

United States Department of the Interior  
National Park Service

NRHP Listed: 9/26/2025

# 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: Main Street Banking Historic District (Additional Documentation and Boundary Decrease 2025)Other names/site number: DHR ID# 127-6031

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: 700 E Main St, 705-711 E Main St, 801 E Main St, 830-838 E Main StCity or town: Richmond State: VA County: Independent CityNot For Publication: N/A Vicinity: N/A

## 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

Signature of certifying official/Title:

Date

Virginia Department of Historic Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property     meets     does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government

Main Street Banking Historic District  
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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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 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>4</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>0</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

Number of resources previously listed in the National Register to be delisted through  
boundary decrease 1

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE/TRADE: business

COMMERCE/TRADE: financial institution

COMMERCE/TRADE: professional

GOVERNMENT: government office

**Current Functions**

(Enter categories from instructions.)

COMMERCE/TRADE: business

COMMERCE/TRADE: financial institution

COMMERCE/TRADE: restaurant

DOMESTIC: hotel

GOVERNMENT: post office

EDUCATION: college

HEALTH CARE: medical business/ office

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT: International Style

### Materials: (enter categories from instructions.)

Principal exterior materials of the property:

CONCRETE

STONE: Granite, Marble

METAL: Aluminum, Steel

GLASS

### 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.)

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### Summary Paragraph

The Main Street Banking Historic District (NRHP 05000527) is located in the heart of the City of Richmond, southwest of the Virginia State Capitol. This 2025 Additional Documentation and Boundary Decrease encompasses the majority of the 2013 Boundary Increase area, which is connected to the southwest of the original 2005 district boundary. The 2013 Boundary Increase to the Main Street Banking Historic District (NRHP 13000644) added approximately 2.5 acres of land across five parcels to the original district boundary; this increase included five primary resources. Due to the demolition of the previously contributing Virginia Employment Commission Building at 703 East Main Street (formerly DHR ID# 127-6031-0023), a reduction of the boundary to remove the approximately 0.47-acre parcel at the southwest corner of the district was made as part of this update. The 2025 Update and Boundary Decrease revises the 2013 expansion area to include four resources, all of which are contributing, and extends the period of significance to end in 1976. The commercial resources are composed of mid-twentieth century, International Style high-rise buildings designed by locally, nationally, and internationally renowned architects. The updated district area retains a high degree of the seven aspects of integrity.

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## Narrative Description

The majority of the Main Street Banking Historic District remains unchanged from the 2013 Nomination Update and Boundary Increase; however, the demolition of the Virginia Employment Commission Building at 703 E Main Street (DHR ID# 127-5641) resulted in a boundary reduction to remove the now-vacant parcel from the district boundary. The Update and Boundary Decrease 2025 is composed of four International Style high-rise commercial buildings constructed between 1962 to 1976 located along E Main Street between 7<sup>th</sup> and 9<sup>th</sup> Streets. The district is lined with concrete city sidewalks and street trees, and the resources are constructed to, or almost to, the lot lines of their parcels. The district retains its collection of International Style high-rise buildings that are documented in the 2013 Update and Boundary Increase Nomination.

Additionally, the twenty-one contributing resources within the original 2005 Main Street Historic District appear to remain intact with no noticeable demolition, retaining their integrity associated with the district's areas and period of significance. This portion of the district features representations of the Beaux Arts, Classical Revival, Renaissance Revival, Italianate, and Commercial styles, including several of the city's earliest skyscrapers. Like the 2013 Update and Boundary Increase Nomination area (and Update and Boundary Decrease 2025) the original 2005 boundary area retains its setting with public city sidewalks and street trees.

At the time of the 2013 Update and Boundary Increase listing, the Eighth and Main Building located at 705-711 E Main Street (DHR ID# 127-6031-0024) was the only non-contributing building within the increase area due to its construction date. Since that time, the district's significance into the 1970s has become apparent through additional research and evaluation of the building's design. The Eighth and Main Building continues the historic and architectural trends within the district and is a contributing resource to the district. Designed by Skidmore, Owings and Merrill (SOM), the 20-story International Style high-rise incorporates bronze aluminum framed windows in a regular, banded pattern and white granite veneer over reinforced concrete. The rectangular tower has clipped corners, and includes a granite planting bed at the northwest corner and a recessed main entrance on the north corner. For its windows, SOM utilized energy saving solar grey, dual thickness, reflective insulating glass that had not previously been used in Richmond.<sup>1</sup> The building was also noted as the first fully sprinklered facility in the city at the time of its construction, and was the second tallest building in number of floors, ranking only behind First and Merchants National Bank's F&M Center building.<sup>2</sup> The high-rise's design also includes four lower levels of parking and a dual bank elevator system dividing traffic between floors 1-11 and 12-20.<sup>3</sup>

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<sup>1</sup> "No Landslide, But Business Real Estate Making Gains," *Richmond Times Dispatch* (April 18, 1976).

<sup>2</sup> "No Landslide, But Business Real Estate Making Gains," *Richmond Times Dispatch* (April 18, 1976).

<sup>3</sup> "Notice: An Ordinance No. 73-187," *Richmond Times Dispatch* (August 4, 1973); "8<sup>th</sup>, Main Building Is Planned," *Richmond Times Dispatch* (June 12, 1973); "No Landslide, But Business Real Estate Making Gains," *Richmond Times Dispatch* (April 18, 1976).

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The other three extant buildings within the Update and Boundary Decrease 2025 area include the First Virginia Bank Building at 700 E Main Street (DHR ID# 127-6031-0022), the Ross Building at 801 E Main Street (DHR ID# 127-6031-0025), and the Fidelity Building at 830-838 E Main Street (DHR ID#127-6031-0027). These three buildings remain contributing to the district, and, like the Eighth and Main Building, all three high-rises were constructed in the International Style and retain the design, materials, and workmanship described in the Main Street Banking Historic District Nomination Update and Boundary Increase 2013.

The areas adjacent to the district were examined for potential opportunities to increase the boundary but areas to the north and west already are within the listed Fifth and Main Downtown Historic District (NRHP 06000750, 12000989) and the Grace Street Commercial Historic District (NRHP 98000739, 09000924). To the south, beyond the now-vacant lot at 703 E. Main Street, the architectural resources date to the late twentieth century and have a different historic and stylistic context, while the remainder of the Main Street Banking Historic District is to the east.

### Integrity

The Main Street Banking Historic District (Update and Boundary Decrease 2025) retains a high degree of the seven aspects of integrity. The overall **location**, **setting**, and **design** of the district have been retained, including the historic street pattern and zoning as a commercial district. The district retains integrity of **feeling** and **association** as a twentieth-century commercial high-rise concentration of with commerce, finance, and law associations. The buildings within the decrease area also retain their historic **materials**, **workmanship**, and **design**; with limited alterations made due to routine replacement of worn materials and changes in signage and other applied elements reflecting building tenants. Overall, the buildings retain their historic International Style character-defining materials and design, and represent this comparatively rare Modern Movement style for corporate architecture in a city more often known for its traditional, classically inspired styles.

