



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Travis A. Voyles
Acting Secretary of Natural
and Historic Resources

Julie V. Langan
Director

Tel: (804) 367-2323
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www.dhr.virginia.gov

April 14, 2023

Mayor Levar Stoney
Mayor's Office, City of Richmond
900 E. Broad Street, Suite 201
Richmond, VA 23219

**Re: High-Rise for the Elderly and Hermitage Road Warehouse Historic District 2023
Boundary Increase, City of Richmond**

Dear Mayor Stoney:

The Department of Historic Resources, Virginia's historic preservation office, has received completed nominations for the above referenced resources. The DHR is planning to present the proposed nominations to the Virginia State Review Board and the Virginia Board of Historic Resources for recommendation to the National Register of Historic Places and for inclusion in the Virginia Landmarks Register.

Because each of these resources is within your Certified Local Government, the Architectural Review Board (ARB) is entitled to a sixty-day comment period during which the ARB may review the draft nominations and relay any comments or concerns to the DHR. For your review and comment, **enclosed** is a copy of the draft nominations as they are to be presented to the Boards on **Thursday, June 15, 2023**. A copy of each nomination has also been sent to your local CLG coordinator. Your comments will be forwarded to the SHPO Director and the Boards along with the nominations for consideration. Should you have any questions regarding the nominations or the register process, please call me directly at 804-482-6445.

Sincerely,

Amanda S. Terrell
Director, Community Services Division

cc: Alex Dandridge, Lincoln Saunders

Enclosure

RECEIVED

APR 24 2023

Mayor's Office
City of Richmond

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

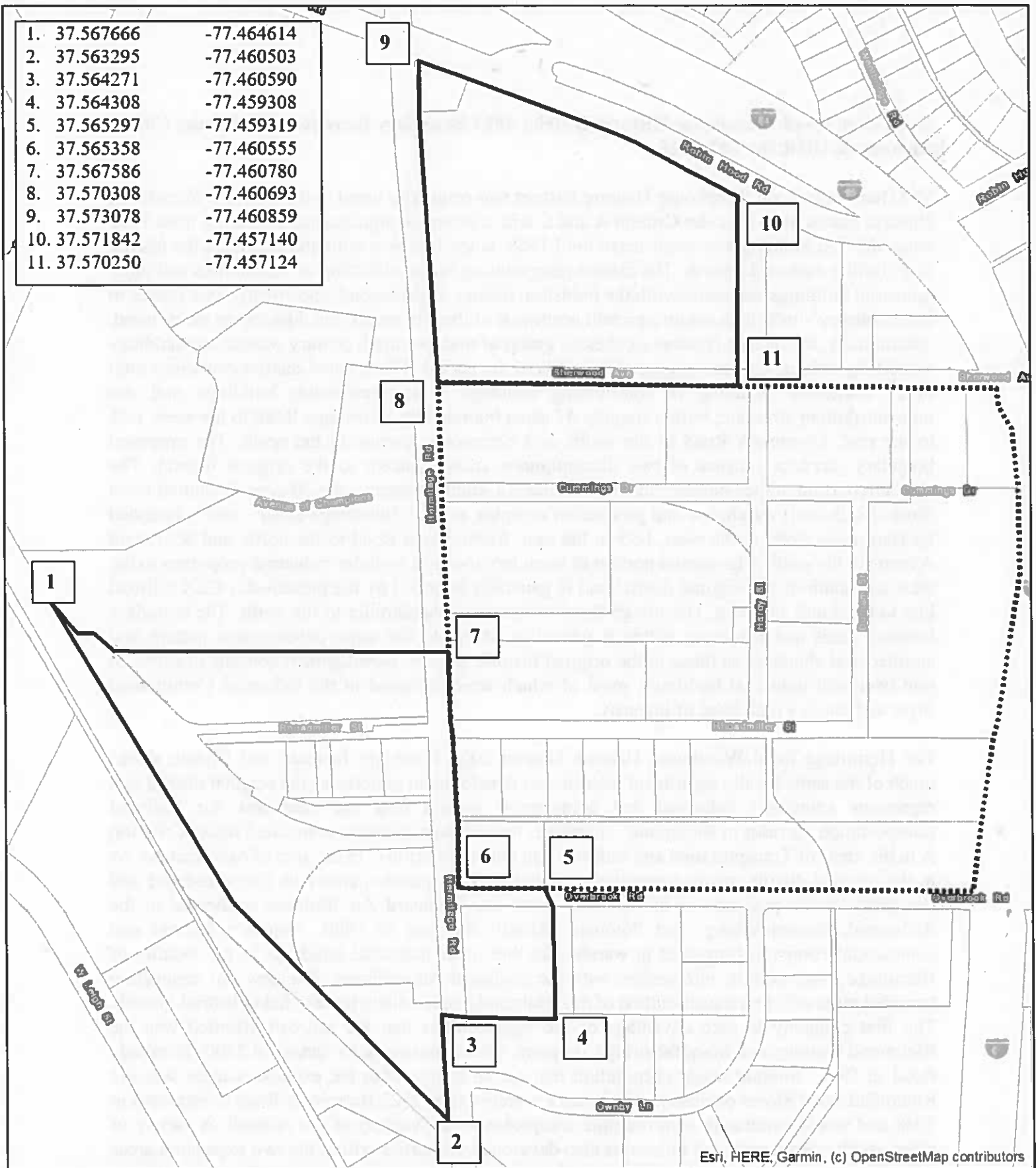
Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Hermitage Road Warehouse Historic District 2023 Boundary Increase and Update, City of Richmond, DHR No. 127-7825




The Hermitage Road Warehouse Historic District was originally listed in the National Register of Historic Places in 2014 under Criteria A and C with a period of significance extending from 1913 when the first building was constructed until 1958, when I-95 was built and restricted the district from further eastward growth. The district represents an intact collection of warehouses and other industrial buildings associated with the industrial history of Richmond, specifically as it relates to local industry's twentieth century growth northwest of the city center and adjacent to the railroad. Additionally, the district features a cohesive group of mid-twentieth century warehouse buildings exhibiting architectural and engineering trends of the period. The original district contains a total of 21 resources, including 16 contributing buildings, 4 noncontributing buildings, and one noncontributing structure, within roughly 47 acres bounded by Hermitage Road to the west, I-95 to the east, Overbrook Road to the south, and Sherwood Avenue to the north. The proposed boundary increase consists of two discontinuous areas adjacent to the original district. The northern portion of the boundary increase includes a single property – the 20-acre Richmond Food Stores (Richfood) warehouse and production complex at 2901 Hermitage Road – and is bounded by Hermitage Road to the west, I-95 to the east, Robin Hood Road to the north, and Sherwood Avenue to the south. The second portion of boundary increase includes industrial properties to the west and south of the original district and is generally bounded by the present-day CSX railroad line to the south and west, Hermitage Road to the east, Rhoadmiller to the north. The boundary increase areas and resources within it generally adhere to the same development pattern and architectural character as those in the original historic district. Development consists of early- to mid-twentieth industrial buildings, most of which were designed in the industrial Commercial Style and retain a high level of integrity.

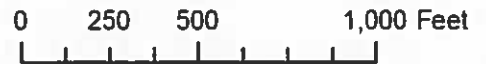
The Hermitage Road Warehouse Historic District 2023 Boundary Increase and Update shares much of the same locally significant historic and development patterns as the original district and represents additional industrial and commercial growth near the Seaboard Air Railroad transportation corridor in Richmond. Therefore, the increase areas are nominated under Criterion A in the areas of Transportation and Industry and under Criterion C in the area of Architecture. As in the original district, many properties included in the expansion area owe their existence and prosperity to the presence of the railroad. After the Seaboard Air Railroad connected to the Richmond, Fredericksburg, and Potomac (RF&P) Railroad in 1900, various industrial and commercial companies invested in warehouses and other industrial buildings in the vicinity of Hermitage Road near its intersection with the Seaboard Air Railroad. The new rail connection heralded more efficient transportation of materials and goods which, in turn, fed industrial growth. The first company to take advantage of the opportunities that the railroad afforded was the Richmond Foundry and Manufacturing Company, which constructed a factory at 2300 Hermitage Road in 1906. Another major corporation that set up shop within the expansion areas was the Richmond Food Stores company, which had a warehouse at 2522 Hermitage Road constructed in 1948 and would eventually own multiple complexes in the vicinity of the railroad. A variety of other smaller businesses and industries also developed properties within the two expansion areas to take advantage of proximity to the railroad, many along short spurs rail spurs. Together with the resources in the original Hermitage Road Warehouse District, the two increase areas reflect a significant aspect of Richmond's industrial history and architectural character as it relates to such.

1.	37.567666	-77.464614
2.	37.563295	-77.460503
3.	37.564271	-77.460590
4.	37.564308	-77.459308
5.	37.565297	-77.459319
6.	37.565358	-77.460555
7.	37.567586	-77.460780
8.	37.570308	-77.460693
9.	37.573078	-77.460859
10.	37.571842	-77.457140
11.	37.570250	-77.457124



Esri, HERE, Garmin, (c) OpenStreetMap contributors

-  Hermitage Road Warehouse Historic District Boundary Increase
-  Hermitage Road Warehouse Historic District Existing Boundary
-  Parcels



Hermitage Road Warehouse Historic District, Boundary Increase 2022 - Location Map

COMMONWEALTH of VIRGINIA

Department of Historic Resources (DHR), 2801 Kensington Avenue, Richmond, Virginia 23221

Key Points about the National and State Register Process for Property Owners

- Listing in the national and state registers is honorary. It recognizes a historic property's importance to its community, the State, and/or the Nation as well as encouraging good stewardship of the historic property.
- National and state register listings do not place restrictions on private property owners. Owners have no obligation to open their properties to the public, to restore them, or even to maintain them to a specific standard, if they choose not to do so.
- Under Federal and State laws, private property owners can do anything they wish with their Register-listed property, provided that no Federal or State license, permit, or funding is involved.
- If a listed property is destroyed or its integrity is greatly altered, it is removed from the registers.
- To ensure public participation in the nomination process, property owners and local officials are notified of proposed nominations to the National Register and Virginia Landmarks Register and are provided the opportunity to comment. In addition, once a nomination is submitted to the National Park Service, another public comment period is published in the *Federal Register*.
- Federal agencies whose projects affect a listed property must give DHR (Virginia's State Historic Preservation Office) an opportunity to comment on the project and its effects on the property. Further details are provided below.
- Federal and State Historic Rehabilitation Tax Credits for rehabilitation and other provisions are available, should a property owner choose to use them. Further details are provided below.
- Owners may also qualify for Federal and State grants for historic preservation when funding is available. Refer to the National Park Service website for Federal grant information (<https://www.nps.gov/orgs/1623/index.htm>). DHR administers several State grant programs (<https://www.dhr.virginia.gov/grants/>).
- Owners of properties that have been determined eligible for or listed in the Virginia Landmarks Register are eligible to consider perpetual legal protection of the property through the donation of a historic preservation easement. For more information, see <https://www.dhr.virginia.gov/easements/>.

