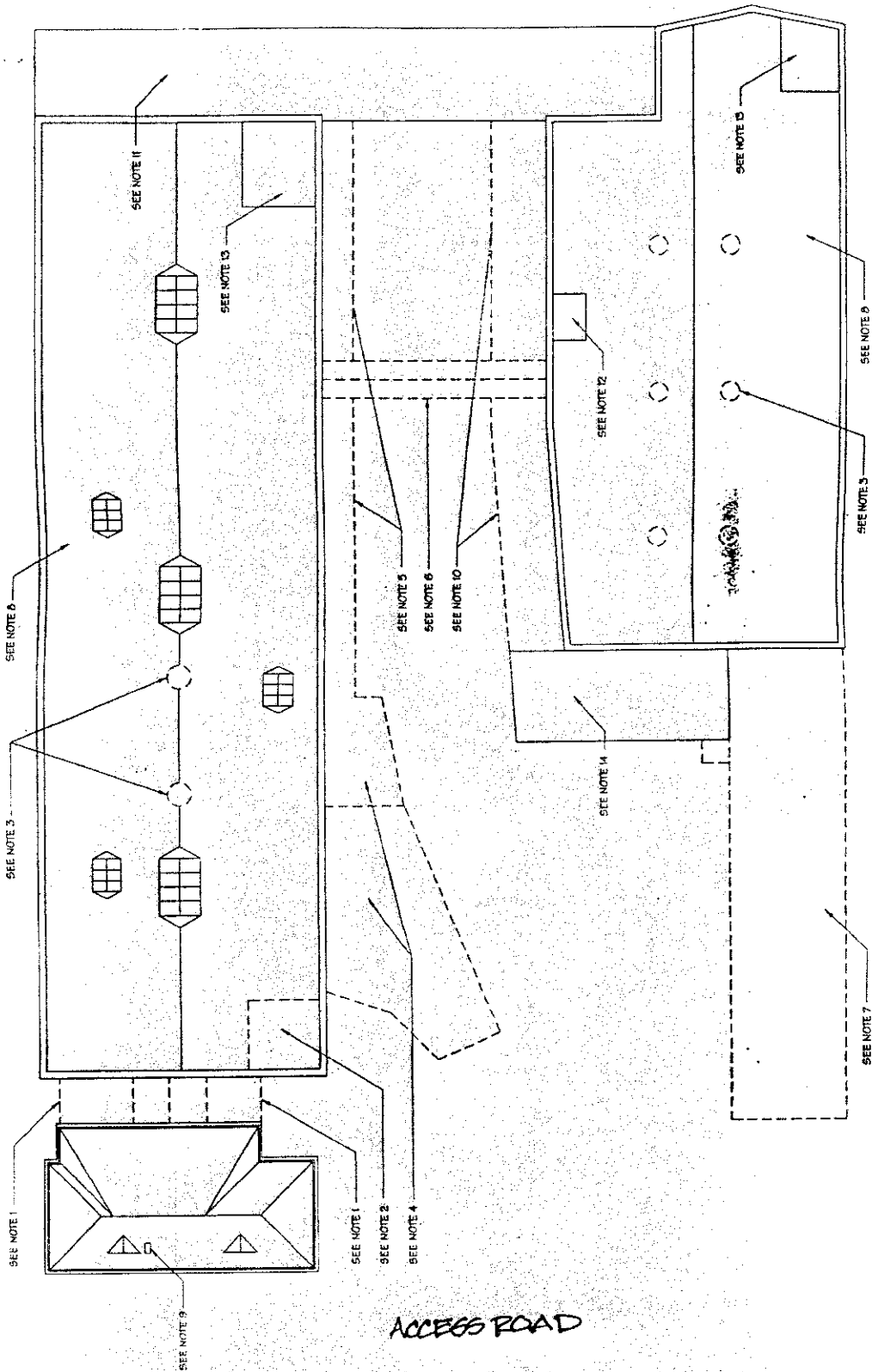
<sup>11</sup> Roanoke City Directory: 1951-1953.



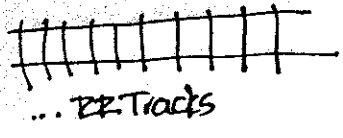
VIRGINIA CAN COMPANY /  
S.H. HEIRONIMUS WAREHOUSE  
315 ALBEMARLE AVE SE  
ROANOKE, VA  
VDHR # 128-5455