### Decrease Area

As mentioned above, the demolition of the Virginia Employment Commission Building at 703 E Main Street (DHR ID# 127-5641) resulted in a boundary reduction to remove the now-vacant parcel from the district boundary. Since the lot had been completely excavated during the 1962 construction of the Virginia Employment Commission Building and again disturbed with its 2024 demolition, VDHR Archaeology and National Register staff agreed that there was likely little remaining archaeological potential to warrant the lot remaining in the district.

### Inventory

The inventory below is the result of a reconnaissance-level survey of all previously recorded properties within the Main Street Banking Historic District Nomination Update and Boundary

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Increase 2013 area in January 2025. Surveyors verified the conditions of all previously-documented resources within the district. The 2025 survey and extension of the period of significance resulted in the identification of four contributing buildings, with no non-contributing resources. The survey revealed that one of the five resources within the 2013 Update and Boundary Increase area had been demolished; this resource has been removed from the Main Street Banking Historic District (Update and Boundary Decrease 2025) area as a result of this nomination. The resource that was removed from the updated district boundary is included at the end of the historic district inventory.

Each entry in the attached inventory identifies the primary and secondary (where applicable) resource(s), the resource type (building, site, structure, or object), number of stories, architectural style, approximate construction date, and contributing or non-contributing status. Resources within the Main Street Banking Historic District (Update and Boundary Decrease 2025) are considered contributing if they were constructed during the district's extended period of significance (1941-1976), are associated with one or more of the district's areas of significance, and retain architectural integrity sufficient to convey their historic associations. Alterations to contributing resources were evaluated based on the overall impact of the character-defining features of the building. Resources are keyed to the revised Sketch Map by the last four digits of the resource's 11-digit historic district identification number (e.g., -0001, -0002, etc.).

### **Main Street Banking Historic District (Update and Boundary Decrease 2025) Inventory**

#### **Main Street**

**700 East Main Street**                      **127-6031-0022**                      *Other DHR Id#: 127-5639*  
*Primary Resource:* **Bank (Building), Stories 16, Style: International Style, 1964**  
**Contributing**      *Total: 1*

**705-711 East Main Street**                      **127-6031-0024**                      *Other DHR Id#: 127-5642*  
*Primary Resource:* **Office Building, Stories 20, Style: International Style, 1976**  
**Contributing**      *Total: 1*

**801 East Main Street**                      **127-6031-0025**                      *Other DHR Id#: 127-5647*  
*Primary Resource:* **Office Building, Stories 16, Style: International Style, 1965**  
**Contributing**      *Total: 1*

**830-838 East Main Street**                      **127-6031-0027**                      *Other DHR Id#: 127-5646*  
*Primary Resource:* **Bank (Building), Stories 23, Style: International Style, 1965**  
**Contributing**      *Total: 1*

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**Decrease Area - Demolished Resources Removed from the 2025 Update Boundary**

**703 East Main Street**      *127-6031-0023 (former)*      *Other DHR Id#: 127-5641*  
*Primary Resource:* **Office Building, Stories 3, Style: International Style, 1962**  
*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.)

ARCHITECTURE

COMMERCE

ECONOMICS

LAW

**Period of Significance**

1941-1976

**Significant Dates**

N/A

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Hall & Company

Skidmore, Owings & Merrill (SOM)

Koubek, Vladimil

Wright, Marcellus

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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 Main Street Banking Historic District (DHR ID# 127-6031; NRHP 05000527) was listed in the National Register of Historic Places and the Virginia Landmarks Register in 2005 for its history as the financial center for the City of Richmond and, for a time, the Commonwealth of Virginia. The original district, composed of twenty-one contributing primary resources, included a period of significance from 1850 to 1941 and was listed under Criterion A in the areas of Commerce and Economics, as well as Criterion C in the area of Architecture. A Nomination Update and Boundary Increase (NRHP 13000644) was completed in 2013 to increase the district boundary to include five additional resources (four contributing and one non-contributing), expand the period of significance to 1965, and add Law as an area of significance under Criterion A. The expanded period of significance reflected the completion of buildings whose construction was initiated as a result of the 1962 Buck-Holland Banking Bill, and are representative of some of Richmond's earliest International Style high-rise buildings as well as the "establishment of the International Style as the accepted architectural idiom for corporate Richmond."<sup>4</sup>

The Main Street Banking Historic District (Update and Boundary Decrease 2025) further extends the period of significance to 1976, when the Eighth and Main Building at 707 E Main Street (DHR ID#127-6031-0024) was completed. The 20-story International Style building was designed by the nationally-recognized architecture firm of Skidmore, Owings & Merrill (SOM), described in the existing nomination as "one of the most notable architects represented in the historic district." The building pioneered the use of energy saving solar grey dual thickness reflective insulating glass in Richmond and was also noted as the first fully sprinklered facility in the city. Although constructed eleven years later than the other high-rises within the 2013 Increase Area, the Eighth and Main Building continued trends that were initiated by the Buck-Holland Banking Bill as it was constructed to house businesses associated with commerce, economics, and law. By its completion, the building included tenants such as Virginia National Bank; Wheat, First Securities; Hunton & Williams Law Firm; and Galeski Optical. Similarly, the other high-rises within the district continued to house commercial tenants, including those focused on economics and law, who sought to locate themselves within the successful financial district. The district remains locally significant under Criterion A in the areas of Commerce, Economics, and Law, as well as under Criterion C in the area of Architecture. The Main Street Banking Historic District (Update and Boundary Decrease 2025) also reduces the district boundary to reflect the demolition of the Virginia Employment Commission Building at 703 E Main Street (DHR ID# 127-5641).

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<sup>4</sup> Mary Harding Sadler and Robert J. Taylor, Jr., Main Street Banking Historic District Nomination Update and Boundary Increase, 2013. National Register Nomination. Section 8, page 12.

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

Despite the eleven-year gap in construction within the district, the Main Street Banking Historic District continued to exemplify the results of the Buck-Holland Banking Bill through the mid-1970s. The new banking structures that developed and mergers that occurred as a result of the bill continued to require modern headquarters buildings located within the city's financial center, and associated financial businesses, law firms, and other commercial businesses continued to locate themselves within the successful financial district. The district remained architecturally cohesive during this period, with the International Style as the style of choice for Modern commercial architecture in the district.

