

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name: Clifton Forge Commercial Historic District 2017 Boundary Increase

Other names/site number: VDHR# 105-0017-0075

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 321 Commercial Avenue

City or town: Clifton Forge State: VA County: Alleghany

Not for Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

 national statewide x local

Applicable National Register Criteria:

 x A B x C D

| | |
|--|---|
| <p>Signature of certifying official/Title: <u>Virginia Department of Historic Resources</u></p> <p>State or Federal agency/bureau or Tribal Government</p> | <p>Date</p> |
| <p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p> | |
| <p>Signature of commenting official:</p> | <p>Date</p> |
| <p>Title :</p> | <p>State or Federal agency/bureau or Tribal Government</p> |

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| <u>1</u> | <u>0</u> | buildings |
| <u>0</u> | <u>0</u> | sites |
| <u>0</u> | <u>0</u> | structures |
| <u>0</u> | <u>0</u> | objects |
| <u>1</u> | <u>0</u> | Total |

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: business

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: CONCRETE; BRICK; STUCCO; METAL

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The original Clifton Forge Commercial Historic District (105-0017) is located in the commercial center of the Town of Clifton Forge, predominately along Main and East Ridgeway streets and Commercial Avenue. The 10-acre district was listed in the National Register of Historic Places (NRHP) at the state level of significance in 1992 under Criteria A (Commerce and Transportation) and C (Architecture). The district was developed in the late 19th and early 20th centuries with 72 primary resources of predominately two- and three-story brick and frame commercial buildings constructed from 1878 to 1940. The boundary increase that is the subject of this nomination includes only one resource: the circa 1936, two-story, three-bay, brick Harvey Building. An example of Commercial style architecture, the building is located at 321 Commercial Avenue near the locus of the original district and is centered at the three-way intersection of Main Street, East Ridgeway Street, and Commercial Avenue. This contributing building retains good integrity and represents commercial development in Clifton Forge just prior to World War II.

Narrative Description

Setting

The Town of Clifton Forge lies in the high valley between the Shenandoah and Allegheny ranges in the “panhandle” of Allegheny County in southwestern Virginia. Positioned between Bath County to the north and Botetourt County to the south, the town is surrounded by the George

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Washington National Forest, amid the terraces and steep slopes above the north bank of the Jackson River. The town is located three miles above the Jackson's confluence with the Cowpasture River to form the James River. U.S. Route 60 (formerly the Lexington to Covington Turnpike, currently Main Street) travels east to west through downtown.

The mountainous terrain of the region supported only sparse settlement and limited agriculture in the early to mid-19th century. Prior to the coming of the Chesapeake & Ohio Railway (C&O) in the late 19th century, most of the region was valued only for its mineral resources. Iron-making was undertaken from the earliest period of settlement in Alleghany County, and included an early 19th-century iron furnace near present day Clifton Forge. Nonetheless, the Town of Clifton Forge developed only after the C&O consolidated their terminal facilities there in 1890.¹

During the first decade of the 20th century, large commercial buildings were constructed around the three-way intersection of Main and East Ridgeway streets, and Commercial Avenue. Three of these buildings--the 1904 Carpenter & Boxley Office Building (507 East Main Street; demolished), the 1905 Alleghany Building (505-511 East Ridgeway Street), and the 1905 Masonic Theatre (510 Main Street)—were designed by the Lynchburg architectural firm of Frye & Chesterman. The Masonic Theatre and the Alleghany Building used buff-colored brick and assorted classical elements in their facades. The three-story Masonic Theatre (105-0017-0006) contained offices and a performance hall in the first two stories, the meeting rooms of the Low Moor Lodge No. 166 on the third story, and a furniture warehouse in the basement. The rich Neoclassical detailing of the exterior is also found in the interior spaces of the building. The facade of the theater is similar in its composition to that of the Lynchburg Academy of Music designed by Frye & Chesterman during the same period.² The Masonic Theatre is located ½-block southeast of the resource that is being considered for inclusion in the boundary increase.

