

## 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 proposed district 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 district 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.

<b>General Property Information</b>	For Staff Use Only DHR ID #: 127-6519
District Name(s): <u>Manchester Industrial Historical District Expansion</u>	
District or Selected Building Date(s): <u>1959 - 1967</u> <input checked="" type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post      Open to the Public? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Main District Streets and/or Routes: _____ City: <u>Richmond</u> Zip: <u>23224</u>	
County or Ind. City: <u>City of Richmond</u> USGS Quad(s): <u>Richmond</u>	

<b>Physical Character of General Surroundings</b>	
Acreage: _____ Setting (choose one): <input type="checkbox"/> City <input type="checkbox"/> Urban <input type="checkbox"/> Town <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Transportation Corridor	
Site Description Notes/Notable Landscape Features/Streetscapes: <b>The proposed expansion to the Manchester Industrial District will move primarily south along Commerce Road</b>	
Ownership Categories: <input checked="" type="checkbox"/> Private <input checked="" type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal	

<b>General District Information</b>	
What were the historical uses of the resources within the proposed district? Examples include: Dwelling, Store, Barn, etc...	
<u>Industrial, Commercial</u>	
What are the current uses? (if other than the historical use) <u>Industrial, Commercial</u>	
Architectural styles or elements of buildings within the proposed district:	<u>Mid-century Modern</u>
Architects, builders, or original owners of buildings within the proposed district:	<u>Estes Express Lines</u>
Are there any known threats to this district?	<u>Unknown</u>

## **Manchester Trucking and Commercial District**

### **Statement of Significance**

The proposed Manchester Trucking and Commercial District is comprised of seven properties located along Commerce Road and Gordon Avenue. Six of these properties are contributing, and one is non-contributing. Many of these properties contain multiple buildings and structures including loading docks and storage warehouses. The proposed district includes properties that convey the significant changes made in the mid-20<sup>th</sup> century to the industrial and shipping development of Richmond. As companies expanded and their transport needs shifted from railroads to highways the urban boundary of the City of Richmond expanded south with a pattern of development made up of large parcels. Many of the properties in this proposed district contain large parcels with buildings occupying a small footprint of the lot to accommodate tractor-trailer storage and circulation.

Two of the key properties were developed by trucking companies to service the nearby longer-established industrial operations in the area. These properties acted as regional hubs for the trucking lines in the mid-20<sup>th</sup> century. This represents a major shift in transportation as for most of the 19<sup>th</sup> century, and into the early 20<sup>th</sup> century, railroads were relied upon for distribution to port cities for overseas shipping. In fact, the vestiges of these railroads can be seen in some parts of the proposed district. But with the increasing availability of motor transportation in the 1920s and 30s, roads became a more significant part of the transportation of goods and people. The proposed district relates this pivotal point in Richmond's history.

The period of significance for the proposed district is 1948 to 1967.

### **1. 1003 Commerce Road**

This single-story warehouse was built in multiple stages. Initially two pre-1952 separate buildings, both single-story and constructed of brick with flat roofs. Additions between 1952 and 1968, as well as ca. 1970 joined the two buildings. The addition that occurred between 1952 and 1968 fronted on Dinwiddie Avenue and was a single-story, ten-bay, brick addition with glass block windows. The additions that occurred ca. 1970 were single-story, metal additions with flat roofs. The building sits on a medium-sized lot.

Listed as the Acme Fixture Company on the 1952 Sanborn Fire Insurance Map, the company was founded by Louis Mann Dart in the late 1930s. Acme Fixture produced store fixtures for department stores and other retail venues. They were well known in the industry and often created designed pieces for such stores as Lord & Taylor. The company was still in operation as late as 1986. The building is now vacant.

### **2. 1005 Commerce Road**

This foundry was built in multiple stages and has multiple supporting buildings. The foundry building was constructed in 1948. The building was added onto six times. Three of these five additions were made between 1952 and 1968. Two other additions were made between 1968 and 1994. The final addition was made to the building between 2008 and 2010. The primary façade of the building has four bays and a low-pitched gable roof. Also on the lot are four outbuildings. The oldest of which was constructed prior to 1952 and is a metal building with a metal shed roof. Constructed between 1952 and 1968 is another metal building with a metal gable roof. The remaining two outbuildings were constructed between 1968 and 1994. The buildings sit on a small lot.