National Register of Historic Places (NRHP)

Established under the National Historic Preservation Act of 1966 (NHPA), as amended, the national historic preservation program is a partnership between the Federal, State, Tribal, and local governments; private organizations; and the public. The Act and its provisions establish the framework within which citizens plan, identify, evaluate, register, and protect significant historic and archeological properties throughout the country. Central to this framework is the NRHP--the Nation's official list of historic properties worthy of preservation, administered by the National Park Service (NPS), U.S. Department of the Interior. Properties listed in the NRHP include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture.

Historic places are nominated to the NRHP by nominating authorities: the State Historic Preservation Officer (SHPO), appointed by the Governor of the State in which the property is located; the Federal Preservation Officer (FPO) for properties under Federal ownership or control; or by the Tribal Historic Preservation Officer (THPO) if the property is on tribal lands. Anyone can prepare a nomination to the NRHP, at which time the SHPO, FPO or THPO reviews the proposed nomination, and notifies property owners and local officials of the intent to nominate. Nominations submitted through the State must first be approved by a State Review Board (SRB) before being reviewed by the NPS. The members of the SRB, who are appointed by the SHPO, use the same criteria as the National Register to evaluate properties and then recommend them to the NPS for listing in the NRHP.

The NRHP continues to reflect the desire of Americans, as expressed in the NHPA, that "the historical and cultural foundation of the nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people."

Virginia Landmarks Register (VLR)

In 1966, the Virginia General Assembly established the Virginia Historic Landmarks Commission, now the Department of Historic Resources (DHR). DHR is the State Historic Preservation Office responsible for managing

the VLR, the state's official list of properties important to Virginia's history. The Historic Resources Board (HRB), appointed by the Governor of Virginia, is responsible for listing properties to the VLR. Just as the same evaluation criteria are used for the National and State registers, the same register form is also used for both the VLR and the NRHP. Nearly 2300 historic properties are listed in the VLR. This number does not include the tens of thousands of properties within each listed historic district.

Federal and State Historic Rehabilitation Tax Credits (voluntary program)

The Federal Historic Rehabilitation Tax Credit (HRTC) provides for a 20% Federal tax credit on eligible rehabilitation expenses for comprehensive work done to bring historic commercial, industrial, and rental residential buildings into new or continued use. All work that is completed must meet the Secretary of the Interior's *Standards for Rehabilitation*. This tax credit is governed by the following Federal Regulations: NPS Regulations 36 CFR § 67; Internal Revenue Code Regulations 26 U.S. Code § 47; IRS Regulations 26 CFR § 1.48-12; and Public Law No.: 115-97 (December 22, 2017).

Owners of properties listed in the VLR may be eligible for a 25% HRTC for the certified rehabilitation of income-producing and non-income-producing certified historic buildings such as commercial, industrial, or rental or non-rental residential buildings. Owners who rehabilitate an income-producing building listed in both the National and State registers may use both Federal and State HRTCs. The HRTCs are a voluntary program available if a property owner chooses to use them. Individuals should consult a knowledgeable tax legal/accounting professional and the appropriate local IRS office for assistance in determining the tax consequences of the above provisions. Refer also to the National Park Service website (<https://www.nps.gov/subjects/taxincentives/index.htm>) or to the Historic Rehabilitation Tax Credit Program on DHR's website (<https://www.dhr.virginia.gov/tax-credits/>).

Results of Federal and State Listing

Property owners, historic district sponsoring organizations, and/or local governments may purchase an attractive official plaque noting designation for properties in historic districts and individually listed properties. Owners of recognized historic properties are also eligible for the Virginia Preservation Easement Program, as well as technical assistance from the staff of DHR. Professional architects, architectural historians, and archaeologists are available to provide technical guidance in the care and maintenance of buildings and sites.

Planning for Federal, federally licensed, and federally assisted projects includes consideration of historic properties. Section 106 of the NHPA requires that Federal agencies allow the SHPO an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the NRHP. The Advisory Council on Historic Preservation (www.achp.gov) oversees and ensures the consideration of historic properties in the Federal planning process. Buildings listed in the VLR may also be considered as part of a state-funded project, such as highway planning. Register listing also requires consideration in issuing a surface coal mining permit. In accordance with the Surface Mining Control and Reclamation Act of 1977 (30 U.S.C. 1201-1328; 91 Stat. 445), there must be consideration of historic values in the decision to issue a surface coal mining permit where coal is located. Staff at DHR are available to provide more information about these requirements.

Local governments may have laws to encourage the preservation of their historic places. Such programs are established at the local level and therefore are entirely separate from the Register process managed by DHR. Some local governments have enacted their own identification procedures; some use listing in the National and State registers as an indicator of historic significance. Local historic preservation programs can provide some protection against the possible harmful effects of State-funded, -licensed, or -assisted projects. Some provide limited financial assistance to owners in the form of grants, loans, or tax benefits. They may establish other protections or reviews for preservation purposes. Your local government's planning department can provide more information.

Websites with Additional Information

www.nps.gov/history - National Park Service's main website for Historic Preservation and History programs
<https://www.nps.gov/subjects/nationalregister/index.htm> National Register of Historic Places website
<https://ncshpo.org/resources/national-historic-preservation-act-of-1966/> - Provides the full text of the National Historic Preservation Act of 1966

www.dhr.virginia.gov - Department of Historic Resources (DHR) main website

www.dhr.virginia.gov/register/register.htm - Registers Homepage of DHR's website

United States Department of the Interior
National Park Service

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: Hermitage Road Warehouse Historic District 2023 Boundary Increase and Update

Other names/site number: DHR ID No. 127-7825

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: Hermitage Road, 1700 block of Rhoadmiller Street

City or town: Richmond State: VA County: Independent City

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

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

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

- Building(s)
District
Site
Structure
Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>16</u>	<u>8</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>16</u>	<u>8</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/Manufacturing Facility

INDUSTRY/Industrial Storage

COMMERCE/TRADE/Specialty Store

TRANSPORTATION/Rail-related

Current Functions

(Enter categories from instructions.)

INDUSTRY/Manufacturing Facility

INDUSTRY/Industrial Storage

COMMERCE/TRADE/Warehouse

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7. Description

Architectural Classification

(Enter categories from instructions.)

NO STYLE

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

Style

MODERN MOVEMENT: International Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, METAL, CONCRETE

Narrative Description

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

Summary Paragraph

The Hermitage Road Warehouse Historic District was originally listed in the National Register of Historic Places in 2014 under Criteria A and C with a period of significance extending from 1913 when the first building was constructed until 1958, when I-95 was built and restricted the district from further eastward growth. The district represents an intact collection of warehouses and other industrial buildings associated with the industrial history of Richmond, specifically as it relates to local industry's twentieth century growth northwest of the city center and adjacent to the railroad. Additionally, the district features a cohesive group of mid-twentieth century warehouse buildings exhibiting architectural and engineering trends of the period. The original district contains a total of 21 resources, including 16 contributing buildings, 4 noncontributing buildings, and one noncontributing structure, within roughly 47 acres bounded by Hermitage Road to the west, I-95 to the east, Overbrook Road to the south, and Sherwood Avenue to the north.

The Hermitage Road Warehouse Historic District 2023 Boundary Increase and Update incorporates nine (9) additional contributing primary resources built between 1906 and 1965 and two (2) noncontributing resources built after 1965; as well as updates the contributing status of one (1) resource in the original historic district boundary that was built after 1958, but is now

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considered contributing with the extension of the period of significance to 1965. The proposed boundary increase consists of two discontinuous areas adjacent to the original district. The northern portion of the boundary increase includes a single property – the 20-acre Richmond Food Stores (Richfood) warehouse and production complex at 2901 Hermitage Road – and is bounded by Hermitage Road to the west, I-95 to the east, Robin Hood Road to the north, and Sherwood Avenue to the south. The second portion of boundary increase includes industrial properties to the west and south of the original district and is generally bounded by the present-day CSX railroad line to the south and west, Hermitage Road to the east, Rhoadmiller to the north. The boundary increase areas and resources within it generally adhere to the same development pattern and architectural character as those in the original historic district. Development consists of early- to mid-twentieth industrial buildings, most of which were designed in the industrial Commercial Style and retain a high level of integrity. Some facades have been altered, primarily through the replacement of original doors and windows, but generally retain the historic form and character of the buildings, and do not impact the overall integrity of the district or individual resources. Additionally, the boundary increase and update includes an extension of the historic district's Period of Significance from 1913-1958 to 1906-1965, which provides for the inclusion of the earliest extant building along the corridor (Richmond Foundry and Manufacturing Co.), as well as the architect-designed Salvation Army building at 2601 Hermitage Road.

Narrative Description

Setting

The Hermitage Road Warehouse Historic District 2023 Boundary Increase and Update is located in the northwestern part of the city of Richmond just east of Scott's Addition. It consists of two discontinuous areas located adjacent to the original district boundaries to the north and southwest, respectively, with both abutting Hermitage Road. Much of the landscape in both boundary increase areas is urban in nature, and paved with concrete or asphalt and small patches of grass or landscaping lawn between parking lots and roadways. Boundary increase area 1, the northern expansion area, consists of only a single, large property – the Richmond Food Stores (Richfood) complex. This property is developed with a massive warehouse bordered by parking lots and paved staging areas to all sides. Boundary increase area 2, the southwestern expansion area, is similar in size to the northern expansion, although it contains nine properties set on smaller lots. Rhoadmiller Street extends through this expansion area, and several properties front that street, while the others abut Hermitage Road. The development facing Rhoadmiller Street is characterized by a dense collection of warehouses resting on paved lots. The properties facing Hermitage Road tend to be set on larger lots with more space between. This includes the Richmond Foundry and Manufacturing Company complex with multiple buildings, a warehouse set back from the road on a deep lot, and a modern municipal ambulance authority complex in between with several buildings set around a large parking lot. Both expansion areas are located on relatively flat topography within large, irregularly-shaped blocks that deviate from the urban street grid pattern of the denser parts of the city.

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Architectural Analysis

The expansion area is generally characterized by tall one- to two-story concrete block industrial buildings in a common industrial vernacular style. Primary structures are generally large buildings resting on relatively large lots, except for those in the northern portion of the lower expansion area which contains a higher concentration of properties. Smaller structures typically exhibit simple rectangular forms, while larger buildings have complex forms composed of several different blocks. Most buildings are topped with flat or shallow gable roofs, many of which feature parapets on any elevation fronting a roadway. Primary cladding materials within the district include brick and metal, although large portions of structural concrete block are left exposed on many structures. Structures within the district feature a mix of original and replacement windows. Original windows are often metal hopper or fixed windows and some utilized glass block, while replacement windows are typically made of vinyl. Other bays on structures often include large loading docks, which typically outnumber the pedestrian entrances on a single structure. Some structures have been enlarged with additions although there are few detached nonhistoric buildings and structures.