2017 Boundary Increase

The resource to be included in the historic district boundary increase is the circa 1936, two-story, three-bay, **Harvey Building (105-0017-0075)**, also referred do as the Masonic Lodge Office Building. The building displays characteristics of the Commercial Style, particularly the tall parapet, which dominates its façade. Built of brick, the building has been covered with stucco which may have been applied at the time of construction, but is more likely to have been added at a later date. Its elongated rectilinear form, oriented perpendicular to the street, rests on a poured concrete foundation that has been parged. The façade has a centered entry with flanking windows on the first story and three windows along the second story. The entry features a brick surround with carriage style lights and a concrete name plate bearing the words “Harvey System,” as well as a replacement commercial-type aluminum frame and glass door with a rectangular single-light transom. The windows to either side of the entry have been infilled and covered with ornamental wrought iron panels. The second-story windows have one-over-one sash. Along the longitudinal walls, there are 10 bays, most of which have rectangular windows with one-over-one sash similar to those on the façade. On the buildings north wall, the fifth bay has an entry with a one-light, flush door topped with a single-light transom. The front-gabled

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roof is covered with original corrugated metal laid in a wide corrugated pattern, which mimics a ceramic tiled roof. A tall brick and stucco parapet dominates the façade.

The flurry of growth associated with 1890s Clifton Forge slowed by the late 1920s, with the Great Depression and World War II delaying new construction in town, whether civic, residential, or commercial. The Harvey Building, erected circa 1936, was one of the last commercial buildings built in the town prior to World War II. Further, the C&O rail yard, which employed 2,000 workers until 1950, began the conversion from steam-powered locomotives to diesel, which resulted in the eventual closing of the rail yard shops.³

Statement of Integrity

The Clifton Forge Commercial Historic District retains a high level of integrity and the 2017 Boundary Increase that includes the Harvey Building contributes to the district's areas and period of significance. The resource itself has integrity of location, design, setting, materials, workmanship, feeling, and association.

RESOURCE INVENTORY OF ONE PRIMARY RESOURCE

The inventory lists the one resource within the Clifton Forge Commercial Historic District 2017 Boundary Increase. The entry provides the address, building name, date of construction, architectural style, current building use, VDHR File number, and the contributing status within the district. The building's contributing status was determined based on its integrity as it supports the historic district's significance under Criterion A in the area of Commerce and Criterion C in the area of Architecture and during the district's period of significance, which ends in 1940.

321 Commercial Avenue Harvey Building *Other DHR Id#: 105-0017-0075*

Primary Resource: Commercial Building (Building), Stories 2, Style: Commercial, 1936

Contributing Total: 1

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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 grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMERCE

ARCHITECTURE

Period of Significance

c. 1936 – 1940

Significant Dates

c. 1936

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Clifton Forge Commercial Historic District 2017 Boundary Increase has one resource, the Harvey Building. The boundary increase area is locally significant under Criterion A in the area of Commerce, as the Harvey Building represents the continuation of downtown commercial development; and Criterion C in the area of Architecture, as it features an example of Commercial style architecture that was popular in the pre-World War II era. The period of significance for the original district extends from 1878 to 1940; starting with the construction date of the earliest contributing resource within the district and ending with the latest contributing resources. The period of significance for the Clifton Forge Commercial Historic District 2017 Boundary Increase Area begins with the ca. 1936 construction date of the Harvey Building and concludes in 1940 in accordance with the ending of the original district's period of significance.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criteria Justification

Criterion A: Commerce

The Clifton Forge Commercial Historic District 2017 Boundary Increase is locally significant under Criterion A in the area of Commerce as its one contributing resource, the Harvey Building, is associated with the continuation of downtown commercial functions beyond the original historic district's boundaries. The boundary increase area is contiguous to the original historic district near its northwestern boundary and encompasses the Harvey Building, an office building that also has been referred to as the Masonic Lodge Office Building, at 321 Commercial Avenue. This resource in the boundary increase area contributes to the significance of the original historic district as it is directly associated with late commercial growth in downtown Clifton Forge prior to World War II.

Criterion C: Architecture

Constructed ca. 1936, the boundary increase area's one resource, the Harvey Building, continues the architectural character of the historic district, as it relates to the commercial enterprises as well as the expansion of downtown. The Harvey Building is an example of the Commercial Style of the early to mid-20th century, which is commonly represented within the original district in the two-story brick commercial buildings that front Main and Ridgeway streets and Commercial Avenue. The Harvey Building's character-defining features include its placement immediately adjacent to the sidewalk and street, its parapet wall, and its pedestrian-oriented storefront with an entry and flanking windows.