Constructed by OK Foundry, the company continues to use the property in its original manner. The foundry was started by James O'Neill in 1912 to provide steel rails to railroad companies. They opened the foundry on Commerce Road in 1948 after moving from their original location within the Manchester Industrial District on 17<sup>th</sup> Street. The original foundry was demolished after the new one on Commerce was completed. The company now produces engineering and architectural castings.

### **3. 1011 Commerce Road**

This property contains three separate buildings, constructed over a period of forty years. To the rear of the lot is a single-story, brick, warehouse with multiple loading bays that appears on a 1968 aerial of the property. Also on the lot is a ca. 1958 single-story, brick, transit warehouse with a flat roof and seven bays.

The main building on the lot is listed in tax records as having been constructed in 1983; however, this building appears in the location of an earlier building on the property. This building was first labeled as “woodworking” in the 1950 Sanborn Map. By the 1952 Sanborn Map, an addition had been constructed and the building was labeled as “Auto and Truck Repair.” It is not known if this building was demolished to construct the current 1983 building.

It appears that the building was constructed by the current owner, State Electrical Supply Company. This company was founded in 1952 by Art Weisburg, who operated an electrical

supply truck that delivered to local businesses in Huntington, West Virginia. The company is now a major electrical components distributor.

#### **4. 1100 Commerce Road**

Three buildings sit on this large lot, all dating to 1954. The lot was in use prior to the construction of these buildings, as it appears on the 1952 aerial map to be storage or lay down yard for large trucks.

A brick, two-story, five-bay International-style transit office sits at the corner of the lot, by Gordon Avenue. A transit office/warehouse combination building with a flat roof is located at the opposite corner of the lot. The front portion is a brick, two-story, five-bay International-style transit office. Attached to the rear of the office block is a long, brick, one-story warehouse and transit center with numerous loading bays on both sides. Also on the lot is a single-story brick and metal garage with multiple vehicle bays and a combination flat and shallow gable roof.

Estes Express Lines constructed the buildings for use as their new headquarters. Founded by W.W. Estes in 1931, the company originally provided delivery service for farming supplies. It was not until 1937 that they adopted the name Estes Express, but by the next year, they had opened a branch terminal in Richmond. Just shy of ten years later, Estes moved their headquarters from Chase City, VA to Richmond. They continue to operate from several buildings along Commerce Road in addition to their headquarters building.

#### **5. 700 Gordon Avenue**

Built ca. 1962, this is a single-story, brick office/warehouse with a flat roof. The building sits on a medium-sized lot and is bounded by Gordon Avenue and a spur railroad track. The main entrance is located off of Gordon Avenue, as is the ten-bay loading dock for the facility.

Currently operated by Cockrell Logistic Services, the building was constructed by the same company for use as a bonded storage warehouse. Founded in 1944 by H.C. Cockrell, the company originally stored goods and materials for use in World War II. The company eventually obtained 600,000 square feet of storage space.

#### **6. 1111 Commerce Road**

Built between 1952 and 1968, the office portion of this transit warehouse is a brick, two-story, nine-bay International-style building with a flat roof. Attached to the rear of the office block is a long, brick, one-story warehouse and transit center with a flat roof and numerous loading bays on both sides.