4TH STREET SE

ALBEMARLE AVE SE

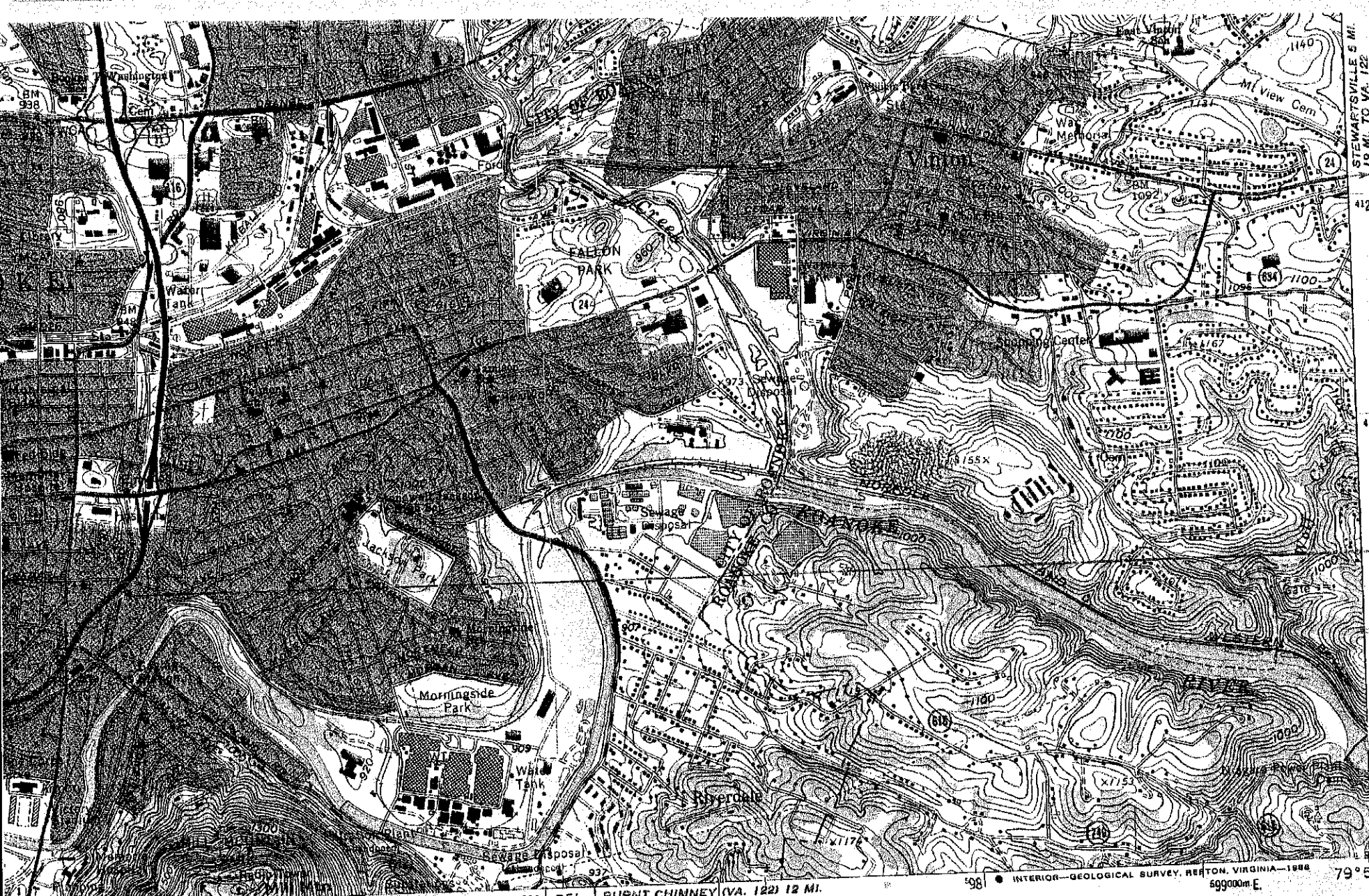


**SITE PLAN**  
 315 ALBEMARLE AVE SE  
 VIRGINIA CAN COMPANY/  
 SH. HETRONIMOS WAREHOUSE  
 ROANOKE, VA  
 VDHR # 128-5455



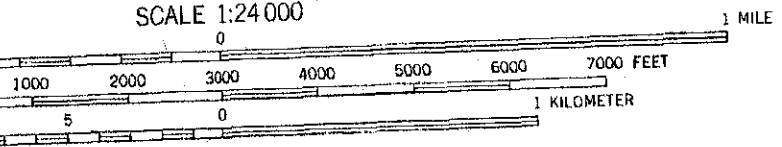
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STEWARTSVILLE 5 MI.  
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6585-92  
128-6  
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SILVER  
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(GARDEN CITY)  
5058 III NW  
SCALE 1:24 000



598 599 597 596 595  
55' BURNT CHIMNEY (VA. 122) 12 MI.  
699000m E  
37°15'  
79°52'30"

ROAD CLASSIFICATION  
 Heavy-duty \_\_\_\_\_ Light-duty \_\_\_\_\_  
 Medium-duty \_\_\_\_\_ Unimproved dirt \_\_\_\_\_  
 Interstate Route U.S. Route State Route



ROANOKE, VA.

(PART)  
5058 III N