The Richmond Foundry and Manufacturing Company (#127-6847) complex at 2300 Hermitage Road at the southern end of the boundary increase is the oldest property in the Hermitage Road Warehouse Historic District Boundary Increase and Update 2022. Within the complex, the earliest extant building is a three-story, trapezoidal, red brick warehouse constructed in 1906 shortly after the connection of the Seaboard Air Line to the Richmond, Fredericksburg, and Potomac (RF&P) rail line in 1900 just to the west of the property. This building is the most embellished in the expansion area and features full-height recessed panels with stepped brickwork, arched fenestration, and a stepped parapet. Just to the north of the three-story building is the façade of a contemporary and similarly characterized red brick building that was partially destroyed by fire. At that time, the façade and a portion of the side wall was retained and two buildings were subsequently built within and around the original footprint including a smaller warehouse and a Quonset Hut, both built in the 1960s. Also on the property is former brass foundry with rows of hopper windows, designed by Carneal, Johnston, & Wright and built in 1941. The State Review Board considered a Preliminary Information Form for this complex in 2020 and found it eligible for listing.

Rows of industrial buildings in the 1700 block of Rhoadmiller Street represent the largest concentration of individual resource in the boundary increase. The historic tire storage warehouse at 1717-1719 Rhoadmiller Street appears to retain the highest degree of integrity. The two-story office portion of the warehouse faces Rhoadmiller Street, and the one-story warehouse with two parallel roof monitors extends south from the office. This building retains historic steel windows and a remnant of historic wall signage. City Assessor records date the building from 1935. The evolved building at 1727 Rhoadmiller Street was constructed for the Brown Distribution Company in 1954. Richmond architect H. Carl Messerschmidt designed the original red brick office and warehouse building that retains terra cotta and concrete coping the building parapets and concrete frames at glass block windows. The building was later expanded in 1965. The warehouse at 2522 Hermitage Road was constructed by Doyle & Russell for the Richmond Food Stores in 1949. The

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one-story building has brick cladding on concrete block. EIFS cladding has been applied to the façade, but the side elevations remain largely the same. The building was deliberately designed for future expansion to the west.

Richmond Food Stores (later Richfood) was so successful that it rapidly outgrew the building at 2522 Hermitage Road. The company began developing plans for a site a few blocks to the north at a 27-acre tract bounded by Sherwood Avenue, Hermitage Road, Robin Hood Road, and the Richmond-Petersburg Turnpike. The new warehouse and manufacturing complex at 2901 Hermitage Road was complete in 1959, and included, "its own miniature railroad system, freezing plant, shipping space... and a printing plant." The new plant utilized pre-stressed concrete structure with brick cladding. A 100,000 square foot addition was added to the east end of the building in 1969, and enabled Richmond Food Stores to begin marketing dairy products under their own name. This property is the extent of the proposed boundary increase to the north of the district.

The Salvation Army building at 2601 Hermitage Road is located within the boundaries of the original Hermitage Road Warehouse Historic District, but was listed as noncontributing at the time of Register listing due to its construction date, which postdates the original period of significance. The one-story building exhibits International Style influences and was designed by noted Richmond architect Carl Lindner. As construction of the building was complete in 1965, the proposed period of significance for the district extends to 1965 in order to include this resource that represented a shift towards more nationally popular trends in architectural styling.

Integrity

Overall, the boundary increase areas and extant buildings within them retain a moderate- to high-degree of historic integrity. Most resources are still utilized for their original functions, despite a turnover of owners and tenants. All but one of the primary resources within the two expansion areas were built between 1906-1965. While some outbuildings have been subject to demolition, many primary resources remain extant and continue to provide a regular and defined spacing of properties that convey the historic industrial character of the area.

While few of the buildings are currently occupied by the specific business or industrial entity that occupied them historically, they continue to function primarily as industrial properties and are consistent with the industrial character of the current district. As such, the boundary increase retains integrity of association. None of the buildings within the increase have been relocated within or out of the area and thus the district and the buildings within it retain integrity of location. The district's setting has been somewhat impacted through the demolition of various structures, mainly outbuildings, and through new development in the area such as the Richmond Ambulance Authority at 2400 Hermitage Road. Both portions of the Boundary Increase still generally convey their historic layout, however, and therefore retain integrity of setting. Aside from the addition of some ancillary wings and non-historic building materials such as vinyl on some structures, most have not undergone significant alteration or addition and therefore continue to convey and retain integrity of design and materials. Likewise, many of the specialized features and elements

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important to their roles as industrial buildings remain, therefore maintaining integrity of workmanship. Finally, the area continues to convey its sense of history and industrial past, particularly with the adjacent railroad remaining active, and therefore retains integrity of feeling.

Historic District 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 Criterion A as Commerce and Transportation, and under Criterion C for Architecture and based upon the period of significance of 1906-1965. All non-contributing resources have, therefore, been so noted for being either constructed after the period of significance or possessing poor integrity. The resources are keyed to the accompanying sketch map by street address and are marked as Contributing (C) or Non-contributing (NC).

Hermitage Road

2300 Hermitage Road **127-6847** *Other DHR Id#: 127-7825-0009*

Primary Resource: Warehouse (Building), Stories 3, Style: Commercial Style, Ca 1906
Contributing *Total: 1*

Secondary Resource : Foundry (Building) **Contributing** *Total: 1*
Secondary Resource : Quonset Hut (Building) **Contributing** *Total: 1*

Secondary Resource : Warehouse (Building) **Contributing** *Total: 1*

2400 Hermitage Road **127-7825-0001** *Other DHR Id#:*

Primary Resource: Office/Office Building (Building), Stories 1, Style: Commercial Style, 2000

Secondary Resource : Carport (Structure) **Non-contributing** *Total: 1*
Secondary Resource : Commercial Building (Building) **Non-contributing** *Total: 1*

2405 Hermitage Road **127-6848** *Other DHR Id#: 127-7825-0010*

Primary Resource: Commercial Building (Building), Stories 1, Style: Commercial Style, Ca 1956

Secondary Resource : Outbuilding (Building) **Contributing** *Total: 1*
Secondary Resource : Shelter (Building) **Non-contributing** *Total: 2*
Contributing *Total: 2*

2508 Hermitage Road **127-7825-0002** *Other DHR Id#:*

Primary Resource: Warehouse (Building), Stories 1, Style: No discernible style,

1984
Non-contributing *Total: 1*

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2522 Hermitage Road

127-6843

Other DHR Id#: 127-7825-0005

Primary Resource: **Warehouse (Building), Stories 1, Style: Commercial Style, 1924**
Contributing Total: 1

2901 Hermitage Road

127-7176

Other DHR Id#: 127-7825-0004

Primary Resource: **Office/Office Building (Building), Stories 1, Style: Commercial Style, 1959**

Contributing Total: 1

Secondary Resource : **Gatehouse/Guard House (Building)**

Contributing Total: 2

Secondary Resource : **Shed (Building)**

Non-contributing Total: 1

Secondary Resource : **Silo (Structure)**

Non-contributing Total: 1

Rhoadmiller Street

1701 Rhoadmiller Street

127-6846

Other DHR Id#: 127-7825-0008

Primary Resource: **Commercial Building (Building), Stories 1, Style: No discernible style, 1945**

Contributing Total: 1

1717 Rhoadmiller Street

127-6845

Other DHR Id#: 127-7825-0007

Primary Resource: **Warehouse (Building), Stories 2, Style: Commercial Style, 1935**
Contributing Total: 1

1723 Rhoadmiller Street

127-7825-0003

Other DHR Id#:

Primary Resource: **Warehouse (Building), Stories 1, Style: No discernible style, 1947**

Contributing Total: 1

Secondary Resource : **Warehouse (Building)**

Contributing Total: 1

1727 Rhoadmiller Street

127-6844

Other DHR Id#: 127-7825-0006

Primary Resource: **Warehouse (Building), Stories 1, Style: Commercial Style, 1954**
Contributing Total: 1

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMERCE

TRANSPORTATION

ARCHITECTURE

Period of Significance

1906-1965

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Messerschmidt, H. Carl

Lindner, Carl M.

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Summary Paragraph

The Hermitage Road Warehouse Historic District was originally listed in the National Register of Historic Places in 2014 under Criteria A and C at the local level of significance with a period of significance extending from 1913 when the first building was constructed until 1958, when I-95 was built and restricted the district from further eastward growth. The district encompasses an intact collection of warehouses and other industrial building of companies that prospered in the early- to mid-twentieth century at a time of substantial industrial development in the city of Richmond. The structures and businesses represented in the district convey Richmond's history of industrial development particularly as it relates to the evolution of rail transport in and around the city. Additionally, the architectural character of the district conveys these trends in industrial development, with large-scale warehouses and other industrial buildings defining most of the primary resources within the district.

The Hermitage Road Warehouse Historic District 2023 Boundary Increase and Update shares much of the same history and development patterns as the original district and represents additional industrial and commercial growth near the Seaboard Air Railroad transportation corridor in Richmond. Like the original district, the two boundary increase areas are being nominated under Criteria A and C at the local level of significance. While a majority of the resources within the two expansion areas were constructed within the original period of significance from 1913 to 1958, some industrial expansion took place before 1913 and after 1958. The period of significance is, therefore, extended to begin in 1906 when the earliest building in the expansion, the Richmond Foundry and Manufacturing Company was constructed, until 1965 when the Salvation Army Building that was designed by prominent Richmond Architect Carl M. Lindner was constructed and that date by which most of the primary resources within the district were expanded to the current size and configuration.

As in the original district, many properties included in the expansion area owe their existence and prosperity to the presence of the railroad. After the Seaboard Air Railroad connected to the Richmond, Fredericksburg, and Potomac (RF&P) Railroad in 1900, various industrial and commercial companies invested warehouses and other industrial buildings in the vicinity of Hermitage Road near its intersection with the Seaboard Air Railroad. The new rail connection heralded more efficient transportation of materials and goods necessary for the development of industry. The first company to take advantage of the opportunities that the railroad afforded was the Richmond Foundry and Manufacturing Company, which constructed a factory at 2300 Hermitage Road in 1906. Another major corporation that set up shop within the expansion area was the Richmond Food Stores company, which had a warehouse at 2522 Hermitage Road constructed in 1948 and would eventually own multiple complexes in the vicinity of the railroad. A variety of other smaller businesses and industries also developed properties within the expansion area to take advantage of proximity to the railroad, many along short spurs that extended through the area. Although industrial activity within the two expansion areas has declined and many of the original companies within the expansion areas have been replaced with new ones, the buildings

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and complexes that remain convey the historic character of the area and continue to reflect the industrial history of the region. Together with the resources in the original Hermitage Road Warehouse District, the resources and landscape of the Hermitage Road Warehouse District 2023 Boundary Increase and Update reflect a significant aspect of Richmond's industrial history and architectural character as it relates to such.

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

Criterion A: Commerce and Transportation

The industrial and commercial buildings existing within the Hermitage Road Warehouse Expansion are reflective of those located within the existing historic district and of the industrial expansion of Richmond in the early twentieth century into the mid- and later twentieth century spawned by the railroad. Large companies and organizations established themselves along the Hermitage Road corridor within this expansion area beginning in 1906 after the connection of the Seaboard Air Line and the Richmond, Fredericksburg, & Potomac (RF&P) railroads in 1900. The new rail connection heralded more efficient access to transport lines that would provide materials necessary for industry to thrive. As large tracts of land became occupied, smaller companies and investment firms constructed buildings in the smaller areas that remained vacant. Some tracts became occupied by large complexes, such as the Richmond Foundry and Manufacturing Company and the Richmond Food Stores complex, while other tracts were subdivided into smaller plots of land containing fewer and smaller structures.