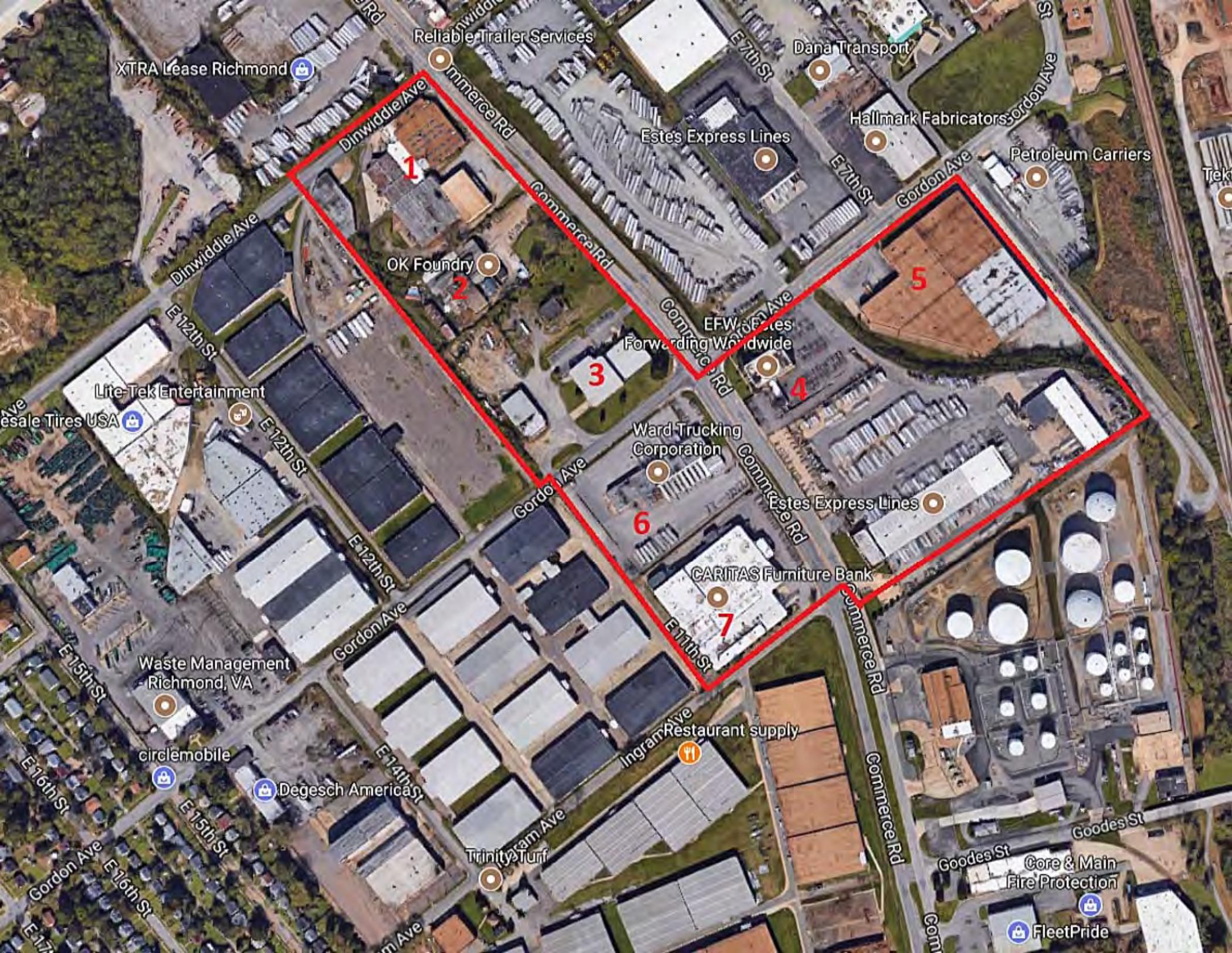
Ward Trucking uses this property as a hub in Richmond. Founded by Bill Ward in 1931 in Pennsylvania, Ward Trucking was originally relegated to the northeast and had to sub-out loads to other companies operating in the region where they needed delivery. Upon the deregulation of the trucking industry in 1980, Ward Trucking was finally able to move outside of its original northeast territory and freely travel in all states.

#### **7. 1125 Commerce Road**

Built ca. 1954, this two-story painted brick warehouse/office has a flat roof. The main façade has a two-story office addition that protrudes from the rest of the building. A four-bay loading dock is

also located along the main façade. The elevation along Ingram Street retains the original brick and shows what the building would have looked like originally. Also present is monitor roof with metal framed hopper windows.