Historical Background

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World War I and World War II (1914-1945)

By the late 1920s, Clifton Forge boasted 6,800 residents, 16 daily passenger trains, a bustling downtown, and a strong school system. In 1939, the population reached nearly 7,000 with 1,500 dwellings. The town reached the eve of World War II with optimism for a strong economic future, and the C&O shops at that time employed 1,200 people. However, after World War II, and across America, railroads began converting from steam-powered locomotives to diesel-powered locomotives. Diesel engines had been used during the war to power submarines and this innovative design was transitioned into powering locomotives after the war. Many of the railroad companies embraced this new technology as it brought a sleek, modern design that attracted Americans who would continue riding the rails. Although the conversion to diesel required new shops, their long-term benefits outweighed the cost of maintaining the steam locomotives. Diesels also spent far less time in repair and maintenance shops and more time on the rails transporting freight and passengers, thus reaping greater profits.⁴

Standing on the west side of Commercial Street facing the 1905 Clifton Forge Post Office, the **Harvey Building (105-5035-0073)** was first listed in the Davies' Directory of the City of Clifton Forge in 1936. Listed simply as the "Harvey Building," no occupants were recorded. By 1941, however, the building was listed as the "Masonic Lodge Office Building (Harvey Building)" with the Department of Public Welfare, four doctors, four attorneys, and one dentist as its occupants. With the 1905 Masonic Theatre located just a half-block around the corner to the southeast, the use of "Masonic Lodge" in the name may not have been coincidental as the theater was a well-known venue.

At the southwest corner of Commercial Avenue and Church Street, where the Harvey Building would be built, the 1921 Clifton Forge Sanborn Map shows a double parcel of #7 and 8 being occupied by a large frame Garage & Repair Shop. However, the 1927 Sanborn Map records this large square parcel as empty. About a decade after the Harvey Building's construction, a 1949 Sanborn Map, shows the double parcel had been subdivided, with two-thirds now devoted to a filling station situated on the corner, and the Harvey Building situated exactly in-between the parcels lines of the remaining one-third of the parcel. The building is labeled as an office. By 1969, the filling station was replaced by a one-story convenience store. The Harvey Building, currently bearing the name "Harvey System" above the entrance door, continued as an office building with little alteration through the late twentieth century. It is currently vacant and awaiting a new use to serve the community again.⁵

The New Dominion (1945-Present)

While other railroads across America converted to diesel, the C&O, as well as the Norfolk & Western Railway, headquartered in Roanoke, Virginia, were the last railroads to convert from steam power. When the first diesel locomotive finally reached Clifton Forge in 1950, the need for massive maintenance shops had declined, and in 1953, the shops were converted to diesel maintenance. The post-World War II prosperity, which hastened the popularity of the automobile and commercial airlines, also helped lead to the decline of all rail shops and stations across

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Virginia. The C&O Railway shops eventually moved to Huntington, West Virginia, and were permanently closed in 1987. The C&O became part of the mega-railroad system, CSX, which today operates a major locomotive fuel facility in Clifton Forge. Further, Amtrak provides passenger service to the Clifton Forge Passenger Station three days a week.

Although the population has declined, the Town of Clifton Forge has been experiencing a sustained renaissance. The community and town government are deeply dedicated and civic-minded with an Architectural Review Board that oversees the current Clifton Forge Commercial Historic District. Downtown businesses are returning, including multiple restaurants, lodging options, and even an art school, the Clifton Forge School of the Arts. The Historic Masonic Theatre recently underwent a multimillion-dollar restoration with a grand reopening on July 1-3, 2016. In conjunction with the Masonic Theatre is the nationally awarded, state-of-the-art outdoor facility and park, Masonic Amphitheatre, which opened in June 2012. This continued downtown success serves the Town of Clifton Forge as well as other Alleghany Highlands communities.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Beckett, Anne Stuart. Clifton Forge Residential Historic District, National Register nomination. Virginia Department of Historic Resources, Richmond, Virginia, 2012.

County of Alleghany, VA GIS, <http://alleghany.mapsdirect.net/>, accessed May 15, 2017.

Davies' Directory of the City of Clifton Forge. Clifton Forge Public Library, Clifton Forge, Virginia. Accessed May 2017.

Kern, John, and Daniel Pezzoni, Clifton Forge Commercial Historic District, National Register nomination. Virginia Department of Historic Resources, Richmond, Virginia, 1992.

Sanborn Insurance Company, Sanborn Fire Insurance Maps. New York, NY: Sanborn Insurance Company, 1921, 1927, and 1949.

