

United States Department of the Interior
National Park Service

VLR 6/19/8
NRHP 9/12/8

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 Winchester Historic District (Boundary Increase 2008)
other names/site number VDHR File No. 138-0042

2. Location

street & number 300-400 Blocks of North Cameron Street, 12 Clark Street, 110 E. Fairfax Lane, and 145 N. Baker Street not for publication N/A
city or town Winchester vicinity N/A
state Virginia code VA county Winchester (Independent City) code 840 zip code 22601

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 nationally statewide X locally. (See continuation sheet for additional comments.)

[Signature] Date 7/29/08
Signature of certifying official
Virginia Department of Historic Resources
State or Federal Agency or Tribal government

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title _____ 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 Action _____

5. Classification

Ownership of Property (Check as many boxes as apply)

- X private
public-local
public-State
public-Federal

Category of Property (Check only one box)

- building(s)
X district
site
structure
object

Number of Resources within Property

Table with 2 columns: Contributing, Noncontributing. Rows: buildings (15, 3), sites (0, 0), structures (0, 0), objects (0, 0), Total (15, 3).

Number of contributing resources previously listed in the National Register 0

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: INDUSTRY Sub: manufacturing facility
industrial storage--warehouse
warehouse
rail-related

Current Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE Sub: specialty store
warehouse
business
vacant

7. Description

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN: Italianate
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
OTHER

Materials (Enter categories from instructions)

foundation STONE; CONCRETE
roof METAL: Tin
walls BRICK; STONE
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)

- X 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
COMMERCE
INDUSTRY

Period of Significance Original District: circa 1752-1929; Boundary Increase: circa 1870-1951

Significant Dates circa 1870; circa 1880; circa 1890; circa 1950

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

Cultural Affiliation N/A

Architect/Builder N/A

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

9. Major Bibliographical References

(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 # _____

Winchester Historic District, 2008 Boundary Increase

Winchester, Virginia

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, Virginia

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10. Geographical Data
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Acreage of Property Approximately 8.25 acres

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

Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing
1	17	744968/4341625	2	_____	_____	3	_____	_____	4	_____	_____

See continuation sheet.

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 Maral S. Kalbian, Architectural Historian; Margaret T. Peters, Research Historian
organization Maral S. Kalbian, LLC date March 14, 2008
street & number P.O. Box 468 telephone 540-955-1231
city or town Berryville state VA zip code 22611

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Additional Documentation
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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 See Attached Property Owners List
street & number _____ telephone _____
city or town _____ state _____ zip code _____

=====
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.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 36 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 National Register of Historic Places, National Park Service, 1849 C St., NW, Washington, DC 20240.

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7. SUMMARY DESCRIPTION:

The Winchester Historic District Boundary Increase covers an area of approximately 8 ¼ acres that is located directly adjacent to the northeastern boundary of the existing registered Winchester Historic District. This area contains fifteen contributing commercial-, industrial-, and rail-related buildings and outbuildings that are critical to the understanding of Winchester's role as a major regional mercantile center during the late 19th to mid-20th centuries. Two of the non-contributing resources are modern storage buildings for commercial use, and the third is a former feed mill that has been heavily altered causing a loss of architectural integrity. A former train freight depot within the boundary increase area adds to the story of the railroad's significance in the development of industry and commerce during this era.

The majority of buildings in the boundary increase area are located in the 300 and 400 blocks of North Cameron Street--a one-way, north-moving, two-lane major artery through Winchester. The CSX railroad tracks that parallel North Cameron Street, as well as parts of the east-west roads of East Fairfax Lane, and Baker and Clark streets, are also included. Generally all streets have concrete sidewalks and some of the ones on North Cameron have recently been enhanced with brick panels and tree plantings.

The architecture of the boundary increase area can be characterized as industrial and commercial in its nature. Generally, the late-19th-century structures are more ornate than their early-20th-century counterparts and are decorated with elements of popular architectural styles from the Late Victorian period, such as the Italianate. The area includes two stone buildings, one of which has been brick veneered, in addition to several buildings of concrete block, some of which have brick-veneered facades. A rare example of an early-20th-century, two-story, formed concrete building functioned as a planing mill. The two frame buildings within the boundary increase, a modern wood storage shed and a remodeled former mill, are both located off the east side of North Cameron Street and are both non-contributing. This part of Winchester still represents a significant manufacturing hub located along the railroad tracks and is an important element in understanding the growth and development of the city.

DETAILED DESCRIPTION:

Although the buildings within the boundary increase area vary somewhat in their appearance, the majority of them are one and two-story brick buildings, with one building having three stories. Most of the buildings have shed roofs concealed by front parapets, the earliest of which are decorated with Italianate-style bold wooden cornices. A stone warehouse dates to circa 1890. The earliest resource of concrete dates to circa 1912 and is a formed concrete planing mill. Most of the concrete block

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resources from the first half of the 20th century are veneered in brick. The use of masonry as a construction material for the buildings in the boundary increase area is a reflection of the financial investment and commitment to permanence desired by those who first developed it. Buildings are generally sited right off the sidewalk, with little or no setback, so as to be prominently visible.

Eight of the fifteen contributing buildings date to the third quarter of the 19th century and include industrial-, commercial-, warehouse-, and rail-related buildings. Two resources were constructed circa 1905, and one from circa 1930. The remaining four date to around 1950 and reflect the continued use of this part of the city for mercantile purposes.

The district is based on four major 19th-century industrial and commercial complexes: the Glaize & Brothers Lumber Yard [138-0042-1113]; the Baker Grocery Warehouse Complex [138-0096; 138-0042-1102, and 138-5043; 138-0042-1098]; the Snapp Foundry [138-0042-1105]; and the former W. Baker's Sons Flour Mill site [138-0042-1101] (now part of the Glaize & Brothers lumber supply complex). Interspersed among these are other mercantile buildings as well as a railroad freight depot.