The building was constructed by the Richmond Container Corporation. The company was chartered in 1954 with L.N. Donati as president. The Donati family had previous experience in the container business as the long-time owners of the Fibre Board Container Company, which started operating near Shockoe Bottom in 1916. Many of their clients were affiliated with the tobacco industry in Richmond. The company constructed their building at 1125 Commerce Road which was still known as 9<sup>th</sup> Street, in 1954. According to a May 19, 1960 *Richmond Times-Dispatch* article, the company was acquired by Albemarle Paper Company in 1959 in an effort to diversify their product holdings. Albemarle had a rich history in the paper business. Originally a conglomerate of paper mills, the company began diversifying in the mid-20<sup>th</sup> century with the acquisition of Richmond Container, Randolph Paper Box Company, and Consolidated Paper and Box Company. Though a part of the Albemarle Group, Richmond Container kept their name and continued to do business at the property until 1978.



XTRA Lease Richmond

Reliable Trailer Services

Dana Transport

Hallmark Fabricators

Petroleum Carriers

OK Foundry

Estes Express Lines

EFW Forwarding Worldwide

Lite-Tek Entertainment

Ward Trucking Corporation

Estes Express Lines

Waste Management Richmond, VA

CARITAS Furniture Bank

circlemobile

Restaurant supply

Degesch America

Trinity Turf

Core & Main Fire Protection

FleetPride

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1. 1003 Commerce Road (Building 1), Northeast Corner, Looking Southwest



2. 1005 Commerce Road (Building 2), East Facade, Looking West



3. 1011 Commerce Road (Building 3), South Elevation, Looking Northwest



4. 1100 Commerce Road (Building 4), West Facade,  
Looking Northeast



5. 700 Gordon Avenue (Building 5), Northwest Corner, Looking Southeast



6. 700 Gordon Avenue (Building 5), Loading Dock,  
North Elevation, Looking Southeast



7. 1111 Commerce Road (Building 6), Southwest Corner, Looking Northeast



8. 1111 Commerce Road (Building 6), West Facade,  
Looking East



9. 1125 Commerce Road (Building 7), East Facade, Looking Northwest



10. 1125 Commerce Road (Building 7), South Elevation, Looking Northeast

**Sponsor** (Individual and/or organization, with contact information. For more than one sponsor, please use a separate sheet.)

Mr. <input checked="" type="checkbox"/> Ms. <input type="checkbox"/>	Walter Parks, Walter Parks Architect		
	(Name)		
313 North Adams Street	Richmond	VA	23220
(Address)	(City)	(State)	(Zip Code)
walter@wparks.com	804 644-4761		
(Email Address)	(Daytime telephone including area code)		

In the event of organization sponsorship, you must provide the name and title of the appropriate contact person.

Contact person: Walter Parks

Daytime Telephone: 804 644-4761

**Applicant Information** (Individual completing form)

Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/>	Richard Sidebottom			MacRostie Historic Advisors
Ms. <input type="checkbox"/> Miss <input type="checkbox"/>	(Name)	(Firm)		
3 Broad Street, Suite 301	Charleston	SC	29401	
(Address)	(City)	(State)	(Zip Code)	
rsidebottom@mac-ha.com	843-203-5406 ext. 7014			
(Email Address)	(Daytime telephone including area code)			

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Notification**

In some circumstances, it may be necessary for DHR 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. <input type="checkbox"/> Mrs. <input type="checkbox"/> Dr. <input type="checkbox"/>	Planning and Preservation Division			
Miss <input type="checkbox"/> Ms. <input type="checkbox"/> Hon. <input type="checkbox"/>	(Name)	(Position)		
City of Richmond	900 East Broad Street, Room 510			
(Locality)	(Address)			
Richmond	VA	23219	804-646-6335	
(City)	(State)	(Zip Code)	(Daytime telephone including area code)	

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

**The further expansion of the Manchester Industrial Historic District will help facilitate historical sensitive development with the use the Federal Historic Preservation Tax Program, while preserving an important part of 20<sup>th</sup> century industrial development in the City of Richmond.**

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