2300 Hermitage Road – Richmond Foundry and Manufacturing Company

The oldest building complex within the expansion area is located at 2300 Hermitage Road. The Richmond Foundry and Manufacturing Company purchased a lot adjacent to the Seaboard Air Line railroad in 1906. The company had received its charter in 1902 to “conduct a foundry and machine shop, to purchase, own and sell inventions and patents, machines, plants, factories, apparatus, etc.”¹ They would make drainage fittings and other materials used in general contracting work.² With the land purchase in 1906, the company constructed a factory and moved their business from 18th and Cary Streets in the city center to the new property. In the newly developed industrial area of Richmond, Richmond Foundry was the third largest employer, tied with Eagle Paper Co., with 200 employees and as the business grew, so too did its compound.³

In addition to its primary use for the casting of plumbing supplies, Richmond Foundry became pivotal in the production of grenades for use by the Department of the Army. Unlike previous years during which the City of Richmond secured “new industries of a purely military nature,” during World War II existing manufactories adapted their use to include the production of war goods.⁴ Much of the time the public remained unaware of changes in production as “many firms were reticent about their activities or were bound to secrecy for national security reasons”.⁵

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At the beginning of World War II, the War Production Board froze the release of critical materials in order to stop or limit the production of so-called “nonessential” businesses to facilitate conversion to arms output. These materials included various metals, chemicals, and fabrics and were channeled into armaments and essential civilian output.⁶ Production was especially stepped up at the final years of the war and in 1944, Richmond Foundry was identified as one of thirteen plants in the state producing ammunition.⁷ Along with the Cameron Stove Company and Hankins and Johann, the Richmond Foundry produced grenades.⁸ Richmond Foundry produced deck fittings for ships and two types of practice grenades.⁹

Following World War II, Richmond Foundry would continue production of practice grenades while continuing their production of plumbing supplies and other general supplies attaining multiple patents. Even after a devastating fire, the company continued operations, although began a period of transition as it merged with other companies. Richmond city directories indicate that Richmond Foundry and Manufacturing Co. continued to operate from their Hermitage Road location until 1987. At that time, the foundry closed, and the property was sold.¹⁰ With its long use, the Richmond Foundry is representative of the steady, industrial character of the area.

2522 Hermitage Road, 2901 Hermitage Road, 1505 Robin Hood Road – The Richmond Food Stores, Inc.

While the earliest development focused on more traditional types of manufacturing dependent on rail spurs, most of the industrial development in the proposed boundary increase areas relied on a combination of rail transport and the developing trucking industry. Such is the case with the buildings constructed by Richmond Foods Stores, Inc.

In the depths of the Great Depression, Richmond Food Stores formed in 1935 as a group of independent grocery stores that purchased cooperatively.¹¹ In Richmond, the company’s first location was at 14th Street between Main and Cary before new a facility was built at 1601 E. Grace Street.¹² Within 14 years, the company grew from a membership of 13 grocers to 237 stores.¹³ As it expanded, the need for additional space arose.

Richmond Food Stores received a building permit in 1948 for a warehouse at 2522 Hermitage Road to be constructed by Doyle & Russell (Figure 1).¹⁴ With the additional space provided outside of the downtown area of the city, the company moved from a three-story building to a one-story building automatically making the movement of goods easier and quicker.¹⁵ The new building had 40,000 square feet of space, with acreage for an additional 20,000 square feet for anticipated expansion, and featured refrigerated rooms for the storage of produce. Access to both rail transportation and vehicular transportation was made available via a spur of the Seaboard Air Line Railroad extending down the private corridor (now Rhoadmiller Street) and a loading platform on its east elevation to accommodate trucks. Announcements for the grand opening of the warehouse boasted of not only the extensive railroad track and automatic conveying devices

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that could unload a rail car in 40 minutes, but also that the new loading platform at the front of the building could accommodate 18 trucks at once.¹⁶

With room to expand, Richmond Food Stores built additions to the west elevation of the 1949 warehouse extending west along Rhoadmiller Street to the former Hauni Agency property.¹⁷



Figure 1: The Richmond Food Stores building located at 2522 Hermitage Road in 1949. (RTD 6/29/1949)

Richmond Food Stores continued to grow and expand, necessitating additional space. In 1957 construction began on a new warehouse and headquarters up Hermitage Road from their existing warehouse, strategically placing their production and warehouse facilities adjacent to the Richmond-Petersburg Turnpike (Interstate 95) which provided easy access for truck traffic (Figure 2, Figure 3). Again, built by Doyle and Russell, there would continue to be rail access, and even have rail facilities within the building.¹⁸ An announcement for the formal opening of the building in June of 1959 emphasized the production operation's reliance on rail access, noting that the site "boasts its own miniature railroad system".¹⁹ There would also be loading docks to accommodate 25 trailer trucks.²⁰ When Richmond Food Stores relocated, Canner's Warehouse Corp. moved into the space at 2522 Hermitage Road.²¹ It would not be long before the building was expanded and in 1964, a 100,000-square-foot grocery warehouse addition was built to the original warehouse at 2901 Hermitage.²²

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Figure 2: Aerial view of new Richmond Food Stores warehouse and factory at 2901 Hermitage Road, Richmond (RTD 6/5/1959)

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Figure 3: Richmond Food Stores building exterior and parking lot in 1959 (Adolph B. Rice Studio LVA)

The following year, a new dairy processing and packaging plant was constructed on Robin Hood Road, east of the warehouse. The dairy products produced there were marketed under the firm's Richfood label.²³ With increasing need, additions to the processing plant had begun by 1968 and continued as the century went on.²⁴ A 1969 advertisement noted that the "new RICHFOOD Dairy Plant here in Richmond is one of the most modern in the entire South, with complete laboratory testing facilities and panel-controlled processing equipment".²⁵ Although building records are unclear, it appears that at some point in prior to the 1980s, the original dairy building was either completely reconfigured or replaced by a large facility. A dairy continued to operate from these facilities until 2017.²⁶

Despite additions to its 2901 Hermitage Road facilities and continued use of the dairy, ten short years after the construction of the warehouse Richmond Food Stores purchased a 300-acre site in Hanover County to which to move and expand. The company moved out of the Hermitage Road location in 1970.²⁷ Virginia's Alcoholic Beverage Control Board purchased the Hermitage Road building for use as a distribution warehouse. The Board was moving from a warehouse system rented from the RF&P RR at Broad and Harrison streets.²⁸

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2405 Hermitage Road - Buhrmam & Sons, Inc.

Many businesses located along the Hermitage Road industrial corridor benefitted from easy access to the Richmond Petersburg Turnpike (Interstate 95), but several companies were forced to relocate from downtown as a result of development, including Buhrman & Sons, Inc. Touted in 1952 as “one of the few large industrial sites left within the city limits...zoned for heavy industry,”²⁹ the parcel at 2405 Hermitage Road was purchased by Buhrman & Sons, Inc. in 1955 for development after the company learned that their buildings would be razed to make way for the new highway. Burman & Sons had opened its doors in 1926 and sold and serviced sawmill and farm equipment, occupying five buildings in the 1400 block of East Franklin. Their new facility, built by M.E. Howard at the corner of Hermitage and Overbrook roads, was completed in 1956 and contained offices, a parts department, repair shop, and a show room for display of farm implements.³⁰

2601 Hermitage Road - Salvation Army

Likewise, companies and organizations in downtown Richmond would also be forced to move due to planned urban renewal projects. This includes the Salvation Army. Major Ralph E. Rose, manager of the Salvation Army center at 506 East Leigh Street, noted in 1962 that the present center on Leigh Street “is in the patch of proposed urban renewal projects, and that the Salvation Army will sell the property”.³¹ The Salvation Army purchased a four-acre parcel from Miller & Rhoads and began developing plans for a 44,000 square foot building that would include a dormitory, chapel, warehouse, and retail store. Higher than anticipated construction costs resulted in construction delays, and the project architect, Carl M. Lindner and Associates, were asked to determine where costs could feasibly be reduced. It is unclear exactly where cuts were made, but it appears they did not impact the overall size or design of the building. At the time, the project was the biggest Salvation Army development in Virginia. Plans for “urban renewal” moved forward and devastated the historic Jackson Ward neighborhood.

The Salvation Army building at 2601 Hermitage Road was included within the boundaries of the original Hermitage Road Warehouse Historic District, however, it was originally considered noncontributing due to its age. With the passage of time and further insight into the history and development of the property, it is acknowledged that not only was the building designed by a prominent local architect, but its International styling represents a distinct shift in the architectural idiom of the district from nondescript utilitarian warehouses to thoughtful designs that acknowledge national trends in commercial architecture. In conjunction with other important developments in the boundary increase between 1958 and 1965, the period of significance is extended and the Salvation Army building is now considered a contributing resource.

1730-1750 Rhoadmiller Street (originally 1728 Rhoadmiller) – John T. Wilson Co., Inc., Consolidated Sales Co., Inc., Hauni Agency

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With the new rail connection heralding an industrial boom, investment companies jumped at the chance to claim land near the railroad. One of the early companies to claim land in the vicinity of the railroad was the John T. Wilson Co., Inc., which purchased a 12.5-acre lot lying on the west side of Hermitage Road between Westwood Avenue and the right-of-way of the Seaboard Air Line railroad with the intention of dividing it into smaller lots for industrial plants and warehouses. This lot encompassed what is now the northern portion of the southwestern expansion area, which contains the highest concentration of buildings in the district. One of the city's primary construction companies, the John T. Wilson company, constructed a brick warehouse in 1924 within this parcel and later added to it a one-story brick warehouse addition in 1937.³² The building functioned as a warehouse for two industrial firms – N.W. Martin & Bros., Inc. and Consolidated Sales Co., Inc. – before being purchased by its first international company.