Two of the earliest buildings are located at the southern end of the boundary increase area on either side of North Cameron Street at its intersection with Fairfax Lane. Constructed circa 1870, the Bond Building at 301 North Cameron Street [138-0090; 138-0042-1099] is a two-story, four-bay, Italianate-style commercial building. Although some modifications have been made to the first-floor openings, the second floor and cornice remain intact. The building rests on a low stone foundation and the painted brick walls are laid in 5-course American bond. The front elevation features brick corner quoins that run the full height of the building. The four second-story front bays are articulated by brick quoins that stop at the bracketed pent roof located between the first and second floors. The second-story front wood windows are round-arched with two-over-two, double-hung, sash. The shed-roofed building has a stepped-brick parapet along the sides and a dramatic wooden cornice and frieze that act as a front parapet. Its ornate design features a four-bay frieze with oval panels and scroll brackets that extend down onto the brick wall. Above it, the elaborate stepped-brick cornice is supported by smaller brackets located within the bays that coincide with the window and frieze bays. The first floor of the building now has four bays inset within an opening that used to contain a three-part storefront with a recessed center bay. The blank end bay was originally a round-arched door opening but has been enclosed. The two-story, five-bay, brick building to its north was constructed in 2006 and both buildings are now part of the Our Health Community Campus. To the rear is a two-story, concrete-block addition built in the late 1910s.

The earliest portion of the commercial building at 302-304 North Cameron Street [138-0091; 138-0042-1100] is the two-story, four-bay, brick section at the corner of North Cameron Street and East Fairfax Lane. Constructed around 1880 as a commercial building, it features brick walls laid in a

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variation 6- and 7-course American-bond pattern. The shed roof is concealed by a stepped-brick parapet, with two interior-end brick chimneys on the sides and a brick parapet with heavy wooden cornice on the front. The first floor has a modern storefront, while the second floor features four windows with nine-over-nine, sash wood windows topped by plain jack arches. The bracketed wooden cornice features a plain brick frieze with wooden brackets. The more diminutive, two-story, five-bay, brick wing to the north was constructed in the mid-1920s and is also of brick construction. Originally constructed as a grocery and produce market, the building, by the early 20th century, became part of the Glaize & Brothers lumberyard operation located behind it. Although the building is still owned by the Glaize family, the building supply company that operates the business and is known as Valley Lumber is owned by another entity.

A third commercial building, located at 329 North Cameron Street [138-0097; 138-0042-1103] is similar in design and was constructed circa 1880. The two-story, three-bay, Italianate-style, brick building rests on a stone foundation and has a low-pitched gable roof with interior-end brick chimneys. The façade is dominated by a heavily-bracketed wooden cornice with scroll brackets and a denticulated wooden frieze board. The original three-part storefront was removed in the mid-20th century, while the second story is fairly original with six-over-six, double-hung, sash wood windows topped by a stepped-wooden entablature. The wood windows on the side elevation have segmental brick arches and are also six-over-six-sash. Constructed as a grocery, this building has been in continuous commercial use since the late 19th century. It served as a grocery until the 1940s when it became a motor freight depot. Later the building was used as an office supply store.

The former Baltimore & Ohio Railroad Freight Depot was also constructed circa 1880 [138-0042-1111] and is located in the northeast section of the boundary expansion area, sandwiched between North Cameron Street to the west and the railroad tracks to the east. The extremely well-preserved, Italianate-style brick building features a gabled roof covered in slate shingles, a stone foundation with a water table, and corbelled exterior-brick walls that are laid in 7-course American bond. All the window openings, which feature stone sills and corbelled, segmental-arched, brick hoods, have been enclosed with plywood painted a dark color. The windows are believed to be intact beneath the plywood. The side gabled elevation that faces North Cameron Street is divided into three bays by brick pilasters that extend above the windows and are joined by horizontal brick corbelling. A wooden bracket on each pilaster extends up to the eaves and a molded brick belt course runs from the bottom of the window hoods out to the pilaster edge. The west side contains a central double-leaf freight door made of diagonal wood boards and is fronted by a modern set of metal and wood stairs. The north, three-bay, gable end features a central door with transom flanked by two window openings. The brick pilasters and corbelling are also found in this end but extend up into the pediment and define it. The east side of the building faces the railroad tracks and features two sets of double-leaf freight doors and a central window. The south end of the building is unadorned and features no pilasters or corbelled

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brickwork and contains only a freight door. The former freight depot is in excellent condition and is now used by a railroad club. It is the only surviving railroad building from this period that survives in the immediate vicinity. Early Sanborn maps show a number of other rail-related structures in addition to this building in the 400 block of North Cameron, but all have since been demolished.

The Baker Steam Mill Flour Complex and its adjacent Baker & Company Wholesale Grocery buildings once took up more than half of the east side of the 300 block of North Cameron Street. The site of the mill is now part of the Glaize & Brothers business and contains only a modern wood storage shed [138-0042-1101]. The two buildings at 326-330 North Cameron Street [138-0096; 138-0042-1102] are the original buildings that were part of the Baker wholesale grocery business and date to the 1870s and 1880s. The two-story brick building at the southwest intersection of North Cameron and Baker streets is actually two adjacent buildings that are united by a heavily bracketed wooden cornice. Both of these sections were constructed in the 1870s and feature shed roofs with side, stepped-brick parapets containing brick chimneys, although it appears that the five-bay section to the north was built first. The building is constructed of stone with a stretcher-bond brick veneer. The 24-light, fixed-sash, wood windows are all modern replacements although the double-leaf wooden entrance door appears historic. The two-story brick section to the south is also five bays in width and features similar 24-light fixed sash. The second-floor windows feature wide wooden lintels with bull's-eye corner blocks. The stone foundation beneath this building is clearly evident and the solid brick walls are laid in 5-course American bond. Both buildings are united by a heavily bracketed wooden cornice with a stepped-wooden frieze giving it its Late-Victorian character.