**Criterion A: Economics, Commerce, and Law**

The Main Street Banking Historic District remains locally significant under **Criterion A** in the areas of **Economics, Commerce, and Law** as the financial center for Richmond and the presence of some of the region's most powerful banks, brokerage companies, and law firms.<sup>5</sup> As described in detail in the 2013 Update and Increase nomination, the Buck-Holland Banking Bill dramatically changed Virginia's banking industry. The 1962 bill allowed for the establishment of large, statewide institutional mergers and the creation of small bank branches to support community-based activities. As a result, financial institutions in the Commonwealth entered into large conglomerates that consolidated smaller financial institutions. Former smaller banks often became local branches of the larger institutions, which turned to Virginia's major cities to locate their headquarters. The network of shared financial resources also led to the increased capacity to make significant loans, allowing banks to fund large construction projects, including commercial towers. Local industry and businesses could now obtain "king-size loans" that they previously would have only been able to obtain from out-of-state banks or large financial centers. Such loans further perpetuated the ability for large headquarters to spring up in Virginia's cities and allowed local investment in the multi-story office buildings that were required for bank consolidation.<sup>6</sup>

The construction of the Eighth and Main Building (705-711 E Main Street, DHR ID# 127-6031-0024) continued the same trends of banking growth and consolidation seen throughout the district as a result of the Buck-Holland bill. By 1965, 700 E Main Street was constructed to house the Richmond National Bank, 801 E Main Street was constructed for the Central National

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<sup>5</sup> Mary Harding Sadler and Robert J. Taylor, Jr., Main Street Banking Historic District Nomination Update and Boundary Increase, 2013. National Register Nomination. Section 8, page 12.

<sup>6</sup> Mary Harding Sadler and Robert J. Taylor, Jr., Main Street Banking Historic District Nomination Update and Boundary Increase, 2013. National Register Nomination. Section 8; Ashlen Stump, Kayla Halberg, and Ethan Halberg, Downtown Norfolk Financial Historic District, 2023. National Register Nomination. Section 8, page 20; Marcus R. Pollard, Virginia National Bank Headquarters Historic District. National Register Nomination. 2016. Section 8, page 15.

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Bank, and 830-838 E Main Street was constructed for Fidelity Bank.<sup>7</sup> Similarly, and despite its slightly later construction, the Eighth and Main Building was constructed to house financial industry businesses such as the Virginia National Bank (VNB) after its merger with the Virginia Trust Company. In 1974, prior to the VNB-Virginia Trust Company merger, Virginia Trust's president Herbert W. Jackson III discussed Virginia Trust's plans to move into the new Eighth and Main Building, stating, "The needs of the bank in this new and more progressive era of banking require us to be located in Richmond's financial heart and in a building which will permit continued orderly expansion and modernization."<sup>8</sup> Like the other high-rises, the Eighth and Main Building was not built by VNB, but by developers – in this case Cabot, Cabot & Forbes Company out of Boston, Massachusetts, in a joint venture with Wheat Service and Equipment Co. of Richmond, a subsidiary of Wheat, First Securities, Inc. – and office space within the building was leased to VNB and other businesses.<sup>9</sup> Developers constructing these high-rises utilized the newly available "king-size loans" from the banks that eventually headquartered in the office towers to construct the new, modern buildings.<sup>10</sup>

Banks, however, were not the only financial businesses to locate in the new office towers; related financial-industry businesses such as brokerage firms, auditors, accountants, and insurance companies also leased office space within the high-rises. By 1976, the district included businesses such as First Fenwick Corporation, Forbes Association, Merrill Lynch, L. David Applefeld & Associates Insurance, and The Register insurance company, all at 700 E Main Street; Conrad Leslie (crop forecaster), Investment Corp. of Virginia, The Pasco Agency with The Equitable Life Assurance Society of the United States, and Davenport and Co. brokerage firm in 801 E Main Street; and Pain, Webber, Jackson & Curis Insurance, Johnson & Higgins of Virginia, Inc. Insurance, Metropolitan National Bank, and Fidelity Bankers Life Insurance Co. in 830-838 E Main Street.<sup>11</sup> In addition to Virginia National Bank, the Eighth and Main Building included tenants such as Wheat, First Securities (previously located in 801 E Main Street, and a joint venture developer for the Eighth and Main Building with Cabot, Cabot & Forbes) and Ernst and Ernst Auditors.<sup>12</sup>

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<sup>7</sup> Mary Harding Sadler and Robert J. Taylor, Jr., Main Street Banking Historic District Nomination Update and Boundary Increase, 2013. National Register Nomination. Section 8, page 17.

<sup>8</sup> "Virginia Trust Plans To Move to New Site," *Richmond Times Dispatch* (March 28, 1974).

<sup>9</sup> "Virginia Trust Plans To Move to New Site," *Richmond Times Dispatch* (March 28, 1974).

<sup>10</sup> Mary Harding Sadler and Robert J. Taylor, Jr., Main Street Banking Historic District Nomination Update and Boundary Increase, 2013. National Register Nomination. Section 8, page 17.

<sup>11</sup> "Here's How to Consolidate Your Bills," *Richmond Times Dispatch* (December 28, 1976); "ACCOUNTANT," *Richmond Times Dispatch* (December 24, 1976); "Careers," *Richmond Times Dispatch* (October 31, 1976); "We hope you enjoyed 'The Glorious Fourth' television special," *Richmond Times Dispatch* (July 12, 1976); "CONRAD LESLIE," *Richmond Times Dispatch* (October 17, 1976); "Business Briefs: Philip Morris Fills Positions at Center," *Richmond Times Dispatch* (November 14, 1976); "THE Pasco Agency Congratulates...", *Richmond Times Dispatch* (February 8, 1976); "City Stock Firms Discuss Merger," *Richmond Times Dispatch* (November 15, 1974); "Paine Webber Announces New DA's," *Richmond Times Dispatch* (May 18, 1976); "We are pleased to announce...", *Richmond Times Dispatch* (May 9, 1976); "PUBLIC AUCTION SALE," *Richmond Times Dispatch* (January 29, 1976); *Richmond Times Dispatch* (March 25, 1973).

<sup>12</sup> "Virginia Trust Plans To Move to New Site," *Richmond Times Dispatch* (March 28, 1974).

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Various other business types also continued to take advantage of available office space in these large, high-rise buildings, as well as the traffic generated by the surrounding successful banking, brokerage, insurance, and law firms headquartering within the district. Buildings, like the Eighth and Main Building, were designed to include street-level commercial space for retail businesses and restaurants to support the area's growth and economic vitality. To meet the demands of the businessmen and -women in the district, restaurants such as Bill's Barbecue (700 E Main Street) and Nick's Cafeteria (801 E Main Street), the 700 Barber Shop (700 E Main Street), and retailers such as Galeski Optical (705-711 E Main Street), Cowardin Jewelers (830-838 E Main Street until 1976 when it moved to 705-711 E Main Street), and the men's clothing store Nelson & Gwatkin (801 E Main Street) opened locations within the district.<sup>13</sup> Two social clubs, the Downtown Club of Richmond, Inc. and the Bull and Bear Club, located within 801 E Main Street and 830-838 E Main Street, respectively, opened to provide luncheon and dinner services to members.<sup>14</sup> Technology companies, often advertising their products and services to the surrounding banking, brokerage, insurance, and law firms in the surrounding area, also opened offices within the district, including Systems Engineering Computer Co. in 700 E Main Street, and Automatic Data Processing (ADP) in 801 E Main Street.<sup>15</sup> Other businesses that opened offices within the district included personnel companies such as The Teachers Register and Davis Agency, Jones & Strange-Boston (architects), realtors such as Somma and Company, Inc. and Harrison and Bates, Inc., Covington Travel Service, and Siddall, Matus & Coughter, Inc. (advertising), amongst others.<sup>16</sup>