Conveniently located industrial properties such as this one with easy rail access were attractive to international business even after the trucking industry had become a major competitor to railroads. Easy access to both highways and railroads were particularly sought after by investors. The Hauni Machine Company of Hamburg, Germany, one of West Germany's largest cigarette machinery manufacturing entities, purchased the brick building at 1728 Rhoadmiller Street (Figure 4) in 1955. The company used the building for use as a spare parts and service department. A representative for the company explained, "We chose Richmond because we want to be near our machinery so we can service it rather than having parts sent from Hamburg".³³ At the time, the company operated approximately 250 machines in the United States. With room to expand, an addition to the 1728 Rhoadmiller Street plant was planned in 1961 which more than doubled the building's value.³⁴

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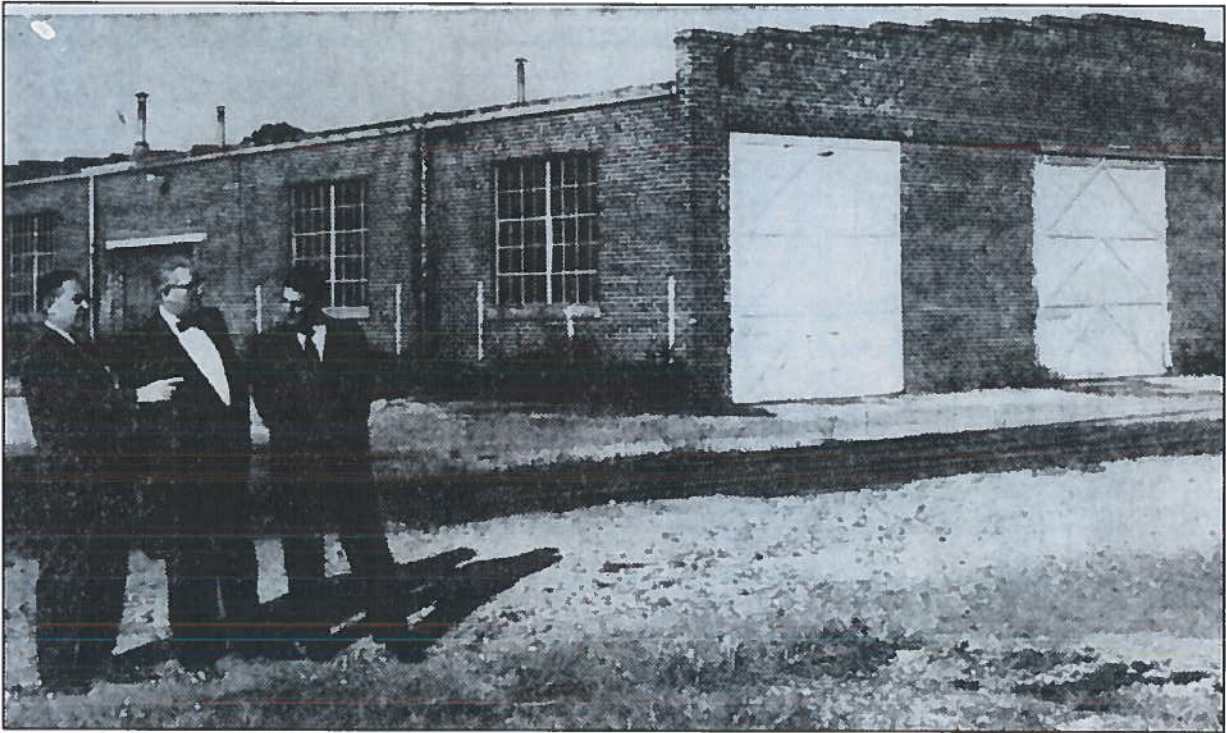


Figure 4: View northeast at 1728 Rhoadmiller at the time of its purchase by Hawn Agency, Inc. (Richmond-Times Dispatch, 1955)

McEwen Lumber Co. –1701 Rhoadmiller Street (originally 2510 Hermitage Road)

With the rail spur of the SAL along present-day Rhoadmiller Street, smaller companies began to fill the area on its south side. An additional spur extended east from the mainline between these buildings and the Seaboard Air Line Railway repair shops to the southwest. In 1945, the McEwen Lumber Co., a North Carolina Corporation, had a building constructed at 2510 Hermitage Road (1701 Rhoadmiller Street).³⁵ In that same year, the company had land it owned condemned for the widening of Hermitage Road.³⁶ The building was used as a building supply warehouse³⁷ from time of construction through at least 1965.³⁸ Originally a North Carolina company, the McEwen Lumber Company was heavily dependent on the rail system with properties in North Carolina and South Carolina as well as Richmond. Additionally, the company was involved in the Western Carolina Lumber and Timber Association, which advocated for better freight rates for lumber and lumber products and generally aimed to protect the interests of its member organizations. As their business expanded, they acquire more warehouse space adjacent to the property at 2508 Hermitage Road, also located within the expansion area but constructed after the period of significance in 1984.

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1723 Rhoadmiller Street (originally 2516-2518 Hermitage Road)

In 1947, H.B. Truslow commissioned two one-story steel warehouses for the parcel at 2516-2518 Hermitage Road, currently 1723 Rhoadmiller Street. The Foster Brothers Company, a leading siding and roofing contractor in Richmond with its main storefront located at 1720 East Main Street, took occupancy of the building in 1948. By 1956, the warehouses were used by the Goodrich B.F. company, a retread plant.³⁹ Two years later in 1958, one of the warehouses was used as extra storage by the Richmond Food Stores corporation, while the other was still used by the Goodrich B.F. Company, who would occupy the building until at least 1960.⁴⁰ By 1974, the building was occupied by Automated Air Systems, Inc., a heating and air conditioning company.⁴¹

1715-1719 Rhoadmiller Street

The warehouse at 1715-1719 Rhoadmiller Street, constructed circa 1935, was originally owned by Thomas A. Wilson of the Wilson Investment Corporation, although the occupant and function are unclear.⁴² By 1948, the building functioned as a warehouse for the Firestone Tire and Rubber Company, an Ohio-based company that was one of the leading tire manufacturers and distributors through the twentieth century.⁴³ The Firestone Company vacated the property in 1957 to move to a new, larger facility at what is now 1305 Petersburg Pike.⁴⁴ Two companies moved into the warehouse in its place – the Richmond branch of the Pittsburgh Plate Glass Company and the Ditzler Color Division. The Pittsburgh Plate Glass Company, Pennsylvania-based company, was one of the primary producers of plate glass in the first half of the twentieth century. The Ditzler Color Division dealt with automotive finishes, with their warehouse acting as a wholesale distributor for Virginia, North Carolina, Maryland and the District of Columbia.⁴⁵ The Pittsburgh Plate Glass Company vacated the property and was replaced by O’Ferrell’s Building Supply, an acoustical mechanics specialist. The Ditzler Color Division and O’Ferrell’s occupied the property through the 1960s into the 1970s.⁴⁶ The property was later acquired by John Harvie Martin, Jr. and Earl Martin, Jr., both executive officers of N.W. Martin & Bros., Inc., a roofing and sheet metal contracting company.⁴⁷ The building likely functioned as a warehouse for the company until 1988 when Martin and Martin sold the property to Metro Properties, Inc..⁴⁸

Brown Distributing Co. - 1727 Rhoadmiller St

A long-time distributor of Budweiser Beer, Brown Distributing Company, took advantage of the industrial space available west of Hermitage Road. The company hired H. Carl Messerschmidt in 1954 to design a new office and warehouse at the end of Rhoadmiller Street and F. Scott Rice built the new facility (Figure 5).⁴⁹ The company moved from 1610 W. Main Street to its “modern, new warehouse” with space for 2,000 kegs and 75,000 cases of packaged beer. The building curved along the spur of the SAL and had its own railroad siding, in addition to loading ramps for the company’s truck fleet.⁵⁰ Brown Developing’s beer production was so successful that a large, new

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wing was added to the warehouse in 1965. In 1971, the company vacated the property and moved to a new facility on Byrdhill Road in Henrico County.⁵¹



Figure 5: Brown Distributing Co. at 1727 Rhoadmiller (RTD 5/28/1955).

Criterion C: Architecture

The original Hermitage Road Warehouse District is characterized by industrial complexes containing large warehouses and other industrial buildings as well as smaller industrial outbuildings. The expansion area similarly represents a collection of medium- to large-scale warehouses and other industrial buildings. The vast majority of primary resources were built during the expanded period of significance from 1906-1965 and therefore represent the construction forms, techniques, and stylistic influences typically applied to light-industrial use buildings during that period.

Although the earliest buildings in the expansion area within the Richmond Foundry Complex are the most architecturally elaborate, the majority of the buildings within the expansion were constructed in the mid-twentieth century and reflect a variety of stripped or minimalist mid-century influences. Many of the larger structures within the expansion area consist of multiple different blocks, having been added onto as companies grew the need for more space arose and therefore reflect an evolving form and design.

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The buildings also reflect typical construction forms and techniques for medium-scale commercial and light-industrial buildings throughout the first-half of the twentieth century. A majority of the buildings within the expansion area feature steel frame or concrete block construction. Some smaller structures have brick structural systems, while larger structures require the structural support of steel framing or concrete blocks. The most common cladding materials found in the expansion area are brick veneers and metal siding. On concrete buildings, facades that front roadways are generally clad in brick veneers, with less visible elevations consisting of base concrete block. Steel frame structures, on the other hand, are generally clad in metal siding. Structures are generally topped by flat or shallow gable roofs that feature parapets, often stepped and capped with terra cotta, concrete, or metal coping. Little architectural detailing is seen throughout the expansion area and mostly found on brick structures in the form of brick corbelling or arched brick lintels on windows.

Although the buildings within the Hermitage Road Warehouse District Boundary Increase and Update 2022 do not have individual architectural distinction, the collection as a whole and in conjunction with the original historic district, is architecturally significant for their representation of contemporary Vernacular industrial architecture and as a collection of mid-century industrial buildings that reflect Richmond's industrial growth in the first half of the twentieth century.

¹ "Charters Granted." *The Times*, April 24, 1902. <https://viriniachronicle.com/>.

² "175 Foundry Workers Go on Strike Here." *Richmond Times-Dispatch*, June 1, 1950, 4. <https://www.genealogybank.com/>

³ The highest employer in the area was the RF&P RR, with 400 employees, followed by Southern Stove Works with 250 employees. "New Localities for Industries." "New Localities for Industries." *The Times Dispatch*, August 19, 1906. <https://www.genealogybank.com/>. *The Metal Worker: Plumber and Steam Fitter*, January to June 1907, Vol. LXVII. (New York: David Williams Company, 1907), 57.

⁴ Francis Earle Lutz, *Richmond in World War II* (Richmond, VA: The Dietz Press, Inc., 1951), 67

⁵ Lutz, *Richmond in World War II*, 69.

⁶ "Seven Virginia Firms Making Ship Parts." *Richmond Times-Dispatch*, November 07, 1942, 15. <https://www.genealogybank.com/>

"WPB Releases Frozen Stocks Of Critical War Materials." *Richmond Times-Dispatch*, July 8, 1942, 17. <https://www.genealogybank.com/>

⁷ This newspaper article identified the company as Richmond Foundry and Machine Co. However, given that Richmond Foundry and Manufacturing Co. was also identified thusly in some early newspaper articles about the company and there is additional documentation that Richmond Foundry and Manufacturing Co. produced grenades it may be assumed that it is a misprint. "Plants Urged To Step Up Shell Output," *Richmond Times Dispatch*. 23 December 1944, Page 4. Available at GenealogyBank.com.

⁸ Lutz, *Richmond in World War II*, 68.

⁹ "Help with Grenades." *U.S. Militaria Forum*, January 6, 2013. <http://www.usmilitariaforum.com/forums/index.php?/topic/166454-help-with-grenades/>.

¹⁰ City of Richmond, Deed Book 171, 1571.