Located just to the east is a large two-story brick building constructed circa 1880 as a warehouse for the Baker & Co. wholesale grocers. The five-bay, shed-roofed, brick building rests on a stone foundation. Six-over-six, double-hung, sash wood windows with brick jack arches are found on both the first and second floors, with the first-floor windows covered by metal bars. The building has a double-leaf entrance door and a stepped-brick cornice. The west end of the building is partially covered in weatherboard siding and has large enclosed entrances. Several additions have been made to the south side of the building. The brick walls facing Baker Street are laid in 5-course American bond and have been painted with advertisements that have almost faded. They include: the name "Baker & Co. Wholesale Grocers," the written script of a "Coca-Cola" advertisement, and "Blocker West Virginia Mail Pouch Tobacco."

The stone warehouse at 145 Baker Street [138-5043; 138-0042-1098] was constructed around 1890 as a warehouse for the Baker & Company Wholesale Grocery business, which was located just to the west along Baker and North Cameron streets. Constructed right along the railroad tracks, the building, which rests on a stone foundation, has wooden freight doors on its railroad and Baker Street sides as well as metal bars over the six-over-six, double-hung, sash wood windows. The windows are topped

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by wooden lintels. The random rubble limestone walls extend all the way to the peak of the gable ends and feature large stone corner quoins. An interior brick chimney is located at the northwest corner of the building. The gable-end roof is clad in standing-seam metal. The building was recently rehabilitated and contains the offices for Habitat for Humanity of Winchester-Frederick County.

The former Snapp Foundry complex is located at 403-415 North Cameron Street [138-0042-1105] and is comprised of a series of attached buildings that were constructed from the early 1880s until the mid-20th century. The earliest section is the three-story brick portion that is in the middle of the block. The unpainted exterior brick walls are laid in 6-course American bond and have been parged on the side walls and partially covered by a two-story rear addition. The paired four-over-four windows are later replacements but appear to be in the original openings. The first floor has been altered by the insertion of a modern storefront with recessed entry. Historic photographs illustrate that the original storefront had plate-glass windows topped by a multi-light transom and two entrances. A third entrance that led to a staircase to the upper floors is still in its original location. During the late 19th and early 20th centuries, the actual foundry was not located in the three-story building, which at that time had retail establishments on the first floor and boarders in the upper floors. It was later incorporated into the foundry complex. The one-story, seven-bay, flat-roofed with parapet, brick section to the south was the main manufacturing portion of the Snapp Foundry and was constructed circa 1910 on the site of earlier buildings that were also part of the operation. The unpainted brick walls are laid in a combination 6- and 7-course American bond and feature a stepped parapet on the front with terra-cotta tile coping. Modifications to the front elevation are minimal and a majority of the original multi-light steel windows with central hopper windows are still intact. The south side elevation is rough brick as there was a building attached to this end when it was constructed that has since been demolished. Multiple 1 ½- and two-story additions have been constructed to the rear of this building, most of which were in place by the late 1940s. Some of the rear additions incorporate earlier sections of the complex.

This area continued to develop as an industrial and commercial area during the first half of the 20th century. The existing Glaize & Brothers lumberyard expanded from its original location and began to acquire adjoining properties. According to Sanborn maps, the extremely well-preserved, Late Victorian, two-story, four-bay, brick building along the north side of East Fairfax Lane [138-0042-1113] was constructed circa 1905 as an office for Glaize & Brothers. The side-passage-plan building has a gable roof with two interior-end brick chimneys. The unpainted brick walls are laid in 6-course American bond and rest on a stone foundation. Decorative features are limited to the segmental brick arches over the window and door openings. The first-floor windows have been enclosed with plywood, while the second-story, six-over-six, double-hung, sash wood windows are still intact. Just to its east is a 2 ½-story, formed concrete building constructed circa 1912 as a planing mill for the Glaize & Brothers lumberyard. The attic story, which was used for storage, is of concrete block construction. The gabled roof is covered in standing-seam metal and features an interior brick chimney and a large

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gabled dormer covered in corrugated metal. The gable-end front along East Fairfax Lane contains a door opening and three windows that have been covered with plyboard, although the concrete sills are still evident. The engine room is believed to be located in the southeast corner of this building, along this elevation. Most windows are 8-light, fixed steel ones, while the multiple doors are primarily rolling, metal-clad wooden doors on overhead tracks.

A portion of the building at 402 North Cameron Street [138-0042-1104] was constructed circa 1905 as a grain mill and has been used as a retail commercial operation since the mid-1940s, selling agricultural supplies such as feed and seeds. The building has been heavily altered causing a loss of architectural integrity and is, therefore, a non-contributing resource within the boundary increase area.

Most of the resources from the circa 1930 to 1951 period are located on the northern end of the boundary increase area. The oldest of these is located at 425 North Cameron Street [138-0042-1109]. Constructed circa 1930, the brick-veneered commercial building has a north side of formed concrete blocks with a garland-patterned frieze. Above it are five courses of regular concrete block, indicating it was raised to its current height at a later date. The two-story, three-bay, concrete block, vernacular commercial-style building has a stretcher-bond brick veneer on the front. The side elevation on the north features two-over-two, double-hung, sash wood windows surrounded by quoins. The building was at one time used to store apple-industry-related machinery and later became a commercial warehouse.

The two buildings to the south, 423 and 419 North Cameron Street [138-0042-1108 and 1106], were both constructed circa 1950 on the site of earlier buildings. With no set-back from the sidewalk, the two-story concrete block buildings are of the vernacular commercial style with brick veneers, storefront openings on the first floor, regular windows on the second, and flat roofs with low parapets.

The most visually interesting building from the mid-20th century in the boundary increase area is located at 427 North Cameron Street [138-0042-1110]. Constructed circa 1950, this very large, two-story building is characterized by its gently sloping, segmental-arched roof which is pierced by two large roof ventilators. The bow-string roof trusses allow for a clear span on the interior. The brick walls are laid in 7-course American bond and the building is constructed into a banked site. Windows are generally multi-light steel ones with central awning windows and concrete sills. The first-floor windows along the south side elevation are also steel but are much smaller to accommodate the sloping site. To the rear is a one-story, flat-roofed, concrete-block addition with a parapet and a brick chimney. According to city building permits, this highly unusual brick commercial building was constructed in 1950, although architecturally, it could date to the 1940s. Its distinctive sloping, segmental-arched roof is unique to the City of Winchester.