Through their relationships with banking and other financial industries, law firms in Richmond also continued to grow and locate themselves within the banking district along East Main Street. The two nationally prominent law firms of Hunton & Williams and McGuire, Woods & Battle had located within the district by the mid-1960s and remained in the district through the 1970s. While located within the district, these firms, as described in the 2013 Update and Increase nomination, continued to grow in size, success, and revenue, ranking among the top 100 largest law firms in the nation by the late 1970s and 1980s, eventually becoming the "largest and second largest law firms respectively in the southeast" by the late 1980s.<sup>17</sup> Although Hunton & Williams initially located their offices within the district in 700 E Main Street (DHR ID# 127-

<sup>13</sup> "COUNTER WAITRESSES," *Richmond Times Dispatch* (September 2, 1976); "CAFETERIA WORKER," *Richmond Times Dispatch* (November 29, 1976); "SHOE SHINE GIRL," *Richmond Times Dispatch* (August 27, 1976); "JEWELRY SALESLADY," *Richmond Times Dispatch* (September 19, 1976); "Nelson & Gwatkin," *Richmond Times Dispatch* (May 21, 1975).

<sup>14</sup> "DOWNTOWN CLUB," *Richmond Times Dispatch* (August 8, 1976); "BULL AND BEAR Club," *Richmond Times Dispatch* (August 8, 1976)

<sup>15</sup> "How can solving so many touch business problems be so easy?" *Richmond Times Dispatch* (November 28, 1976); "10 to 10,000 Employees ADP Does Payroll," *Richmond Times Dispatch* (October 31, 1975).

<sup>16</sup> "TEACHERS – IMMEDIATE," *Richmond Times Dispatch* (December 19, 1976); "SEAMSTRESS," *Richmond Times Dispatch* (September 28, 1976); "INVITATION TO BID," *Richmond Times Dispatch* (October 3, 1976); "Go to Town with your Business," *Richmond Times Dispatch* (August 5, 1976); "NOW LEASING," *Richmond Times Dispatch* (August 10, 1975); "Covington Travel Service," *Richmond Times Dispatch* (June 20, 1976); "Business Briefs: Ad Firm Opens; Officers Named," *Richmond Times Dispatch* (January 8, 1976).

<sup>17</sup> Mary Harding Sadler and Robert J. Taylor, Jr., Main Street Banking Historic District Nomination Update and Boundary Increase, 2013. National Register Nomination. Section 8, page 20.

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6031-0022), they relocated their offices in August 1976, becoming the first tenants in the Eighth and Main Building (DHR ID# 127-6031-0024) and extending the district's law presence into five floors of the new building.<sup>18</sup> McGuire, Woods & Battle, along with other law firms such as Woodward & Lacy; Maloney, Yeatts and Balfour; and Moncure & Cabell continued to have offices in The Ross Building at 801 E Main Street (DHR ID# 127-6031-0025) through the mid-1970s.<sup>19</sup>

### Criterion C: Architecture

As described in the 2013 Update and Increase Nomination, this area of the district continues to be an excellent example of the early use of the International Style in Richmond as "one of the best groupings of the style as applied to high-rise architecture in the city," and represents the "establishment of the International Style as the accepted architectural idiom for corporate Richmond."<sup>20</sup> Additionally, three of the four extant buildings were designed by locally- or nationally-recognized architects.

Originally included within the 2013 expansion area, the 1962 Virginia Employment Commission Building at 703 E Main Street (DHR ID#127-5641), which was the first International Style building constructed within the expansion area, was demolished in 2024. As a result of the now-vacant lot's location on the edge of the district's boundary, the empty parcel has been removed from the boundary. The demolished resource was designed by the Richmond-based architecture firm of Carneal & Johnston and, although only three stories in height, was noted as "setting the tone" for the later construction within the expansion area.<sup>21</sup>

Classified as a non-contributing resource in the 2013 Update and Increase Nomination due to its 1976 date of construction, the Eighth and Main Building located at 705-711 E Main Street (DHR ID# 127-6031-0024) continued the International Style architectural trend of the district and is the only identified International Style high-rise designed by Skidmore, Owings & Merrill (SOM) in the City of Richmond; it is also one of only four known SOM-designed buildings of any style or type within the City, and ten within the Commonwealth of Virginia.<sup>22</sup> SOM is best known for the design of high-end commercial buildings, and they are "credited with leading the way to the widespread use of the "glass-box" variant of the International-style."<sup>23</sup> The firm designed

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<sup>18</sup> "No Landslide, But Business Real Estate Making Gains," *Richmond Times Dispatch* (April 18, 1976); "Moving In," *Richmond Times Dispatch* (August 8, 1976).

<sup>19</sup> "Showcase Against Distribution," *Richmond Times Dispatch* (September 27, 1976); "Advertisement of Trustee's Sale of Property Briefly Described as 1405 Calander Court Chesterfield County, Virginia," *Richmond Times Dispatch* (September 24, 1976); "Public Notice," *Richmond Times Dispatch* (August 13, 1976).

<sup>20</sup> Mary Harding Sadler and Robert J. Taylor, Jr., Main Street Banking Historic District Nomination Update and Boundary Increase, 2013. National Register Nomination. Section 8, page 12, 20.

<sup>21</sup> Main Street Banking Historic District Nomination Update and Increase, 2013. Section 8, page 21.

<sup>22</sup> Society of Architectural Historians, *Buildings of Virginia: Tidewater and Piedmont*, ed. Richard Guy Wilson (New York: Oxford University Press, Inc., 2002).

<sup>23</sup> Main Street Banking Historic District Nomination Update and Increase, 2013. Section 8, page 22.

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nationally-recognized buildings such as the John Hancock Center and the Sears Tower in Chicago.

The 20-story International Style Eighth and Main Building was developed by Cabot, Cabot & Forbes Company out of Boston, Massachusetts, in a joint venture with Wheat Service and Equipment Co. of Richmond, a subsidiary of Wheat, First Securities, Inc., and mechanical work was completed by I.A. Naman & Associates out of Houston, Texas.<sup>24</sup> The Eighth and Main Building utilizes white granite veneer over reinforced concrete, bronze aluminum framed windows and storefronts, and energy saving solar grey dual thickness reflective insulating glass that had not previously been used in Richmond.<sup>25</sup> At the time of its construction it was also noted as the first fully sprinklered facility in the city and the second tallest building in number of floors, ranking behind First and Merchants National Bank's F&M Center building (1111 E Main Street, DHR ID# 127-5152).<sup>26</sup> The building also included four lower levels of parking that could accommodate 200 cars, and featured a dual bank elevator system dividing traffic between floors 1-11 and 12-20.<sup>27</sup> The Eighth and Main Building presents a cohesive design with the district, incorporating the characteristic building materials that are utilized in the other International Style high-rises, including concrete, metal, and glass with polished granite wall cladding at the pedestrian level, as well as typical design features such as curtain walls, flat roofs, and simple geometric patterning with minimal ornamentation.<sup>28</sup> It also continues the same organization of massing and exterior treatment seen within the expansion area and original historic district, with a clearly articulated base and identical upper stories with a vertical emphasis. Although it does not include a visually identifiable penthouse as its cap, this is similar to the design of The Ross Building at 801 E Main Street (DHR ID# 127-6031-0025), which also does not include this feature.