¹¹ Garland Pollard, "Richfood Going Bye Bye." *BrandlandUSA*, Last Modified May 20, 2012. <https://www.brandlandusa.com/2012/05/20/richfood-going-bye-bye/>. Accessed 1 December 2022.

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¹² “Food Concern Plans to Build Warehouse” *Richmond Times-Dispatch*, November 7, 1948, 90.
<https://www.newspapers.com>

¹³ “Richmond Food Stores Occupy New Home!” *Richmond Times-Dispatch*, June 29, 1949, 11.
<https://www.newspapers.com>

¹⁴ “Permit to Build Warehouse Issued.” *Richmond Times Dispatch*, October 31, 1948, 98.
<https://www.newspapers.com>

¹⁵ “Richmond Food Stores Occupy New Home!” *Richmond Times-Dispatch*, June 29, 1949, 11.
<https://www.newspapers.com>

¹⁶ “Richmond Food Stores Occupy New Home!” *Richmond Times-Dispatch*, June 29, 1949, 11.
<https://www.newspapers.com>

¹⁷ City of Richmond, Property Assessment Records. On file at the Library of Virginia

¹⁸ “Richmond Food Stores Plans 5-Acre Warehouse.” *Richmond Times-Dispatch*, February 8, 1957, 8.
<https://www.newspapers.com>

¹⁹ “Richmond Food Stores Serves as Super Supermarket For Retail Grocers.” *Richmond Times-Dispatch*, June 5, 1959, 45. <https://www.newspapers.com>

²⁰ “Food Chain Breaks Ground for Warehouse” *Richmond Times-Dispatch*, December 5, 1957, 67.
<https://www.newspapers.com>

²¹ “Food Store’s Site Is Sold For \$477,000.” *Richmond News Leader*, April 3, 1959, 32.
<https://www.newspapers.com>

²² “Richmond Food to Build Dairy.” *Richmond Times-Dispatch*, November 13, 1964, 39.
<https://www.genealogybank.com/>

²³ “Warehouse Addition Completed.” *Richmond Times-Dispatch*, July 10, 1965, 9. <https://www.genealogybank.com/>

²⁴ City of Richmond, Property Assessment Records. On file at the Library of Virginia

²⁵ Advertisement, *Richmond Times-Dispatch*, February 13, 1969, 26. <https://www.newspapers.com>

²⁶ “PET Dairy plant in Richmond to close; 75 jobs to be eliminated.” *Richmond Times-Dispatch*, August 11, 2017, A8. <https://www.newspapers.com>

²⁷ “Richfood Plans To Complete Hanover Move.” *Richmond Times-Dispatch*, August 31, 1972, C-2.
<https://www.newspapers.com>

²⁸ “ABC Board Ends 12-Year Search, Buys Warehouse.” *Richmond Times-Dispatch*, October 25, 1968, B-8.
<https://www.genealogybank.com/>

²⁹ Advertisement, *Richmond Times Dispatch*, April 6, 1952, 91. <https://www.newspapers.com>

³⁰ “Buhrman Firm To Build Plant On Hermitage.” *Richmond Times-Dispatch*, September 22, 1955, 8.
<https://www.newspapers.com>

³¹ “Salvation Army Buys Four-Acre Land Parcel” *Richmond Times-Dispatch*, November 16, 1962, 2.
<https://www.newspapers.com>

³² “Building Permits Issued” *Richmond Times-Dispatch*, September 10, 1924, 8. <https://www.newspapers.com>

“Aug. Building Figure \$61,955” *Richmond Times-Dispatch*, August 14, 1937, 15. <https://www.newspapers.com>

³³ “West German Company To Establish Division.” *Richmond Times-Dispatch*, October 21, 1955, 43.
<https://www.newspapers.com>

³⁴ “Hauni Agency Plans Addition to Plant.” *Richmond Times-Dispatch*, February 5, 1961, 41.
<https://www.newspapers.com>

City of Richmond, Property Assessment Records. On file at the Library of Virginia

³⁵ City of Richmond, Property Assessment Records. On file at the Library of Virginia

³⁶ “Legal Notices.” *Richmond News Leader*, December 21, 1945, 27. <https://www.newspapers.com>

³⁷ Sanborn Fire Insurance Map from Richmond, Independent Cities, Virginia. Sanborn Map Company, Vol. 4, Republished 1952. Map. https://www.loc.gov/item/sanborn09064_019/. Accessed 5 December 2022

³⁸ Advertisement, *Richmond Times-Dispatch*, January 1, 1965, 25. <https://www.newspapers.com>

³⁹ *Hill’s Richmond City Directory* (Hill Directory Co., Inc, 1956), 675. <https://www.ancestry.com/>

⁴⁰ *Hill’s Richmond City Directory* (Hill Directory Co., Inc, 1958), 821. <https://www.ancestry.com/>

Hill’s Richmond City Directory (Hill Directory Co., Inc, 1960), 462. <https://www.ancestry.com/>

⁴¹ Advertisement, *Richmond Times-Dispatch*, February 11, 1947, 4. <https://www.newspapers.com>

⁴² “Legal Records” *Richmond Times-Dispatch*, December 12, 1942, 17. <https://www.newspapers.com>

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⁴³ *Hill's Richmond City Directory* (Hill Directory Co., Inc, 1948), 550. <https://www.ancestry.com/>

⁴⁴ "Plate Glass Company Branch to Expand" *Richmond News Leader*, November 1, 1957, 36.

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⁴⁹ City of Richmond, Property Assessment Records. On file at the Library of Virginia

⁵⁰ "Budweiser Moves into New Facility." *Richmond Times-Dispatch*, May 28, 1955. <https://www.newspapers.com>

⁵¹ Louis Llovio, "Distribution Center for Brown Bigger," *Richmond Times-Dispatch*, June 14, 2008, B9.

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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
- 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 # _____

Hermitage Road Warehouse Historic District, 2-
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City of Richmond, VA

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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

Historic Resources Survey Number (if assigned): VDHR# 127-7825

10. Geographical Data

Acreege of Property ±79.8 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1.	37.567666	-77.464614
2.	37.563295	-77.460503
3.	37.564271	-77.460590
4.	37.564308	-77.459308
5.	37.565297	-77.459319
6.	37.565358	-77.460555
7.	37.567586	-77.460780
8.	37.570308	-77.460693
9.	37.573078	-77.460859
10.	37.571842	-77.457140
11.	37.570250	-77.457124

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

The Hermitage Road Warehouse Historic District 2023 Boundary Increase and Update incorporates two additional tracts of land to the original historic district boundaries. Expansion area 1 to the north of the original district consists of one property (two parcels) bound by Hermitage Road to the west, Sherwood Avenue to the south, Robin Hood Road to the north, and another property parcel to the east. Expansion area 2 to the southwest of the original district consists of nine properties spread across twelve parcels bound generally by Hermitage Road to the east, the CSX railroad to the south and west and a large city-owned

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parcel to the north. One additional property located across Hermitage Road on the south side of Overbrook Road is also included in this expansion tract.

Boundary Justification (Explain why the boundaries were selected.)

The limits of the Hermitage Road Warehouse Historic District 2023 Boundary Increase and Update incorporate additional properties and resources bordering the original historic district that share a similar development pattern, history, and architectural idiom. The majority of resources within the expansion areas were built during the extended period of significance for the overall historic district and together with the resources in the original district, incorporate the intact collection of commercial/light-industrial resources built during that period along the Hermitage Road corridor bound by the railroad to the south and west and Interstate-95 to the north and east.

11. Form Prepared By

name/title: Robert J. Taylor, Jr., Dara Friedberg, and Anna White
organization: Dutton + Associates, LLC
street & number: 1115 Crowder Drive
city or town: Midlothian state: VA zip code: 23113
e-mail: _____
telephone: (804) 897-1960
date: January 2023

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,

Hermitage Road Warehouse Historic District, 2-
23 Boundary Increase and Update

City of Richmond, VA

Name of Property

County and State

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: Hermitage Road Warehouse Historic District, Boundary Increase and Update, 2022

City or Vicinity: City of Richmond

County: Independent City

State: Virginia

Photographer: Anna White (unless otherwise noted)

Date Photographed: November 2022 (unless otherwise noted)

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

Photo 1 of 16:

VA_RichmondCity_HermitageRoadWarehouseHistoricDistrictBoundaryIncreaseAndUpdate
2022_0001

View: Southern end of southwest Boundary Increase, view northwest on Hermitage Road towards the Richmond Foundry and Manufacturing Company (#127-6847).

Photo 2 of 16:

VA_RichmondCity_HermitageRoadWarehouseHistoricDistrictBoundaryIncreaseAndUpdate
2022_0002

View: View west within Boundary Increase from Hermitage Road towards Richmond Ambulance Authority (#127-7825-0001).

Photo 3 of 16:

VA_RichmondCity_HermitageRoadWarehouseHistoricDistrictBoundaryIncreaseAndUpdate
2022_0003

View: View northwest within southwest Boundary Increase from Hermitage Road towards Wurth Wood Group (#127-6846), a representative warehouse.

Photo 4 of 16:

VA_RichmondCity_HermitageRoadWarehouseHistoricDistrictBoundaryIncreaseAndUpdate
2022_0004

View: View east within southwest Boundary Increase of alley between a warehouse (#127-7825-0002) to the south and other industrial building #127-6845 and #127-6846).

Photo 5 of 16:

VA_RichmondCity_HermitageRoadWarehouseHistoricDistrictBoundaryIncreaseAndUpdate
2022_0005

Hermitage Road Warehouse Historic District, 2-
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View: Western end of southwest Boundary Increase, view east on Rhoadmiller Street towards industrial buildings (#127-6843 and #127-6844).

Photo 6 of 16:

VA_RichmondCity_HermitageRoadWarehouseHistoricDistrictBoundaryIncreaseAndUpdate
2022_0006

View: View southeast within southwest Boundary Increase from Hermitage Road towards commercial and industrial buildings.

Photo 7 of 16:

VA_RichmondCity_HermitageRoadWarehouseHistoricDistrictBoundaryIncreaseAndUpdate
2022_0007

View: Southeast corner of north Boundary Increase, view west from Sherwood Avenue towards Richmond Food Stores (#127-7176).

Photo 8 of 16:

VA_RichmondCity_HermitageRoadWarehouseHistoricDistrictBoundaryIncreaseAndUpdate
2022_0008

View: West boundary of north Boundary Increase, view south from Sherwood Avenue towards railroad tracks and industrial buildings.

Photo 9 of 16:

VA_RichmondCity_HermitageRoadWarehouseHistoricDistrictBoundaryIncreaseAndUpdate
2022_0009

View: Southwest corner or north Boundary Increase, view east from Hermitage Road down Sherwood Avenue towards industrial buildings.

Photo 10 of 16:

VA_RichmondCity_HermitageRoadWarehouseHistoricDistrictBoundaryIncreaseAndUpdate
2022_0010

View: Northeast corner of southwest Boundary Increase, view south from Hermitage Road towards industrial buildings.

Photo 11 of 16:

VA_RichmondCity_HermitageRoadWarehouseHistoricDistrictBoundaryIncreaseAndUpdate
2022_0011

View: East edge of southwest Boundary Increase, view southwest from Hermitage Road down Rhoadmiller Street towards industrial and commercial buildings.