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The surviving buildings within the area encompassed by the boundary increase still represent the concentrated commercial and manufacturing hub that was so important to Winchester's role as a significant mercantile and industrial center of the region from the late 19th to the mid-20th centuries. The visual prominence of these buildings is enhanced by their relative isolation and distinction from the surrounding residential neighborhoods to the west, east, and north.

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WINCHESTER HISTORIC DISTRICT (BOUNDARY INCREASE 2008) INVENTORY

NOTES ON FORMAT, ORGANIZATION, AND JUSTIFICATION OF INVENTORY:

In the following inventory, which is listed numerically by street address, all resources, both primary and secondary, have been considered either contributing or non-contributing based upon the areas of significance as listed under Criteria A and C as: ARCHITECTURE, COMMERCE, and INDUSTRY and based upon the period of significance as circa 1870-1951. All non-contributing resources have, therefore, been so noted for being either constructed after 1951 or as having no integrity left to represent the period and areas of significance. The resources are keyed to the map in regular order.

Baker Street

145 Baker Street

138-5043

Other DHR ID#138-0042-1098

Property Type: Warehouse
Date of Construction: ca. 1890
Structural System: Stone
Stories: 1
Architectural Style: Other
CONTRIBUTING (1-building)

North Cameron Street

301 North Cameron Street

138-0090

Other DHR ID#138-0042-1099

Property Type: Commercial Building
Date of Construction: ca. 1870
Structural System: Brick
Stories: 2
Architectural Style: Italianate
CONTRIBUTING (1-building)

302-304 North Cameron Street

138-0091

Other DHR ID#138-0042-1100

Property Type: Commercial Building
Date of Construction: ca. 1880
Structural System: Brick
Stories: 2
Architectural Style: Italianate/Commercial Vernacular
CONTRIBUTING (1-building)

320 North Cameron Street

138-0042-1101

Property Type: Storage Building
Date of Construction: ca. 1985
Structural System: Frame
Stories: 1

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Architectural Style: Other
NON-CONTRIBUTING (1-building)

326-330 North Cameron Street **138-0096** *Other DHR ID#138-0042-1102*

Property Type (Primary Resource): Warehouse/Commercial Building

Date of Construction: ca. 1870

Structural System: Stone with brick veneer

Stories: 2

Architectural Style: Italianate

Property Type (Secondary Resource): Warehouse

Date of Construction: ca. 1880

Structural System: Brick

Stories: 2

Architectural Style: Commercial Vernacular

CONTRIBUTING (2-buildings)

329 North Cameron Street **138-0097** *Other DHR ID#138-0042-1103*

Property Type: Commercial Building

Date of Construction: ca. 1880

Structural System: Brick

Stories: 2

Architectural Style: Italianate

CONTRIBUTING (1-building)

402 North Cameron Street **138-0042-1104**

Property Type: Former Mill/Commercial Building

Date of Construction: ca. 1905 with later alterations

Structural System: Frame

Stories: 2

Architectural Style: Other

NON-CONTRIBUTING (1-building)

403-415 North Cameron Street **138-0042-1105**

Property Type: Industrial Building (Foundry)

Date of Construction: ca. 1880 w/ later additions

Structural System: Brick

Stories: 3

Architectural Style: Industrial/Commercial Vernacular

CONTRIBUTING (1-building)

419 North Cameron Street **138-0042-1106**

Property Type: Commercial Building

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Date of Construction: ca. 1950
Structural System: Concrete Block with Brick Veneer
Stories: 2
Architectural Style: Commercial Vernacular
CONTRIBUTING (1-building)

421 North Cameron Street 138-0042-1107

Property Type: Warehouse
Date of Construction: ca. 1960
Structural System: Concrete Block
Stories: 2
Architectural Style: Other
NON-CONTRIBUTING (1-building)

423 North Cameron Street 138-0042-1108

Property Type: Commercial Building
Date of Construction: ca. 1950
Structural System: Concrete Block with Brick Veneer
Stories: 2
Architectural Style: Commercial Vernacular
CONTRIBUTING (1-building)

425 North Cameron Street 138-0042-1109

Property Type: Commercial Storage/Warehouse
Date of Construction: ca. 1930
Structural System: Concrete block with Brick Veneer
Stories: 2
Architectural Style: Commercial Vernacular
CONTRIBUTING (1-building)

427 North Cameron Street 138-0042-1110

Property Type: Commercial Building
Date of Construction: ca. 1950
Structural System: Concrete block with Brick Veneer
Stories: 2
Architectural Style: Commercial Vernacular
CONTRIBUTING (1-building)

430 North Cameron Street 138-0042-1111

Property Type: Freight Station
Date of Construction: ca. 1880
Structural System: Brick

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Stories: 1
Architectural Style: Italianate
CONTRIBUTING (1-building)

Clark Street

12 Clark Street **138-0042-1112**
Property Type: Warehouse
Date of Construction: ca. 1951
Structural System: Concrete Block
Stories: 2
Architectural Style: Other
CONTRIBUTING (1-building)

East Fairfax Lane

110 East Fairfax Lane **138-0042-1113**
Property Type (Primary Resource): Planing Mill
Date of Construction: ca. 1912
Structural System: Formed Concrete
Stories: 2 ½
Architectural Style: Other

Property Type (Secondary Resource): Office for lumberyard
Date of Construction: ca. 1905
Structural System: Brick
Stories: 2
Architectural Style: Italianate
CONTRIBUTING (2-buildings)

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8. STATEMENT OF SIGNIFICANCE:

The City of Winchester is located at the northern end of the Shenandoah Valley of Virginia. The Winchester Historic District was designated locally significant and listed on the Virginia Landmarks Register and the National Register of Historic Places in 1979 and 1980, respectively. The areas of significance in the original nomination included both commerce and industry but very few structures associated with industry were addressed. Although there are a number of commercial structures in the original district, this extended area expands that theme. A boundary increase in 2002 captured an industrial resource southeast of this area.

