

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: Shockoe Valley and Tobacco Row Historic District 2025 Update and Boundary Increase

Other names/site number: DHR ID# 127-0344, 127-8182 (Boundary Increase)

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: East Main Street, East Franklin Street, North 21st Street, North 20th 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Not For Publication: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 X statewide ___ local

Applicable National Register Criteria:

X A ___ B X C ___ D

Signature of certifying official/Title:

Date

Virginia Department of Historic Resources

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

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

☐

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

Number of Updated Resources within Existing District - DHR ID# 127-0344

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>22</u>	<u>13</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>23</u>	<u>13</u>	Total

Number of contributing resources previously listed in the National Register 0

Number of Resources within Boundary Increase Area - DHR ID# 127-8182

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>5</u>	<u>4</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>5</u>	<u>4</u>	Total

Number of contributing resources previously listed in the National Register 0

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

COMMERCE/TRADE: Business, Specialty Store, Restaurant, Warehouse

GOVERNMENT: Government Office

INDUSTRY/PROCESSING/EXTRACTION: Manufacturing Facility

Current Functions

(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

COMMERCE/TRADE: Business, Specialty Store, Restaurant, Warehouse

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

NO STYLE

LATE VICTORIAN: Italianate

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Commercial Style

MODERN MOVEMENT: Art Deco, Moderne, International Style

Materials: (enter categories from instructions.)

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

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 Shockoe Valley and Tobacco Row Historic District, in the heart of what is commonly known as the Shockoe Bottom neighborhood in Richmond, Virginia, was listed in the Virginia Landmarks Register (VLR) in 1981 and in the National Register of Historic Places (NRHP) in 1983. The district is an intact ±129-acre mixed-use neighborhood that includes residential, commercial, and industrial buildings. It is laid out along a grid system of streets established by Major William Mayo in 1737. Development in the district has largely followed the established historic street plan. Interstate 95 cuts an imposing path through the district near its western boundary, while the CSX and Norfolk Southern railway lines define the southern edge of Shockoe Valley. The northern and eastern borders of the historic district are roughly bound by preexisting NRHP listed properties and historic districts (Trinity Methodist Church, Union Hill Historic District, Church Hill North Historic District, and St. John's Church Historic District). Most of the district is densely developed with the exception of several blocks along North 16th Street, which are located in the Shockoe Creek flood plain.

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

The defined period of significance extended from 1737, representing planning of this original portion of Richmond and construction of the earliest extant building within the district, to 1933, representing the default 50 year cut off for typical National Register considerations at the time of the district's listing in the NRHP. This nomination update extends the period of significance to 1967 to reflect a significant shift in the architectural character of new infill constructed between circa 1930 and the 1960s as the neighborhood continued to host industrial and commercial properties. Fires, floods, and slum clearance in the 1940s and 1950s resulted in the demolition of many older properties, which created vacant parcels that could be developed on a larger scale.

The Shockoe Valley and Tobacco Row Historic District nomination was amended in 2007 to include the Lucky Strike Garage. In 2014, all extant resources within the district's inventory were updated. This inventory found 224 resources to be contributing and 140 to be noncontributing. Most primary resources within the existing district boundaries were built prior to 1933, with 66 primary resources built later; 49 of which were constructed between 1933 and 1967. Of these, several have demolished in the intervening years.

The Shockoe Valley and Tobacco Row Historic District Update and Boundary Increase 2025 incorporates additional contemporary residential, commercial, and industrial development within an adjacent ±4.7-acre area. These buildings are included in the City of Richmond's local Shockoe Valley Old and Historic District but were not included within the National Register district boundary. The updated period of significance changes the status of twenty-two buildings within the current district boundaries from noncontributing to contributing, and justifies the proposed boundary increase that adds five new contributing buildings to the district. The year 1967 is the date the last historic infill was constructed in the district. This effort also adds fifteen new noncontributing buildings within the historic district built after the extended period of significance: thirteen within the existing boundaries and four in the expanded boundaries. Two buildings have been demolished since the 2010s nomination update, the inventory, however, also includes surveyed resources that had previously demolished buildings.

Narrative Description

The Shockoe Valley and Tobacco Row Historic District Update and Boundary Increase 2025 is located in the central part of the City of Richmond at the edge of Shockoe Valley. The boundary increase consists of a contiguous area located adjacent to the original district boundaries to the northeast, thereby expanding the existing district from an alley between North 19th and 20th streets east to North 21st Street and from East Grace Street north to an alley between East Broad and Marshall streets. This expanded area is inextricably connected to the development and history of Shockoe Valley. Buildings in the boundary increase reflect the changing face of the district through the mid-twentieth century.

Like the existing Shockoe Valley and Tobacco Row Historic District, the boundary increase is urban in character with one- to two-and-a-half-story residential, commercial, and industrial historic

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

buildings interspersed among newly constructed four-story apartment buildings. Like elsewhere, the blocks are hemmed in by sidewalks partially adorned by city-planted trees and, also, like elsewhere, though somewhat densely constructed, there are small areas of undeveloped land now occupied by small green spaces and parking lots. Parcels within the existing district and boundary increase vary in size reflecting above-ground construction.