The Eighth and Main Building is not the only SOM-designed building within Richmond city-limits; however, it is the firm's only International Style high-rise in the city. Constructed slightly before the Eighth and Main Building, the SOM-designed Philip Morris Manufacturing Center building in South Richmond is described as a "sprawling, 1.6 million-square-foot manufacturing center" that "might be called late International Style."<sup>29</sup> Although the building utilizes concrete, brick, and glass and includes a repetitive horizontal fenestration pattern, the low, expansive building's design differs significantly from the Eighth and Main building in its distinct emphasis on horizontal massing that is only disrupted by a series of large, vertical blocks on top of the building at regular intervals.

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<sup>24</sup> "Virginia Trust Plans To Move to New Site," *Richmond Times Dispatch* (March 28, 1974).

<sup>25</sup> "No Landslide, But Business Real Estate Making Gains," *Richmond Times Dispatch* (April 18, 1976).

<sup>26</sup> "No Landslide, But Business Real Estate Making Gains," *Richmond Times Dispatch* (April 18, 1976).

<sup>27</sup> "Notice: An Ordinance No. 73-187," *Richmond Times Dispatch* (August 4, 1973); "8<sup>th</sup>, Main Building Is Planned," *Richmond Times Dispatch* (June 12, 1973); "No Landslide, But Business Real Estate Making Gains," *Richmond Times Dispatch* (April 18, 1976).

<sup>28</sup> Main Street Banking Historic District Nomination Update and Increase, 2013. Section 8, page 21.

<sup>29</sup> *Buildings of Virginia*, 286.



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Located outside of the district, the modernist Elder Building located at 600 E Broad Street was constructed in 1982 and is the only other SOM-designed high-rise documented within the City of Richmond. It is characterized by a 13-story, almost-triangular tower connected to a 4-story wing that gives the entire building a rectangular footprint. The Elder Building's exterior has vertical and horizontal bands of red brick framing windows of alternating sizes in a consistent fenestration pattern. Along with general similarities between the Elder Building and the Eighth and Main Building, such as both including high-rise towers with shorter wings and repetitive fenestration patterns and bands of horizontal and vertical masonry materials, the two buildings are visually impressive in their design and materials.

The final SOM-designed building within Richmond city-limits is the Library of Virginia, constructed in 1997. This rectangular, 3-story building with battered granite on the first floor, smooth granite panels on the upper floors, and large windows on each elevation is distinct in its design, massing, and materials from the Eighth and Main Building. Although not within Richmond city-limits, the SOM-designed Reynolds Metals Company International Headquarters (NRHP Listed 2000; DHR ID# 043-0242) is the only other NRHP listed SOM building in the vicinity, and while designed by the same firm, this four-story building places emphasis on its character-defining aluminum and glass curtain walls that make it decided unlike the design and materials of the Eighth and Main Building.

The other three remaining buildings within the 2013 expansion area – The Fidelity Building at 830-838 E Main Street (DHR ID# 127-6031-0027), The Ross Building at 801 E Main Street (DHR ID# 127-6031-0025), and The First Virginia Bank Building at 700 E Main Street (DHR ID#127-6031-0022) – continue to retain their International Style character-defining features as discussed in the Main Street Historic District 2013 Nomination Update and Boundary Increase.

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## 9. Major Bibliographical References

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

Newspapers

*The Richmond-Times Dispatch*

Other Primary Resources

Skidmore, Owings & Merrill. "Eighth & Main Building, Richmond, Virginia." Architectural Drawings. 1974-1976.

Secondary Resources

Downtown Norfolk Financial Historic District. National Register Nomination. 2023.

Main Street Banking Historic District. National Register Nomination. 2005.

Main Street Banking Historic District Nomination Update and Boundary Increase, 2013.  
National Register Nomination. 2013.

Virginia National Bank Headquarters Historic District. National Register Nomination. 2016.

Wilson, Richard Guy, ed. *Buildings of Virginia: Tidewater and Piedmont*. Society of Architectural Historians. New York: Oxford University Press, Inc. 2002.

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**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☒ previously listed in the National Register (05000527, 13000644)

☐ 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

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Name of Property

City of Richmond, VA  
County and State

**Historic Resources Survey Number (if assigned):** DHR #127-6031

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## 10. Geographical Data

**Acreage of Property** approx. 1.89 acres

**Acreage of Decrease Area** approx. 0.47 acres

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

(enter coordinates to 6 decimal places)

Main Street Banking Historic District Update & Boundary Decrease 2025 Coordinates:

1. Latitude: 37.539619 Longitude: -77.437606
2. Latitude: 37.539411 Longitude: -77.437258
3. Latitude: 37.539081 Longitude: -77.437586
4. Latitude: 37.539281 Longitude: -77.437939
5. Latitude: 37.538997 Longitude: -77.437633
6. Latitude: 37.538086 Longitude: -77.436778
7. Latitude: 37.538086 Longitude: -77.437167
8. Latitude: 37.538397 Longitude: -77.437661
9. Latitude: 37.538214 Longitude: -77.437842
10. Latitude: 37.538328 Longitude: -77.438031
11. Latitude: 37.538472 Longitude: -77.437878
12. Latitude: 37.538578 Longitude: -77.438039
13. Latitude: 37.538897 Longitude: -77.436308
14. Latitude: 37.538700 Longitude: -77.435969
15. Latitude: 37.538308 Longitude: -77.436319
16. Latitude: 37.538444 Longitude: -77.436547
17. Latitude: 37.538742 Longitude: -77.436281
18. Latitude: 37.538808 Longitude: -77.436383

Decrease Area Coordinates:

19. Latitude: 37.539281 Longitude: -77.437939
20. Latitude: 37.539081 Longitude: -77.437586
21. Latitude: 37.538578 Longitude: -77.438039
22. Latitude: 37.538819 Longitude: -77.438419

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

The true and correct boundary of the Main Street Historic District (Update and Boundary Decrease 2025) is shown on the attached map entitled “Main Street Banking Historic District (Update and Boundary Decrease 2025) Sketch Map” with a scale of 1” = 200’.

**Boundary Decrease Area**

The true and correct boundary of the area being removed from the district boundary is shown on the attached map entitled “Main Street Banking Historic District (Update and Boundary Decrease 2025) Sketch Map.”