Winchester was recognized in the last quarter of the 19th century as the commercial and industrial heart of the northern part of the Shenandoah Valley, and the structures that are extant in this extension of the original nomination well illustrate their significant presence in the community. Buildings in the expansion accommodated flour milling, lumberyards and manufacture of wood products, and a foundry, as well as retail operations such as grocery stores, dry goods dealers, liquor stores, agricultural implements, fertilizer and seed companies, and furniture stores. Several warehouses and storage buildings were constructed to accommodate industrial production. This type of construction continued well into the 20th century. As was the case in most 19th- and early-20th-century cities, the location of industrial buildings was largely dictated by proximity to the railroad line and accompanying railroad buildings. Only one of the railroad structures survives, the Baltimore & Ohio Railroad freight depot at 430 North Cameron Street [138-0042-1111], but its presence effectively highlights the critical role played by rail transportation in the commercial and industrial life of the city. The B&O passenger station, at the corner of Piccadilly and Kent streets, still stands in the primarily residential area that was included in the original nomination. Fifteen contributing buildings stand within the extension's boundary as a collection of structures that served as industrial and commercial enterprises for the city from 1870 to 1951, the period of significance. The resources within this expansion area are primarily of masonry construction and most were built circa 1870, 1880, 1890, and 1950. They represent the popularity of the Italianate style for late-nineteenth-century commercial and railroad-related structures and various early-twentieth-century commercial styles and utilitarian industrial buildings with features such as poured concrete walls and a hangar-like, segmental-arched roof. The Winchester Historic District is eligible at the state level under Criterion A for industry and commerce and under Criterion C for architecture.

HISTORICAL BACKGROUND:

In 1871 there was a clarion call from the Winchester Times to reinvigorate Winchester's economy and its vital manufacturing base that had suffered badly during the Civil War by encouraging more manufacturing enterprises. Writing in 1925, historian Oren Morton stated that at this time

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“manufacturing had not yet come into its own” in Winchester.¹ There were several commercial buildings in the expansion area along North Cameron Street² including the Bond Building, also known as C. I. Brumback & Sons at 301 North Market Street [138-0090; 138-0042-1099], that housed a grocery store in 1885, a wine and liquor store in 1904, and a lunch and pool room in 1908.³ Its use is described on the 1885 Sanborn Map as “Grocery and Produce.”⁴ In the early 1920s, it became a retail establishment that sold orchard supplies, responding to the growing apple industry in Winchester, long known as the “Apple Capital.”

Responding to the newspaper’s entreaty, Winchester’s mayor, in 1872, appointed a committee to look into the issue, and a resulting report called for encouraging more immigration to develop an effective labor pool and to “encourage manufacturing in our midst and consider and facilitate our railroad connections.”⁵ The Baltimore & Ohio Railroad had recently (1870) taken over operation of the Winchester and Strasburg Railroad and, although it is not likely that the B&O responded directly to this recommendation, it did lease the old Valley Railroad in 1873, thereby improving Winchester’s direct access south. By around 1880, the B&O had built a freight depot at 430 North Cameron Street [138-0042-1111] to serve the growing industrial and commercial activity of the city. By 1888, an interchange had been created between the B&O-operated service from the south and the B&O service, connecting Winchester with the Winchester and Potomac Railroad and the Cumberland Valley, providing rail connection to Ohio and the west.⁶ The resulting service effectively linked Winchester with excellent rail service east-west and north-south, a critical element in the success of its manufacturing businesses. A telling item is that in several of Winchester’s business directories of the late 19th century, locations of various mercantile operations were usually given as on Market Street (now Cameron Street) “near the B&O RR” or “near the B&O Depot” rather than providing a specific street address. The only surviving railroad building from this period is the circa 1880 B&O Freight Depot at 430 North Cameron Street [138-0042-1111]. Early Sanborn maps show a number of rail-related structures in addition to the freight depot in the 400 block of North Cameron that have since been demolished. Beyond the rail transportation services, Winchester stood at the apex of at least nine major macadamized roads, always an important benefit for a potential manufacturing center.⁷

Perhaps responding to what local officials saw as an important challenge to the community, William B. Baker, who already owned a wholesale grocery business in the area, built a large steam flouring mill called W. B. Baker Sons, adjacent to his grocery warehouse on North Market Street, not far from the B&O Railroad tracks. A measure of the importance of this enterprise is that in two of the primary marketing publications for Winchester in 1888 and 1890, the flouring mill was the only such facility illustrated.⁸ The Baker family had been prominent in Winchester business circles for over thirty years, having moved their wholesale grocery business to the Market Street location in 1837 to be near the newly-built Winchester and Potomac Railroad Company depot (no longer standing). Winchester deed books from the 1880s indicate that H. H. Baker and W. H. Baker built a brick warehouse on the west

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side of the railroad tracks, which is now 326-330 North Cameron Street, adjacent to the flour mill⁹ [138-0096 and 138-0042-1102]. According to Sanborn maps of 1885 and 1891, the W. B. Baker and Company parcel then contained a “fertilizer warehouse,” a building labeled “groceries,” and a “flouring mill.” The structures occupied more than half of the block between the B&O tracks and North Cameron Street, with essentially the same configuration from 1885 until 1921, when some additions were made to the rear of the building.¹⁰ The rear of the building was conveniently sited directly adjacent to the railroad tracks. One of the other buildings that survives from the Baker & Company complex is a one-story stone warehouse located at 145 Baker Street [138-5043; 138-0042-1098]. Constructed circa 1890 as a warehouse for Baker & Company, the building was conveniently sited along the railroad tracks in order to easily load merchandize from the trains. The wooden freight doors are still intact along the railroad side as well as the Baker Street side. The building is the only surviving stone warehouse in the City of Winchester and has continuously been used for that function. The surviving Baker buildings have now been taken over by Glaize and Brothers and now are part of that operation which still functions as a commercial lumberyard. The flour mill that was at the core of Baker & Company and was located at 320 North Cameron Street [138-0042-1101] no longer survives.

