



## Virginia Department of Historic Resources PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the proposed district for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the district could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

### General Property Information

For Staff Use Only  
DHR ID #: 118-5498

District Name(s): 12<sup>th</sup> Street Industrial Historic District

District or Selected Building Date(s): 1845, 1890, 1912, 1915 ☒ Circa ☐ Pre ☐ Post Open to the Public? ☐ Yes ☒ No

Main District Streets and/or Routes: 12<sup>th</sup> Street (600-700 block), Dunbar Drive (700 block) and 603 Grace Street City: Lynchburg Zip: 24504

County or Ind. City: Lynchburg (ind. city) USGS Quad(s): Lynchburg

### Physical Character of General Surroundings

Acreage: 3 acres (approx.) Setting (choose one): ☐ City ☒ Urban ☐ Town ☐ Suburban ☐ Rural ☐ Transportation Corridor

Site Description Notes/Notable Landscape Features/Streetscapes:

The proposed 12<sup>th</sup> Street Industrial Historic District is a cohesive collection of industrial buildings on 12<sup>th</sup> Street and Dunbar Drive, between Grace and Federal streets, to include two tobacco factories in the 600 block of 12<sup>th</sup> Street, two laundry plants in the 700 block of 12<sup>th</sup> Street, one tobacco factory on Grace Street and one tobacco warehouse on Dunbar Drive. These large industrial buildings occupy their entire site with public sidewalks bounding them in some locations. The residential historic districts of Diamond Hill (118-0060) and Federal Hill (118-0056) are located to the south and north and the Courthouse Hill/Downtown Historic District (118-5163) is located to the east.

Ownership Categories: ☒ Private ☐ Public-Local ☐ Public-State ☐ Public-Federal

### General District Information

What were the historical uses of the resources within the proposed district?

Commerce/Trade/Light Industrial (tobacco prizery and warehouse, laundry and dry cleaning)

What are the current uses? VACANT/NOT IN USE

Architectural styles or elements of building the proposed district: Commercial Style

Architects, builders, or original owners of buildings within the proposed district: Unknown

Are there any known threats to this district? Deterioration, Neglect

**General Description of District:** (Please describe building patterns, types, features, and the general architectural quality of the proposed district. Include prominent materials and noteworthy building details within the district and a general setting and/or streetscape description.)

The 12<sup>th</sup> Street Industrial Historic District extends along 12<sup>th</sup> Street and Dunbar Drive between Grace and Federal streets to include four tobacco prizeries/warehouses and two laundry plants. These industrial buildings, which range in date from ca. 1845 to 1915, are two to four stories in height and constructed of brick. Utilitarian in design, several of the buildings feature decorative brickwork and stepped parapets. Together, they form a cohesive collection of industrial buildings that signify the importance of 12<sup>th</sup> Street as a major artery to downtown Lynchburg and shipping points along the James River and the adjacent railroad.

**Resources in proposed district**

Address	Construction Date	C/NC	Historic Use
609 12 <sup>th</sup> Street	1845 ca.	C	Claytor's Tobacco Factory (Civil War hospital)
612 12 <sup>th</sup> Street	1845 ca.	C	Miller's Tobacco Prizery (Civil War hospital)
700 12 <sup>th</sup> Street	1912	C	Crutchfield Dry Cleaning & Dying Co.
712 12 <sup>th</sup> Street	1915	C	Virginia Laundry Co.
603 Grace Street	1890 ca.	C	Hatcher's Tobacco Prizery
700 Dunbar Drive	1890 ca.	C	Ford and Moorman & Co. Tobacco Warehouse

**Significance Statement:** Briefly note any significant events, personages, and/or families associated with the proposed district. It is not necessary to attach lengthy articles or genealogies to this form. Please list all sources of information. Normally, only information contained on this form is forwarded to the State Review Board.