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries of the Main Street Banking Historic District (Update and Boundary Decrease 2025) encompass the extent of the Main Street Banking Historic District Nomination Update and Boundary Increase 2013 that retain integrity associated with the district’s areas and period of significance. The 703 E Main Street parcel has been removed from the boundary following demolition of the 1962 Virginia Employment Commission Building. Due to complete excavation of the lot during construction and further disturbance with its 2024 demolition, VDHR Archaeology and National Register staff agreed that the lot has little remaining archaeological potential to warrant its retention in the district. The areas adjacent to the district were examined for potential opportunities to increase the boundary but areas to the north and west already are within the listed Fifth and Main Downtown Historic District (NRHP 06000750, 12000989) and Grace Street Commercial Historic District (NRHP 98000739, 09000924). To the south, beyond the now-vacant lot at 703 E. Main Street, the architectural resources date to the late twentieth century and have a different historic and stylistic context, while the remainder of the Main Street Banking Historic District is to the east. As amended, the boundary for the Main Street Banking Historic District encompasses all known historic resources and the historic setting.

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**11. Form Prepared By**

name/title: Ashlen Stump, Lena McDonald, Marcus Pollard, Celina Adams  
organization: Commonwealth Preservation Group  
street & number: 536 W 35<sup>th</sup> Street  
city or town: Norfolk state: VA zip code: 23508  
e-mail: admin@commonwealthpreservationgroup.com  
telephone: 757-923-1900  
date: March 24, 2025

Main Street Banking Historic District  
(Additional Documentation and Boundary Decrease 2025)  
Name of Property

City of Richmond, VA  
County and State

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### 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. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Main Street Banking Historic District (Update and Boundary Decrease 2025)

City or Vicinity: Richmond (Independent City)

County: N/A

State: VA

Photographer: Celina Adams (CA), Lena McDonald (LM)

Date Photographed: January 8, 2025; March 20, 2025

Description of Photograph(s) and number, include description of view indicating direction of camera:

Main Street Banking Historic District  
(Additional Documentation and Boundary Decrease 2025)  
Name of Property

City of Richmond, VA  
County and State

Photo Number of 9	Description	Camera Direction	Date	Photographer
1	Fidelity Building (830-838 E Main St; 127-6031-0027) oblique	NW	01/2025	CA
2	The Ross Building (801 E Main St; 127-6031-0025) elevation	W	01/2025	CA
3	E Main Street at its intersection with 8 <sup>th</sup> Street facing toward 7 <sup>th</sup> Street	W	03/2025	LM
4	8 <sup>th</sup> Street facing its intersection with E Main Street	NE	03/2025	LM
5	The Eighth & Main Building (705-711 E Main Street; 127-6031-0024) elevation	S	01/2025	CA
6	E Main Street facing its intersection with 8 <sup>th</sup> Street	SE	03/2025	LM
7	First Virginia Bank Building (700 E Main Street; 127-6031-0022) oblique	NE	01/2025	CA
8	E Main Street at its intersection with 7 <sup>th</sup> Street facing toward 8 <sup>th</sup> Street	SE	03/2025	LM
9	7 <sup>th</sup> Street from its intersection with E Main Street facing toward E Franklin Street	NE	03/2025	LM

**Paperwork Reduction Act Statement:** This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours  
Tier 2 – 120 hours  
Tier 3 – 230 hours  
Tier 4 – 280 hours




The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.



Main Street Banking Historic District  
(Update & Boundary Decrease 2025)

Location & Boundary Decrease Map

City of Richmond, Virginia  
DHR ID# 127-6031

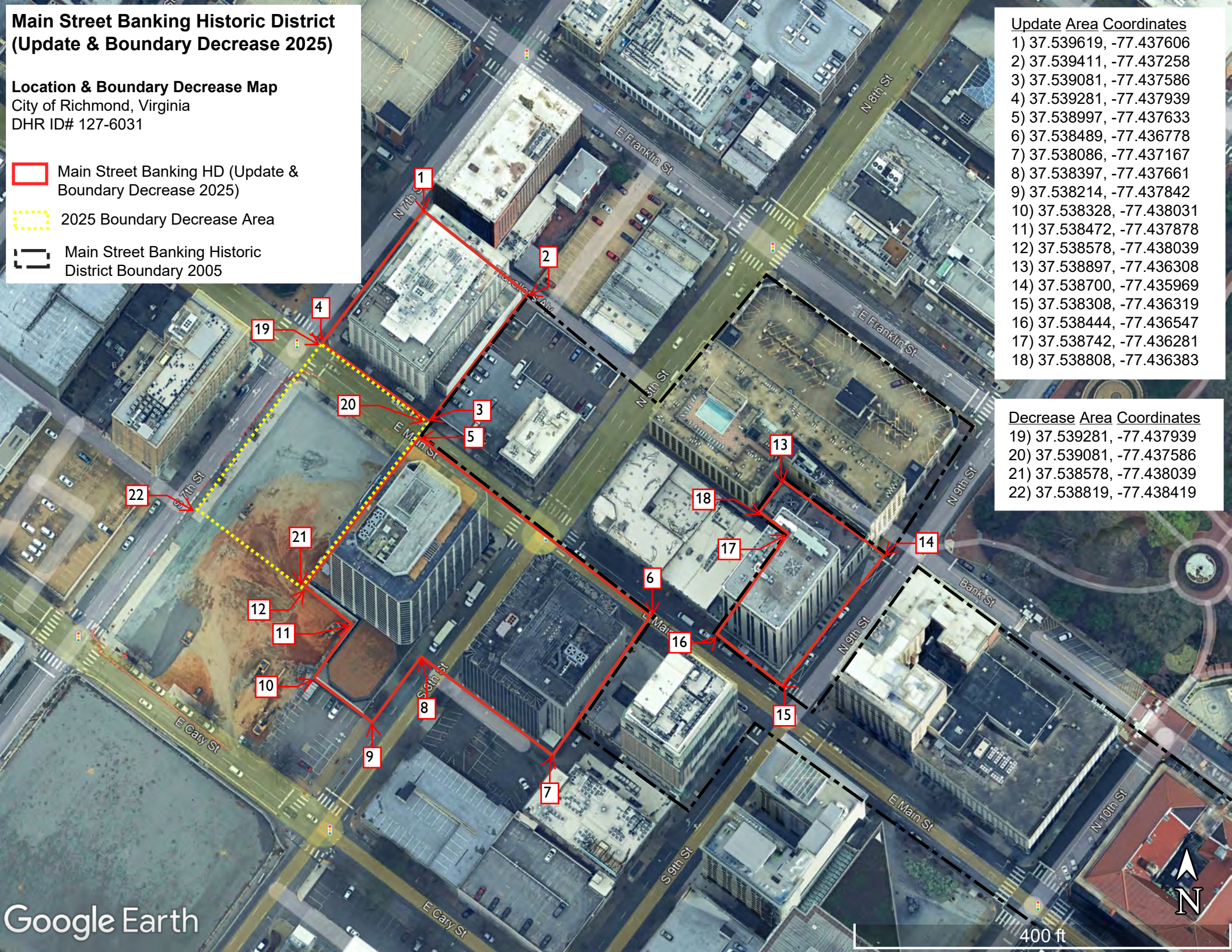
-  Main Street Banking HD (Update & Boundary Decrease 2025)
-  2025 Boundary Decrease Area
-  Main Street Banking Historic District Boundary 2005