Illustrative of the extensive lumber milling and wood products production in the area is the Glaize Lumber Company [138-0091; 138-0042-1100] shown on the 1885 Sanborn Map as the Glaize Brothers Saw and Planing Mill. In Randall’s 1888 Business Directory for Winchester, Glaize and Brother Lumber’s location is given as “Market and Fairfax Lane.”¹¹ Winchester’s location with strategic access to the necessary raw materials made the city a particularly auspicious location for processing and marketing of wood products. The 1914 Winchester Star called the Glaize Company “one of the largest and most important enterprises of Winchester.” A special centennial edition of the Winchester Star in 1996 honored Glaize and Brothers as one of Winchester’s best businesses by featuring it and commending its ability to change with the times. In 1996, four generations of the Glaize family had been associated with the business.¹² In 1885 the Glaize lumber business occupied only that portion of the block fronting the railroad, with other businesses fronting directly onto Cameron Street, but by 1912 the entire block parcel contained buildings associated with the Glaize & Brothers operation, including a surviving office and a planing mill that stand at 110 East Fairfax Street [138-0042-1113]. An early photograph of these buildings shows that the masonry and brick structures that stand today have changed little over the last century.¹³ In the first decade of the century, another lumber company occupied some of the properties fronting on North Cameron that subsequently were acquired by Glaize. By 1927, it appears that Glaize & Brothers was operating a retail store for its lumber products, such as office and building supplies. The name continues to be associated with the parcel at 302-318 North Cameron Street, as well as 320 North Cameron Street [138-0042-1101] that contains a modern wood shed but is part of the same enterprise. This is the location of the former Baker Brothers Mill.

Another confirmation of the importance of manufacturing and commercial activity to the city appeared

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in several promotional publications in the late 1880s and 1890s. An 1888 publication stated, “The retail stores are of a better class than usually found in a town of this size, both in size and quality of stock carried.” Comments go on to describe a fertile community for manufacturing, including “labor cheap and abundant.” The treatise mentions W. B. Baker and Company’s steam elevator and flouring mill, and lesser manufacturing facilities including iron foundries, paper box manufacturers, novelty manufacturers, and furniture factories. All of these activities took place at one time or another in this area. The publication also cites the “good location” along the railroad and contends that those choosing to relocate their enterprises will meet with “great assistance,” such as specific inducements to locate along the railroad. High among the inducements was a one-half reduction in freight rates--a generous offer, indeed.¹⁴

The agricultural environment around Winchester is evident in several of the buildings included in the expansion. The W. B. Snider & Sons’ building at 329 North Cameron Street [138-0097; 138-0042-1103] was listed as a “Grain Warehouse” in 1885 before becoming a “general merchandising building” until circa 1921.¹⁵ It may have once housed the Robert W. Shultz Farm Supply and Market in the period between 1910 and 1920.¹⁶ It is now one of the buildings in the Our Health Community Campus.

The Snapp Foundry, located at 403-415 North Cameron [138-0042-1105], has been an important landmark on Winchester’s manufacturing landscape since at least 1885 according to the 1885 Sanborn Map.¹⁷ The manufacture of iron products for agricultural implements and vehicle parts was important from a very early period in Winchester’s history. By 1897 the Foundry expanded with the addition of a mechanical shop and, by the 1920s, the operation occupied nearly the entire block on North Cameron between Baker and Clark streets. Facilitating the manufacture of iron products, the 1921 Sanborn Map shows that Snapp also maintained a large coal storage building at the southeast corner of Clark and North Cameron streets. Coal would have been a necessary fuel in the manufacture of iron products and having its own supply adjacent to the foundry would have made for far greater efficiency and economy.¹⁸ The “Snapp Foundry” continues to appear on the Sanborn maps for Winchester as late as 1971. It is noteworthy that some of the primary enterprises--Glaize, Baker, and Snapp--also operated retail businesses such as dry goods, novelty, and grocery stores, as well as outlets for their own manufactured items, such as furniture, metal products, and farm goods. Notably the Glaize family operated a building supply and window and sash business from a building on their larger lumbering parcels at 110 Fairfax Street [138-0042-1113]. Different members of the families ran different businesses carrying the same name.

Although over the years renumbering of some of the addresses has caused confusion in the 400 block of North Cameron Street, it appears that in several instances residential units occupied either the same parcel or the same building as retail or manufacturing functions, particularly in the area near the

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junction of Clark and North Cameron streets. The large structure that presently stands at 427 North Cameron Street [138-0042-1110] is a 1950 commercial building, although its architecture suggests a date closer to 1940, that may have housed the R. E. Bullet furniture operation. In the 1940 Miller Directory, Bullet is recorded as having both his furniture business and his home at the same address, or at least on the same parcel in this area. Another combination residence-business formerly stood in the same vicinity and housed the residence of Mr. Loy and his grocery store. The three-story section of Snapp's Foundry [138-0042-1105] appears on the 1885 Sanborn Map as housing a "China & Crocky." [sic] retail outlet, as well as a grocery store on the first floor. The upper floors were reserved for boarding residents, a function it maintained until the 1930s. Another building in the expansion district that housed multiple functions is the Bond Building [138-0090 and 138-0042-1099] at 301 North Cameron Street. Later known as the C. I. Brumback and Son store, it was constructed in 1870 as a grocery store but functioned as a boardinghouse on the second floor. According to the Sanborn maps, by 1890 the first floor housed a saloon and, by 1908, it had morphed into a lunch and pool room. Clearly these functions catered to the laborers who worked in the area. By 1921, it had reverted to its earlier role as a retail operation selling agricultural tools and orchard supplies, a function it continued until well into the 1970s. The building at the southwest corner of the junction of North Cameron and Clark streets [138-0042-1109] was occupied by "Hershel Lumps Coal"--possibly a convenient source of heating fuel for nearby businesses. The 1947 Sanborn Map shows that it was used for lumber storage.¹⁹ The current brick building was constructed about 1950 as a furniture store. Another warehouse just west of this building at 12 Clark Street was constructed at the same time [138-0042-1112] continuing this role in the district. The documentation that some of the buildings in this district housed combined residential and business uses provides a rare glimpse of how this area functioned in the first half of the 20th century.