**The 12<sup>th</sup> Street Industrial Historic District is locally significant under Criterion A in the areas of Commerce and Industry and Criterion C in the area of Architecture for the period ca. 1845 to 1915 as a collection of tobacco prizeries, warehouses and laundry plants that represent Lynchburg's long history as a major processing and transportation point for tobacco as well as its growth and development as a city with new commercial businesses requiring the support of large laundry facilities.**

Lynchburg served as the major transportation, industrial, and commercial hub of the Lower Piedmont Region of Virginia from the early nineteenth century to the mid-twentieth century due to its prominent location on the James River. The resources in the proposed district, which range in date from ca. 1845 to 1915, are a cohesive collection of mid-19<sup>th</sup> and early-20<sup>th</sup> century industrial buildings that represent the construction techniques and functional approach to design during this period as well as the role of 12th Street as a major route into downtown Lynchburg and a center for tobacco and other industries.

Fort Avenue, Dunbar Drive and 12th Street follow the original alignment of the Lynchburg and Salem Turnpike that connected the city as a transportation hub on the James River with the agricultural regions of Central and Southwest Virginia. The Lynchburg and Salem Turnpike Company formed in 1818 and completed the macadamized road west to Salem in 1836. Along with 5th Street, which connected the Ferry Road to the turnpike, 12th Street served as a major route from the west to the early commercial center of Lynchburg along Main Street and 9th Street. The location of Major Oliver Towles' early 19th-century tavern, also known as Cross Keys Tavern, at the intersection of Main and 12th streets demonstrates the prominence of 12th Street as a main artery to the city. Historic photographs from the mid-20th century depicting signs at 12th and Main streets as well as 12th and Federal streets with the greeting "Welcome to Lynchburg" illustrate the role of 12<sup>th</sup> Street as a gateway to the city.

By the mid-19th century, the processing and shipping of tobacco was the primary industry in Lynchburg and the basis of its economy. Situated on the James River, Lynchburg served as the shipping point for tobacco and other agricultural products from the western farms to the markets of Richmond and Petersburg. In 1860, there were eighteen tobacco processing warehouses operating in Lynchburg that employed approximately 500 people. The largest concentration of these factories was located on 12th Street and the Salem Turnpike (now Dunbar Drive) between Court and Harrison streets. These early tobacco factories and warehouses included: "Ford's at Twelfth and Court, Claytor's at Twelfth and Salem, Miller's at Harrison and Twelfth, Crumpton's at Twelfth and Grace, and Langhorne's at Eleventh and Clay Street." (Chambers, 1981:2) Of these antebellum tobacco factories, Claytor's Tobacco Factory (609 12th Street) and Miller's Tobacco Prizery (612 12th Street) survive. Built ca. 1845, these two large industrial buildings also served as hospitals during the Civil War along with most other large warehouses in the city. Following the Civil War, the tobacco industry continued to grow with additional factories – including Hatcher's Tobacco Prizery, built ca. 1890 at 603 Grace Street, and the Ford, Moorman & Co. Tobacco Warehouse, built ca. 1890 at 700 Dunbar Drive. Sanborn Fire Insurance Maps indicate the following tobacco warehouses and factories, which no longer survive, were also located in the area: E. A. Allen Plug & Twist Tobacco Factory; G.W. Smith Tobacco Factory; Smith, Woodson & Company Smoking Tobacco Company; Longjack Cigarette Company; Edmunds, Suhling & Co. Smoking Tobacco; Carroll's Cigarette Tobacco Factory; and Woodson & Hughes Smoking Tobacco.

The construction of the Crutchfield Dry Cleaning and Dye Company in 1912 at 700 12th Street and the Virginia Laundry Company at 712 12th Street in 1915 also illustrate the continued role of 12th Street as an industrial center for the city. The Virginia Laundry Company likely provided linen service to the Virginian Hotel, which opened in downtown Lynchburg in 1913, as they had a retail space on the ground floor of the hotel. These two dry cleaning plants would continue to operate into the 1950s according to the city directories. By 1916, the former Miller's Tobacco Prizery at 612 12<sup>th</sup> Street was occupied by the Chapstick Company, the Morton Manufacturing Company and Whitehouse Chemical Company.