Update Area Coordinates

- 1) 37.539619, -77.437606
- 2) 37.539411, -77.437258
- 3) 37.539081, -77.437586
- 4) 37.539281, -77.437939
- 5) 37.538997, -77.437633
- 6) 37.538489, -77.436778
- 7) 37.538086, -77.437167
- 8) 37.538397, -77.437661
- 9) 37.538214, -77.437842
- 10) 37.538328, -77.438031
- 11) 37.538472, -77.437878
- 12) 37.538578, -77.438039
- 13) 37.538897, -77.436308
- 14) 37.538700, -77.435969
- 15) 37.538308, -77.436319
- 16) 37.538444, -77.436547
- 17) 37.538742, -77.436281
- 18) 37.538808, -77.436383

Decrease Area Coordinates





- 19) 37.539281, -77.437939
- 20) 37.539081, -77.437586
- 21) 37.538578, -77.438039
- 22) 37.538819, -77.438419

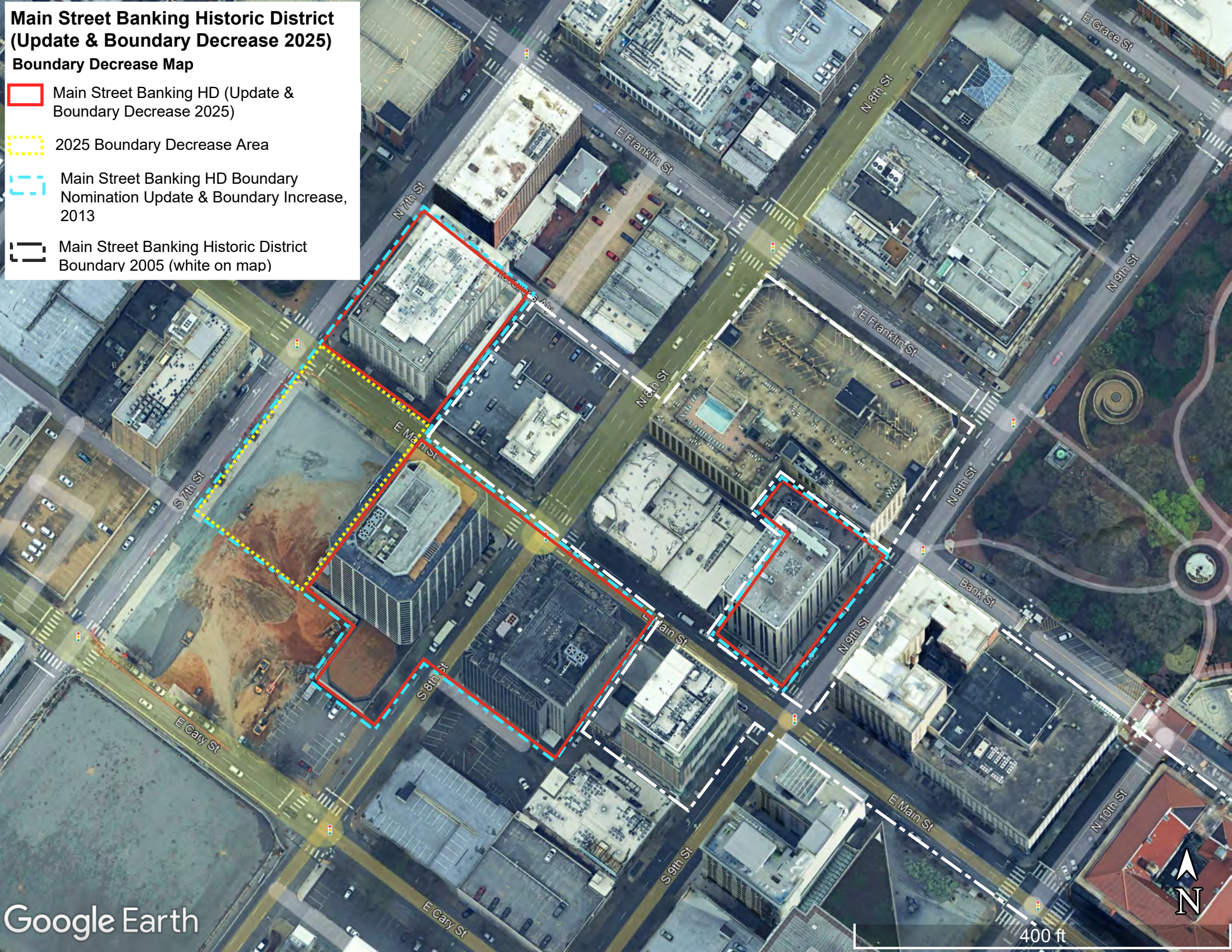




# Main Street Banking Historic District (Update & Boundary Decrease 2025)

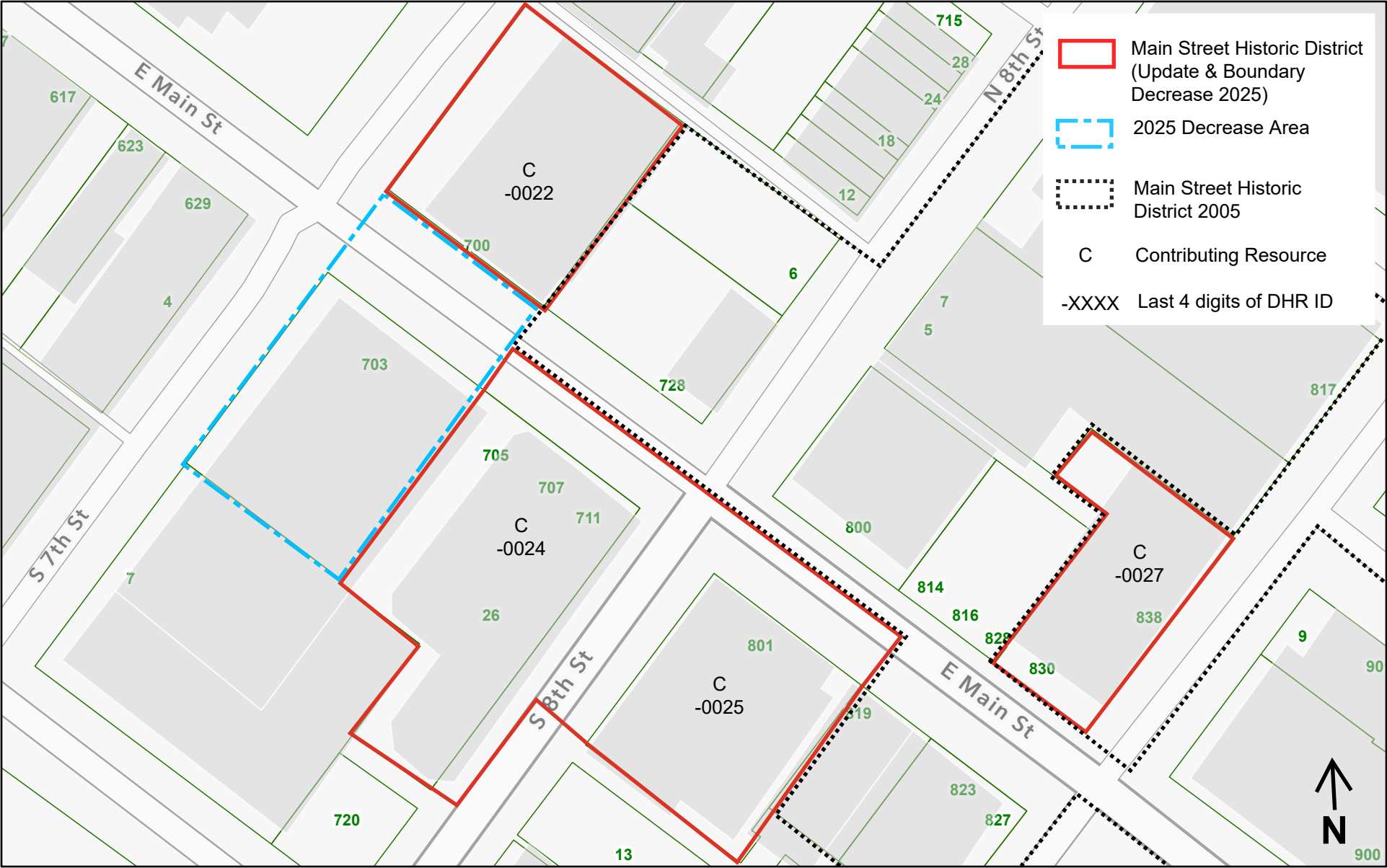
## Boundary Decrease Map

-  Main Street Banking HD (Update & Boundary Decrease 2025)
-  2025 Boundary Decrease Area