Photo 12 of 16:

VA_RichmondCity_HermitageRoadWarehouseHistoricDistrictBoundaryIncreaseAndUpdate
2022_0012

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View: South end of southwest Boundary Increase, view north from Hermitage Road towards industrial and commercial buildings.

Photo 13 of 16:

VA_RichmondCity_HermitageRoadWarehouseHistoricDistrictBoundaryIncreaseAndUpdate
2022_0013

View: Northeast corner of southwest Boundary Increase, view southeast from Hermitage Road towards Salvation Army (#127-6730-0016).

Photo 14 of 16:

VA_RichmondCity_HermitageRoadWarehouseHistoricDistrictBoundaryIncreaseAndUpdate
2022_0014

View: East boundary of southwest Boundary Increase, view east from Hermitage Road down Rhoadmiller Street towards industrial and commercial buildings.

Photo 15 of 16:

VA_RichmondCity_HermitageRoadWarehouseHistoricDistrictBoundaryIncreaseAndUpdate
2022_0015

View: Northeast corner of southwest Boundary Increase, view south from Hermitage Road towards industrial and commercial buildings.

Photo 16 of 16:

VA_RichmondCity_HermitageRoadWarehouseHistoricDistrictBoundaryIncreaseAndUpdate
2022_0016

View: Southwest corner of north Boundary Increase, view northeast from Hermitage Road towards Richmond Food Stores (#127-7176) and industrial buildings.

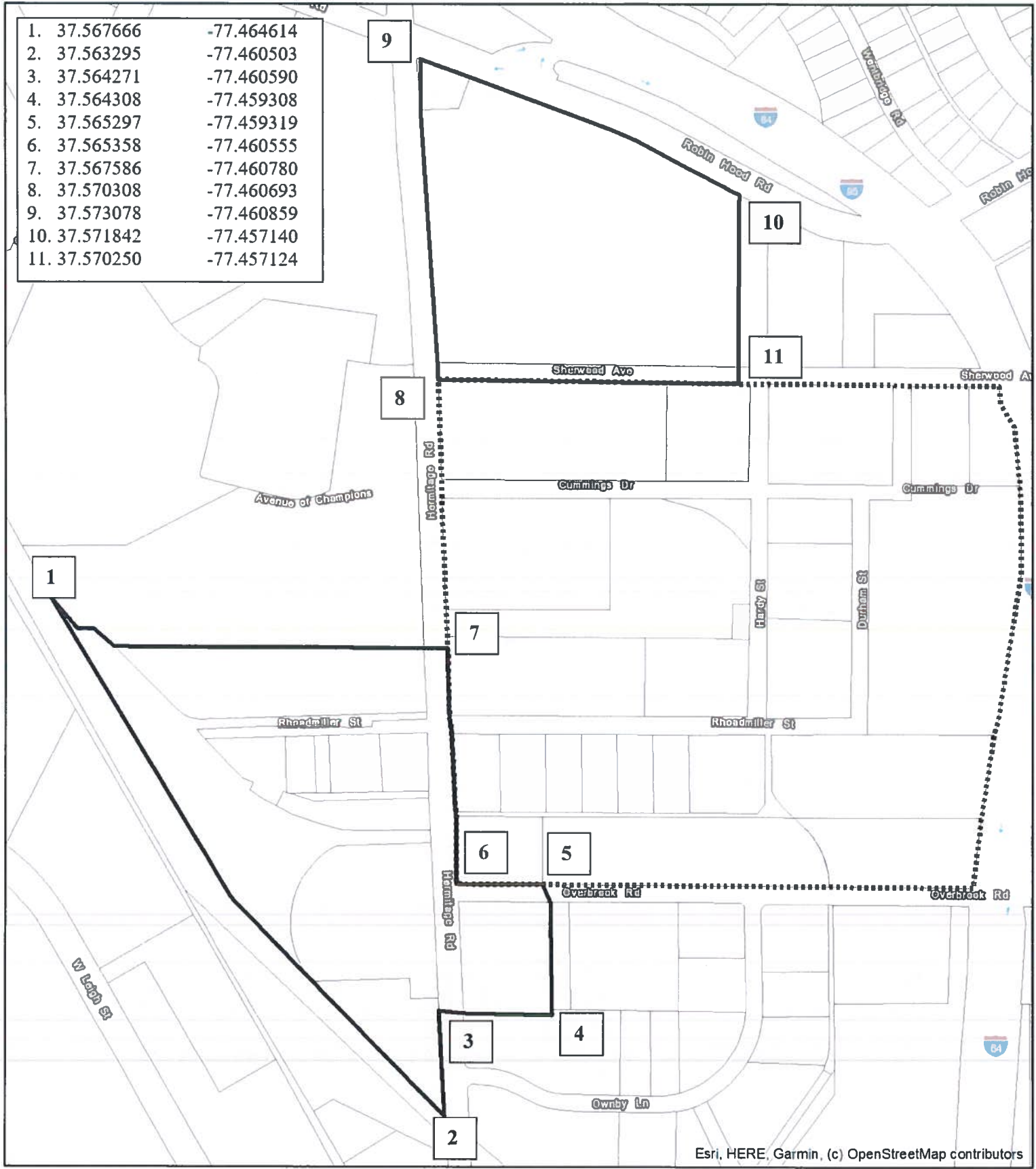
Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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.

1.	37.567666	-77.464614
2.	37.563295	-77.460503
3.	37.564271	-77.460590
4.	37.564308	-77.459308
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6.	37.565358	-77.460555
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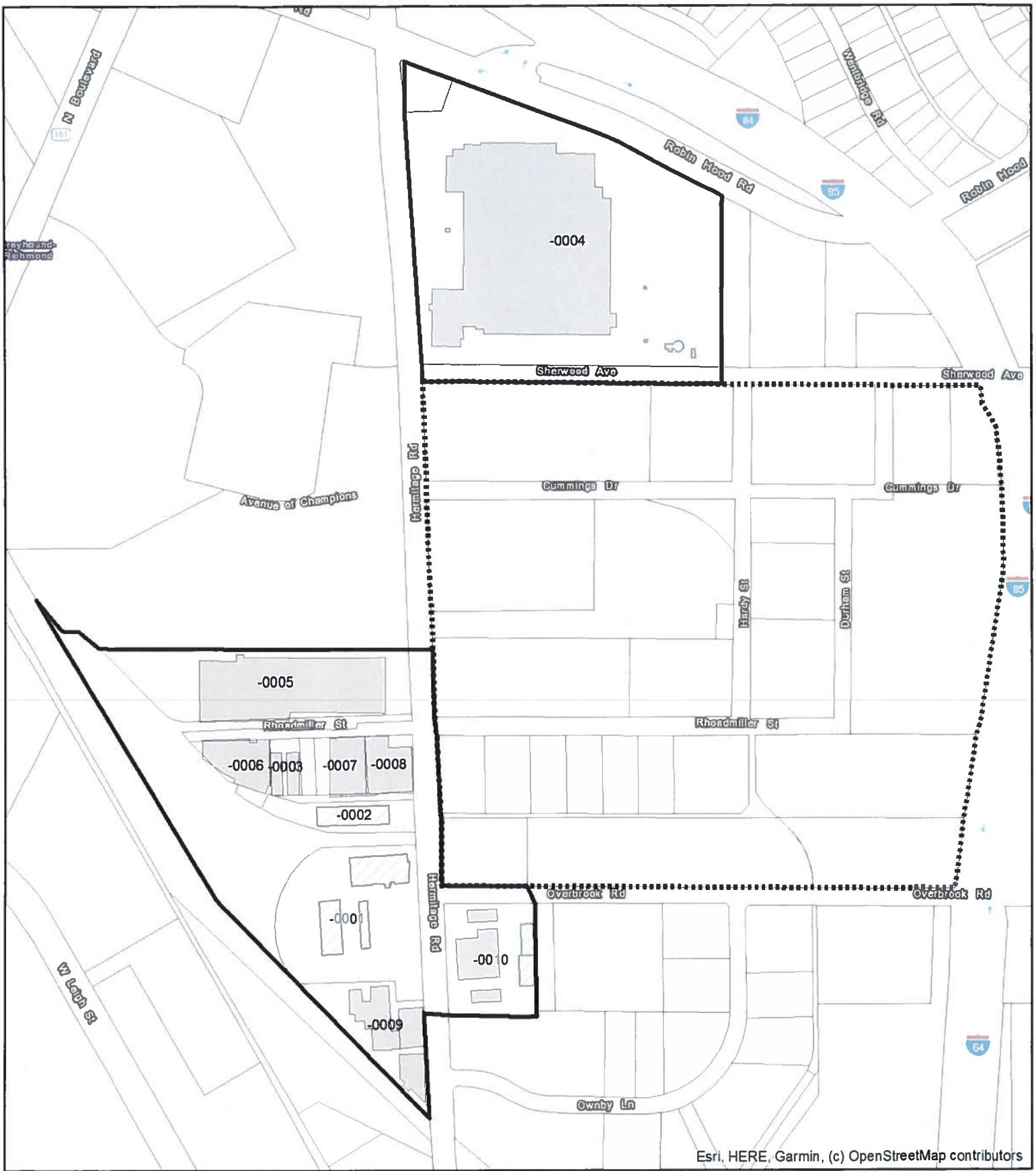


Esri, HERE, Garmin, (c) OpenStreetMap contributors

-  Hermitage Road Warehouse Historic District Boundary Increase
-  Hermitage Road Warehouse Historic District Existing Boundary
-  Parcels

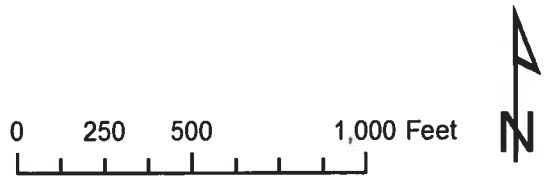


Hermitage Road Warehouse Historic District, Boundary Increase 2022 - Location Map