Town of Clifton Forge, Finance Department, Clifton Forge, Virginia. May 2017.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Name of repository: Virginia Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): DHR File No. 105-0017

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10. Geographical Data

Acreage of Property .114 acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 37.816990 Longitude: -79.826300
2. Latitude: 37.816940 Longitude: -79.825930
3. Latitude: 37.816800 Longitude: -79.825970
4. Latitude: 37.816860 Longitude: -79.826320
5. Latitude: Longitude:

Or UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary increase area includes one property that occupies the parcels identified by Alleghany County as Tax Parcels 123-1-25-7 and 123-1-25-8. The true and correct historic boundaries are shown on the attached are shown on the attached Location Map, Sketch Map/Photo Key, and Tax Parcel Map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the entirety of the parcel occupied by the Harvey Building, the one contributing resource within the Clifton Forge Commercial Historic District 2017 Boundary Increase. The property relates to the contiguous Clifton Forge Commercial Historic District's areas and period of significance. The original 10-acre district comprises mostly commercial buildings along Main and East Ridgeway streets and Commercial Avenue. The boundary increase extends the district boundary west across Commercial

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Avenue to add 321 Commercial Avenue. Inclusion of this area strengthens the boundaries of the historic district with an additional historic resource significant in the areas of Architecture and Commerce.

11. Form Prepared By

name/title: Anne Stuart Beckett
organization: Same
street & number: 1024 Hamilton Avenue
city or town: Roanoke state: Virginia zip code: 24015
e-mail: asbeckett@cox.net
telephone: 540-354-7827
date: May 26, 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. The name of the photographer, photo date, etc. may be listed on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Clifton Forge Commercial Historic District Boundary Increase

City or Vicinity: City of Clifton Forge

County: Alleghany

State: VA

Photographer: Anne Stuart Beckett

Date Photographed: May 2017

Digital Repository: Virginia Department of Historic Resources, Richmond, VA.

Description of Photographs and number, including view indicating direction of camera:

Photo 1/3: Commercial Avenue, view north from Main Street towards Church Street, view north/northwest.

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VA_AlleghanyCounty_CliftonForgeCommercialHD2017BI_0001

Photo 2/3: Harvey Building, 321 Commercial Avenue, view northwest.

VA_AlleghanyCounty_CliftonForgeCommercialHD2017BI_0002

Photo 3/3: Harvey Building, 321 Commercial Avenue, view southwest.

VA_AlleghanyCounty_CliftonForgeCommercialHD2017BI_0003

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Endnotes

¹ Anne Stuart Beckett, Clifton Forge Residential Historic District, National Register nomination (Virginia Department of Historic Resources, Richmond, Virginia, 2012).

² John Kern and Danielle Pezzoni, Clifton Forge Commercial Historic District, National Register nomination (Virginia Department of Historic Resources, Richmond, Virginia, 1992).

³ Beckett.

⁴ Ibid.

⁵ Sanborn Insurance Company, Sanborn Fire Insurance Maps: 1921, 1927, and 1949 (New York, NY: Sanborn Insurance Company); Davies' Directory of the City of Clifton Forge (Clifton Forge Public Library; County of Alleghany, VA GIS) <http://alleghany.mapsdirect.net/>.



LOCATION MAP'

Clifton Forge Commercial Historic District 2017 Boundary Increase
 Town of Clifton Forge, Alleghany County, VA
 DHR #105-0017-0075

- = Clifton Forge Commercial Historic District 2017 Boundary Increase
- — — — —** = Existing boundary of the Clifton Forge Commercial Historic District
- - - - -** = Existing boundary of the Clifton Forge Residential Historic District

Map source: <http://alleghany.mapsdirect.net> May, 2017

Scale: 1" = 100'

Latitude/Longitude Coordinates

- 1. Latitude: 37.816990
Longitude: -79.826300
- 2. Latitude: 37.816940
Longitude: -79.825930
- 3. Latitude: 37.816800
Longitude: -79.825970
- 4. Latitude: 37.816860
Longitude: -79.826320



SKETCH MAP/PHOTO KEY

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————— = Boundary of the Clifton Forge Commercial Historic District 2017 Boundary Increase

Map source: <http://alleghany.mapsdirect.net> May, 2017

Scale: 1" = 100'



TAX PARCEL MAP

Clifton Forge Commercial Historic District 2017 Boundary Increase

Town of Clifton Forge, Alleghany County, VA

DHR #105-0017-0075

— Historic boundary of 321 Commercial Avenue (Tax Parcels #123-1-25-7 and 123-1-25-8).

Map source: <http://alleghany.mapsdirect.net> May, 2017

Scale: 1" = 62.50'