-  Main Street Banking HD Boundary Nomination Update & Boundary Increase, 2013
-  Main Street Banking Historic District Boundary 2005 (white on map)







# Main Street Banking Historic District (Update and Boundary Decrease 2025) Sketch Map

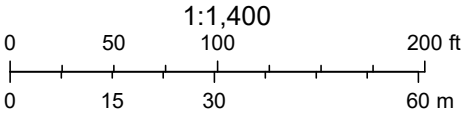


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-  CityBoundary
-  Parcels

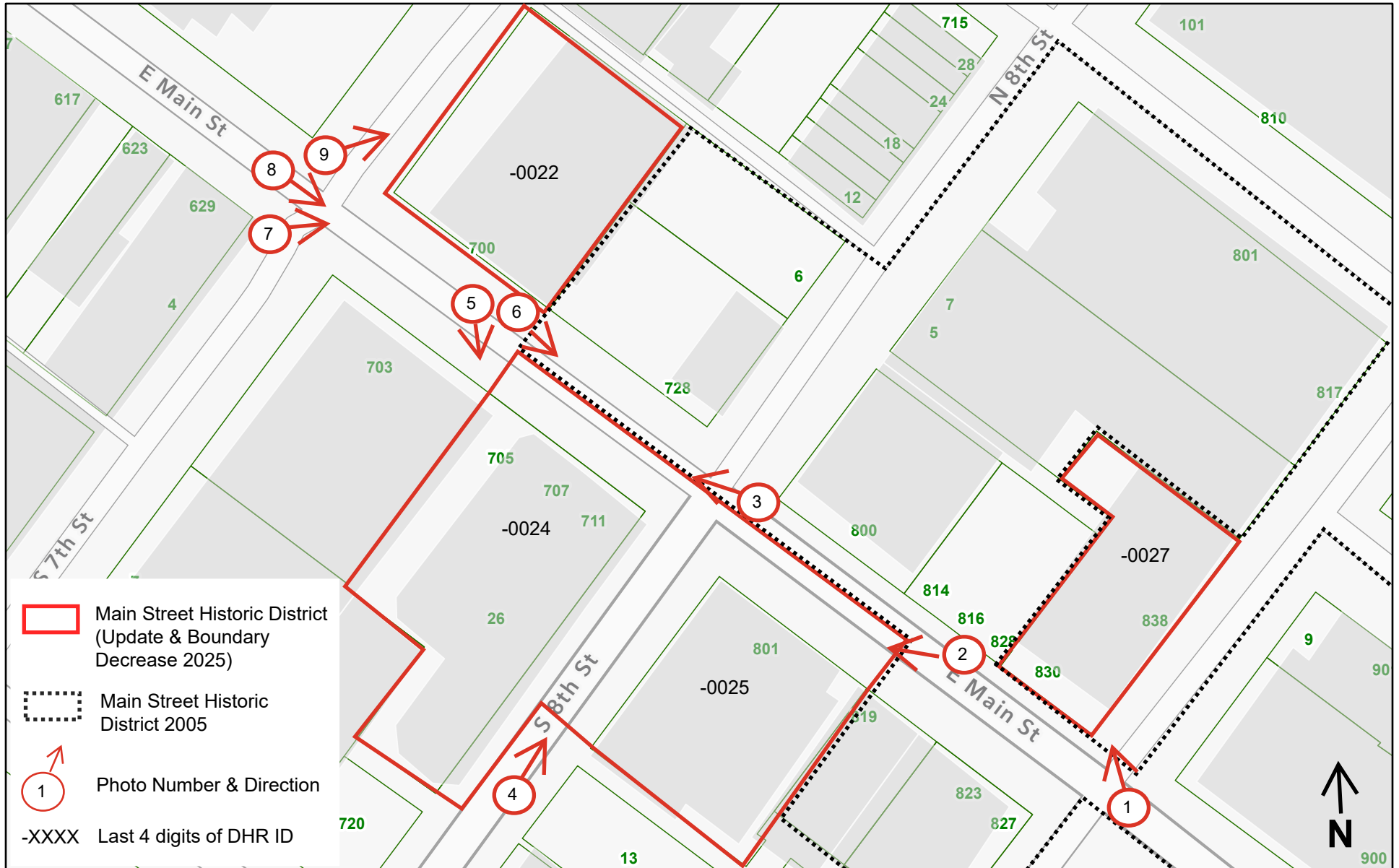
## Main Street Banking Historic District (Update and Boundary Decrease 2025)

City of Richmond, Virginia  
DHR ID# 127-6031



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# Main Street Banking Historic District (Update and Boundary Decrease 2025) Photo Key



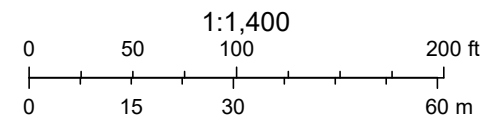
1/28/2025, 3:59:02 PM

## Main Street Banking Historic District (Update and Boundary Decrease 2025)

CityBoundary

Parcels

City of Richmond, Virginia  
DHR ID# 127-6031



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