## **Bibliography**

Blanton, Alison S. Court House Hill/Downtown Historic District, National Register nomination 118-5163. Virginia Department of Historic Resources, Richmond, Virginia, 2001.

Chambers, S. Allen, and Richard Cheek. Lynchburg, an Architectural History. Charlottesville: Published for the Sarah Winston Henry Branch of the Association for the Preservation of Virginia Antiquities by the University Press of Virginia, 1981.

Lynchburg City Directories.

Sanborn Insurance Company, Sanborn Fire Insurance Maps: 1885, 1890, 1895, 1902, 1907, 1951, 1955. New York, NY: Sanborn Insurance Company.

Smith, W. Scott Breckinridge and Emily Patton Smith. Fifth Street Historic District, National Register Nomination. Virginia Department of Historic Resources, Richmond, VA: December 2011.

**Legal Owner(s) of the Property** (For more than one owner, please use a separate sheet.)Mr. ☒ Mrs. ☐ Dr. ☐  
Miss ☐ Ms. ☐ Hon. ☐

Tom Martin

(Name)

900 Church Street

Lynchburg

VA

24504

(Address)

(City)

(State)

(Zip Code)

Tom.martin@lynchburgva.gov

(434) 455-3909

(Daytime telephone including area code)

Owner's Signature:



Date: 5/4/2014

**• • Signature required for processing all applications. • •**

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: Kevin T. Henry, Lynchburg Zoning Administrator

Daytime Telephone: (434) 455-3915; kevin.henry@lynchburgva.gov

**Applicant Information** (Individual completing form)Mr. ☐ Mrs. ☒  
Ms. ☐ Miss ☐

Alison Blanton

Hill Studio

(Name)

(Firm)

120 Campbell Avenue SW

Roanoke

VA

24011

(Address)

(City)

(State)

(Zip Code)

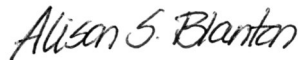
ablanton@hillstudio.com

540-342-5263

(Email Address)

(Daytime telephone including area code)

Applicant's Signature:



Date: 5/4/2017

**Notification**

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.

Mr. ☒ Mrs. ☐ Dr. ☐  
Miss ☐ Ms. ☐ Hon. ☐

Bonnie Svrcek

City Manager

(Name)

(Position)

City of Lynchburg

900 Church Street

(Locality)

(Address)

Lynchburg

VA

24504

(434) 455-3990

(City)

(State)

(Zip Code)