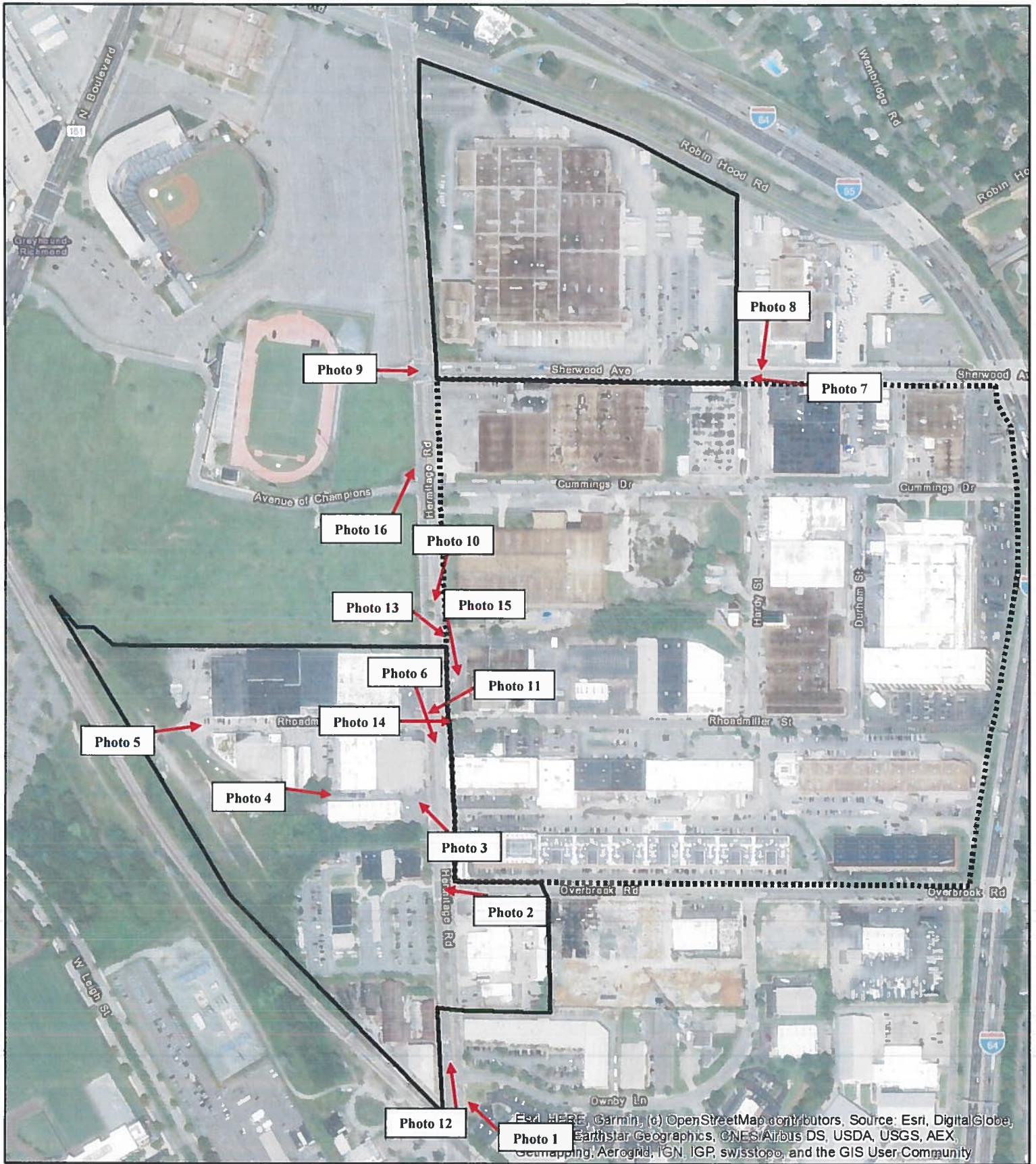


Esri, HERE, Garmin, (c) OpenStreetMap contributors

-  Hermitage Road Warehouse Historic District Boundary Increase
-  Hermitage Road Warehouse Historic District Existing Boundary
-  Parcels
- Resource Status (All ID#s begin with 127-7825)**
-  Contributing
-  Noncontributing



Hermitage Road Warehouse Historic District, Boundary Increase 2022 - Sketch Map



- Hermitage Road Warehouse Historic District Boundary Increase
- Hermitage Road Warehouse Historic District Existing Boundary



Hermitage Road Warehouse Historic District, Boundary Increase 2022 - Photo Key

Map HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aergrid, IGN, IGP, swisstopo, and the GIS User Community









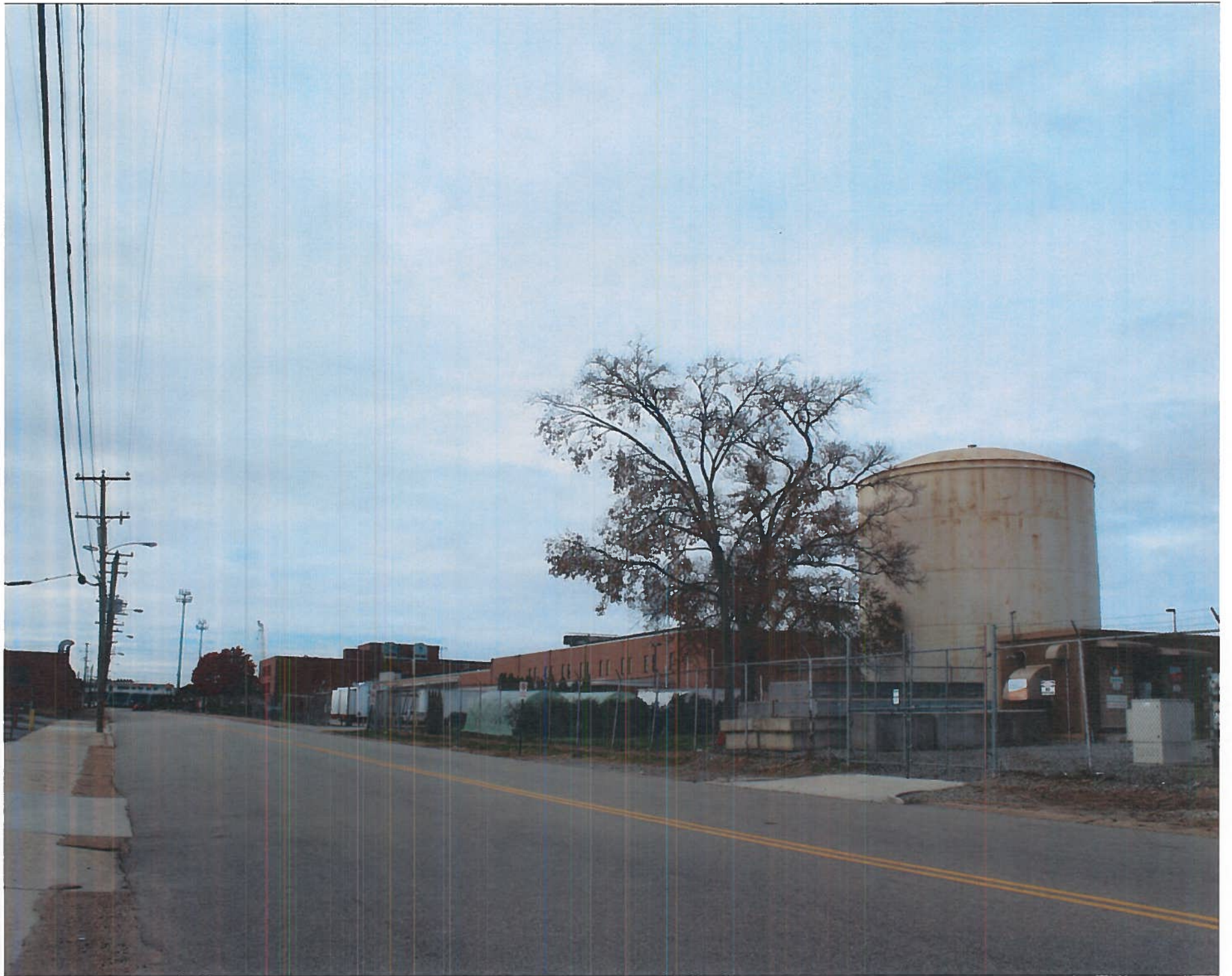




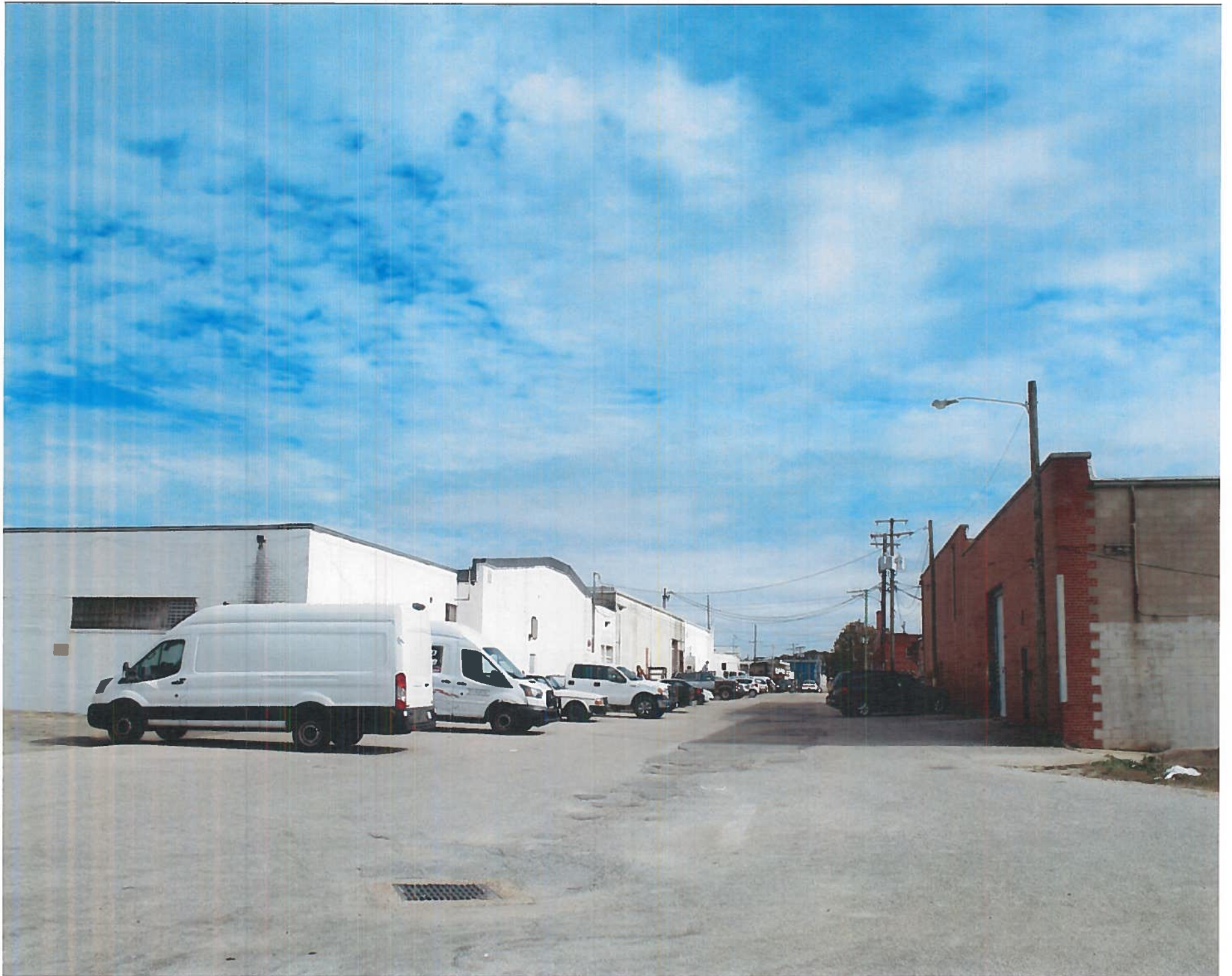
















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