This rich collection of multi-functional, solid manufacturing, and commercial structures from 1870 to 1951 survives as a rich testament to the industrial and retail vitality of the City of Winchester. All of the contributing buildings within this expanded area are of masonry construction and utilize either the Late Victorian-period design elements and/or the Italianate style in their exterior decoration. The ones from the first half of the 20th century are much simpler in their detailing. The use of solid building materials for these utilitarian buildings demonstrates the investment that was made during the period of construction, with a commitment to permanence and longevity. Expanding the original Winchester district to include this area is justified under Criterion A for industry and commerce and under Criterion C for architecture.

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ENDNOTES

¹ Oren F. Morton. The Story of Winchester in Virginia, the Oldest Town in the Shenandoah Valley. [Strasburg, Va.: Shenandoah Publishing House, 1925], 253.

² For purposes of this nomination, *Cameron* will be used to identify the primary north-south street in the nomination. During much of the 19th-century, until 1926 when Winchester City Council officially changed the name to *Cameron*, the street was known as *Market Street*, so-named for the location of the original Market House that stood south of the expanded district where the present Rouss City Hall now stands. According to noted historian Garland R. Quarles in his book The Streets of Winchester, Virginia, the Origin and Significance of Their Names [Winchester: The Farmers and Merchants National Bank, 1961] 20, the street's original name was *Cameron*, named in honor of Thomas Lord Fairfax Sixth Baron of Cameron, as noted in the Fairfax Addition of 1759.

³ Randall's Business Directory of Staunton, Harrisonburg, Bridgewater, Mt. Jackson, Broadway, Dayton, Winchester, Strasburg, Woodstock, New Market, and Edinburg, Va. [Dayton, Va.: A. S. Kiefer & Son, printers, 1904].

⁴ Certified Sanborn Map Report. www.edrnet.com. (1885)

⁵ *Ibid.*, 254.

⁶ "Baltimore and Ohio Timeline." www.geocities.com/scott_w_dunlop/BORRTIME.htm.

⁷ Equity Improvement Company of Winchester (Va) Prospectus (1890), 25; National Register of Historic Places Inventory-Nomination Form, "Winchester Historic District," (1979), Section 8, p. 2.

⁸ Shenandoah Valley Land and Improvement Company. Winchester and the Shenandoah Valley of Virginia, [Winchester: News Publishing Company, 1888] 28; Equity Improvement Company of Winchester (Va), Prospectus, (1890) 25.

⁹ See Part One for 326-330 North Cameron Street, prepared in 2007 by Maral S. Kalbian.

¹⁰ Certified Sanborn Map Report <http://www.edrnet.com> (1885, 1891, 1897, 1903, 1908, 1912, 1921, 1927).

¹¹ Randall's Business Directory of Winchester, Berryville and Front Royal, Va., Charleston and Harper's Ferry, W. Va. [Martinsburg, W. Va.:J. C. Randall, 1892], 22.

¹² A Century of News, 1896-1996: 100 pages, July 4, 1996: the Winchester Star .[Verplanck, NY:Historical Briefs, Inc. 1996], F-5.

¹³ More Images of the Past: A Photographic Review of Winchester and Frederick County, Virginia. [Winchester: The Winchester-Frederick County Historical Society, 2005], 17.

¹⁴ Winchester and the Shenandoah Valley of Virginia, Illustrated/Shenandoah Valley Land and Improvement Company. [Winchester: News Publishing Company, 1888], 27. See also, Prospectus (1890).

¹⁵ Certified Sanborn Map Report, www.edrnet.com (1885, 1893, 1897, 1903, 1908, 1912, 1921).

¹⁶ More Images of the Past..., p. 36.

¹⁷ Certified Sanborn Map Report (1885) Sheet 2.

¹⁸ Certified Sanborn Map Report (1885, 1897, 1921).

¹⁹ Certified Sanborn Map Report (1947); Miller's Winchester, Va. Directory...; Certified Sanborn Map Report (1947).

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Kiefer & Son, printers, 1904].

Sanborn Map Company. Certified Sanborn Map Reports, 1885, 1891, 1897, 1903, 1908, 1912, 1921, 1927, 1947, and 1971. [<http://www.edrnet.com>].

Stover, John F. History of the Baltimore and Ohio Railroad. [West Lafayette, IN: Purdue University Press, 1987].

“Winchester Historic District.” National Register of Historic Place Inventory Nomination Form, [1979].

Winchester Deed Books, 1880-1900.

10. GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION:

The boundaries of the nominated Winchester Historic District Boundary Increase area are shown on the accompanying map entitled Winchester Historic District (Boundary Increase 2008), City of Winchester, Virginia, which was obtained from the Winchester City Planning Office and is based on their city base maps.

BOUNDARY JUSTIFICATION:

This area is directly adjacent to the north and east of the existing National Register Winchester Historic District boundaries. This area is included in the district because it has such a high concentration of historic industrial and commercial buildings—one of the largest within the city. The theme of Industry is addressed in the original 1979/1980 nomination although only a few resources are included to support that theme. The inclusion of these late-19th- and early-20th-century resources is integral to understanding the history of Winchester’s growth and development as was addressed in the original nomination. This document further develops the themes of industry and commerce, and also makes the connection of the importance of the railroad. The expanded area does not extend farther to the west, which is primarily residential; nor to the north that has some residential but primarily resources related to the apple packing industry, a separate area of significance not addressed in the original nomination. Extending the boundary of the Winchester Historic District, which currently ends at the south side of East and West Fairfax Lane to the south and the rear lots of properties fronting the east side of North Loudoun Street to the west, is justified.