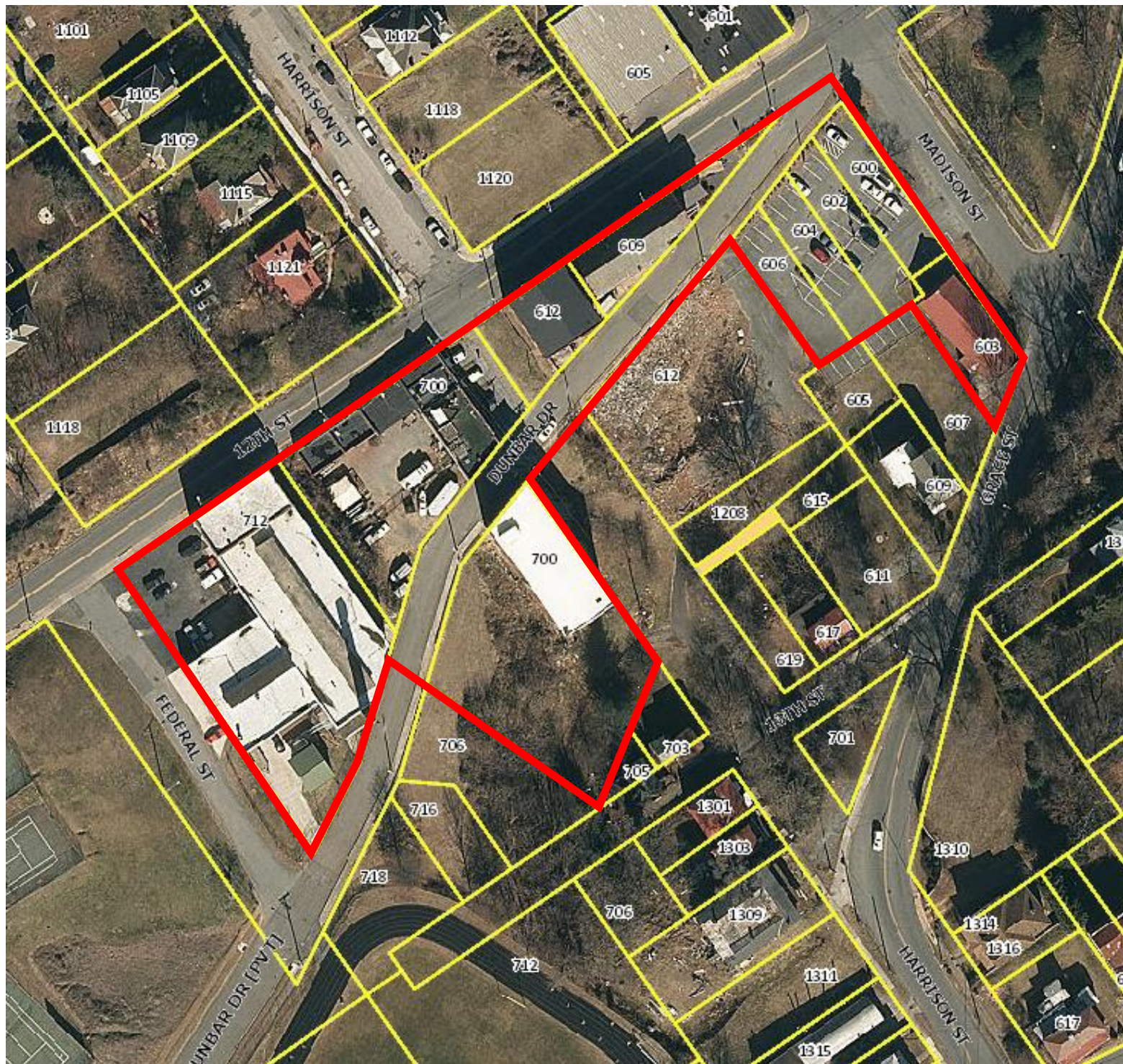
(Daytime telephone including area code)

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

The City of Lynchburg would like to reassess the historic resources around its Courthouse Hill/Downtown Historic District and evaluate what properties now warrant inclusion in the district. The previous assessment for the downtown area was done over ten years ago (2000). Due to new development within downtown, a reevaluation of the existing designated areas and the surrounding areas of possible inclusion will ensure the appropriate use of historic resources. The availability of tax credits in building rehabilitation will incentivize continued historic preservation for the area.

Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes ☒ No ☐Would you be interested in the easement program? Yes ☐ No ☒



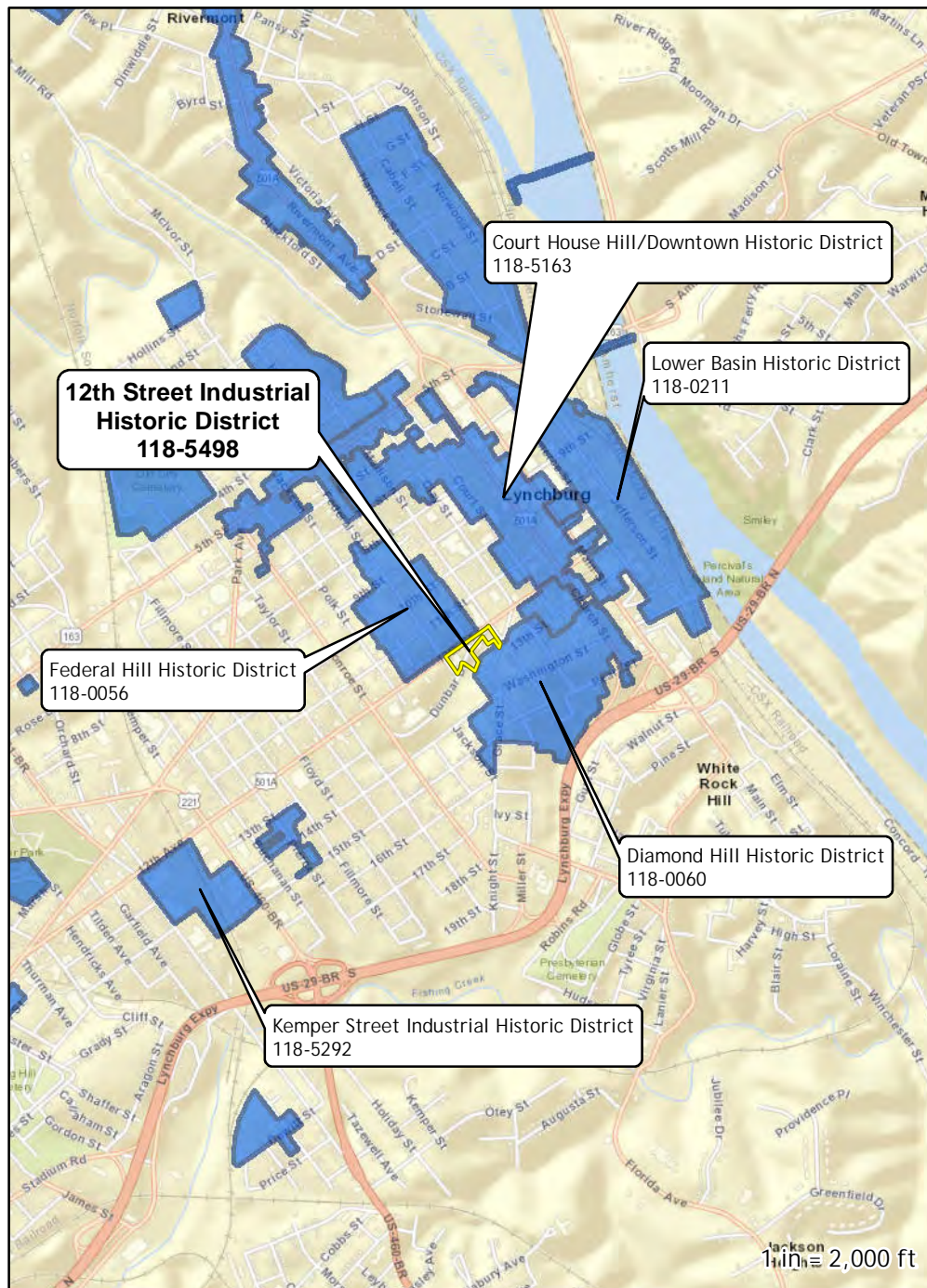


**12<sup>th</sup> Street Industrial  
Historic District PIF**  
Lynchburg, VA  
DHR ID: 118-5498  
May 2017



NTS





12th Street Industrial Historic District  
City of Lynchburg, Lynchburg Quad  
DHR ID: 118-5498

- 118-5498
- Listed Architecture

Created By: D. Bascone June 01, 2017  
Sources: VDH 2016, ESRI 2016, VDOT 2016, VGIN 2016  
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**DHR**  
Department of Historic Resources