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PHOTOGRAPHIC DOCUMENTATION:

Unless otherwise noted, all photographs are of:

Property: **Winchester Historic District (Boundary Increase 2008)**

VDHR File Number: **138-0042**

Location: **City of Winchester, Virginia**

Date of photograph: **February 2008**

Photographer: **Maral S. Kalbian**

Negatives filed at: **Virginia Department of Historic Resources in Richmond, Virginia.**

Photo 1 of 9

Streetscape showing B & O Freight Depot [138-0042-1111] and Commercial Building, 437 North Cameron Street [138-0042-1110].

Negative no. Negative no. 23885 [6]

Photo 2 of 9

View: Streetscape of Baker Street, looking west toward North Cameron Street.

Negative no. 23886 [11]

Photo 3 of 9

View: Streetscape of East Fairfax Lane, looking northwest.

Negative no. 23885 [18]

Photo 4 of 9

View: Glaize & Brothers Lumberyard [138-0042-1113].

Negative no. 23885 [22]

Photo 5 of 9

View: Northwest view of B & O Freight Depot [138-0042-1111].

Negative no. 23886 [16]

Photo 6 of 9

View: Northeast view of The Snapp Foundry [138-0042-1104].

Negative no. 23886 [21]

Photo 7 of 9

View: Northwest view of 326-330 North Cameron Street [138-0096; 138-0042-1102].

Negative no. 23886 [33]

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View: Northeast view of 329 North Cameron Street [138-0097; 138-0042-1103].

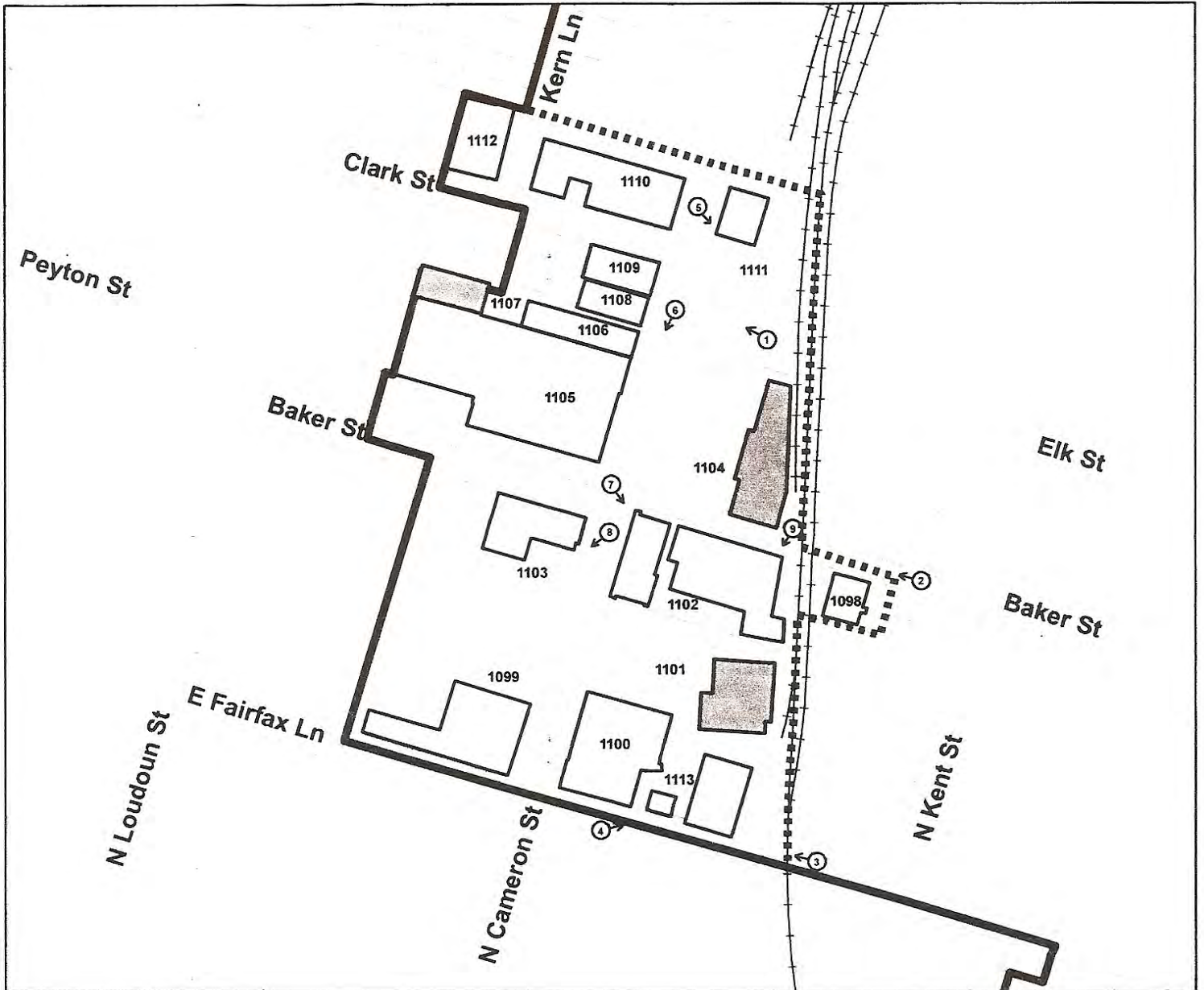
Negative no. 23886 [35]

Photo 9 of 9






View: Northeast view of brick warehouse at 326-330 North Cameron Street [138-0096; 138-0042-

Negative no. 23886 [11]

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DHR #138-0042



Numbers indicate properties in inventory.
 All numbers are preceded by the District# 138-0042.

-  contributing
-  non-contributing
-  boundary
-  existing historic district boundary
-  photo key



1 inch equals 170 feet
 March 2008