Architectural Analysis

The existing and expanded Shockoe Valley and Tobacco Row Historic District is a diverse collection of residential, commercial, and industrial buildings that reflect the district's lengthy period of development. The existing and expanded historic district forms a cohesive neighborhood of one- to three-story commercial and industrial buildings sprinkled with a few remaining residential houses; at the southern border of the district, along East Cary Street and the rail lines, sit larger former tobacco manufacturing and warehouse complexes. Throughout the existing and expanded district are newly constructed buildings of varying scales from two- to twelve-stories. In such a large district with buildings having a variety of historic uses, the architectural styles also differ. The majority of styles, as determined by the 2015 Shockoe Valley and Tobacco Row Historic District Additional Documentation, are Commercial, Vernacular, and of No Discernible style, as well as a fair number of Italianate and Greek Revival style buildings. Other styles provide a more varied backdrop to the district. Buildings within the proposed boundary increase and those constructed between 1933 and 1967 that are scattered throughout the existing district reflect the changing face of the neighborhood through the mid-twentieth century while maintaining the district's cohesive appearance in terms of scale and style. Buildings that will now contribute to the historic district include two-story historically residential buildings, as well as small-scale commercial, industrial, and government buildings.

The earliest extant development within the boundary increase is contemporary with development within the original historic district boundaries. These are attached Italianate brick rowhouses at **209-211 North 20th Street (#127-8182-0002)**. These are the only surviving residential buildings on the block that was once entirely comprised of attached and detached dwellings, but which have, over time, been replaced by industrial buildings and a modern apartment building. Constructed circa 1885, the buildings retain original decorative elements, including a bracketed cornice and second floor window hoods. Commercial and industrial buildings slowly filled the land around these houses.

Just south of these dwellings, the E. McLauchlan & Sons boiler repair company occupied the site at **2000 East Grace Street (#127-8182-0001)** for more than 100 years. The present two-and-a-half-story building was erected in 1960 and is an excellent example of the scale and style of mid-sized industrial architecture in the Shockoe Valley area in the 1950s and 1960s. The warehouse has a high degree of integrity; its form, materials, and windows are unaltered since its construction. The brick North 20th Street elevation includes a large loading bay with a roll-up garage door. The brick wraps around the Grace Street elevation for a single bay, then transitions to concrete block. The warehouse's shed roof has a low parapet with terracotta coping.

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

The northernmost addition within the boundary increase is a garage at **2018 East Broad Street (#127-8182-0008)**. Designed by William C. West in 1924, the building's unusually deep setback from Broad Street is a holdover from the site's previous use as a lumber yard, similar in character to other lumber and coal yards that historically occupied parcels within the established district. The brick garage building is defined by stepped parapet walls at each gable end, original steel multilight windows, and masonry walls, features that are consistent with many of the Shockoe Valley's early twentieth century industrial resources. The garage interior remains open and retains its historic finishes and exposed roof structure. The 1925 garage retains a high degree of integrity at the interior and exterior, largely in part due to its continuous use as a garage. A smaller service shop attached to the front of the garage predates the 1925 building by a few years but has been altered in the post-war years with a contemporary brick façade.

Several of the small-scale industrial buildings along the 200 block of North 21st Street also contribute to the updated district. Constructed in 1949, the small concrete block building at **202 North 21st Street (#127-8182-0005)** retains its historic mass and material palette. Though the entry bay has been altered with block infill and a roll-up garage door, the dimensions of the historic opening remain evident. The adjacent row of one-story block warehouses at **204-212 North 21st Street (#127-8182-0004)**, built in 1963, maintain a high degree of integrity. These buildings retain all of their original window and door openings and are only altered with contemporary roll-up garage doors within the historic loading bay openings. Each of these structures were built to expand the operations of Manson & Smith Co. located at 200 North 21st Street. The one-story industrial building at **200 North 21st Street (#127-8182-0006)** dates from the turn of the century but has been substantially altered and no longer has enough integrity to be classified as a contributing building. At the northern end of this stretch of industrial buildings, the circa 1978 small, block industrial building at **214 North 21st Street (#127-8182-0003)** and large, mixed-use building at **2001-2021 East Broad Street (#127-8182-0009)**, built in 2011, are less than fifty years old and are non-contributing to the historic district. The inclusion of two non-historic mixed-use and apartment buildings, **2001-2021 East Broad Street (#127-8182-0009)** and **202 North 20th Street (#127-8182-0007)**, keeps the boundaries of the expanded district from being discontinuous.

The buildings in the existing district for which status classification is updated to contributing range from small, vernacular commercial and industrial buildings to larger office buildings and manufacturing facilities. Three of the most distinctive of the buildings face East Main Street, the primary east-west thoroughfare in the district, at 2506, 2220, and 2025 East Main Street. The small garage building at **2506 East Main Street (VDHR #127-0344-0210)** is described in a 2010 survey as a "one-story, three-bay, garage and gas station with International and mid-twentieth century, vernacular commercial styling."¹ Formerly a Texaco station, this building still retains the porcelain enamel panels and Streamline Moderne-influenced stylistic elements that are indicative of designer Walter D. Teague's work for the Texaco Corporation. City Assessor records indicate that the building dates from 1928 but was remodeled with the Teague-inspired porcelain enamel panel

¹ Dovetail, CRG. Commercial Building, 2506 East Main Street VCRIS, 2010.

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

façade in 1963.² The building retains the horizontal molded metal “speed lines” that are a hallmark of Teague’s Texaco designs.

The building at **2220 East Main Street (#127-0344-0189)** was constructed in 1954 for the Wilson Paper Box Company on newly available land following the demolition of several buildings. Designed by the Richmond engineering firm Slaughter, Saville & Blackburn, the two-story brick-clad building features a highly symmetrical façade with ten bays of stacked steel windows. The central entrance is defined by four vertical concrete stripes that run between the top of the entryway to the concrete coping at the roof. The bricked-in central entrance is the only feature altered in an otherwise intact historic façade.

Like 2220 East Main Street, the demolition of a number of smaller commercial buildings facilitated the construction of the Henrico County office building at **2025 East Main Street (#127-0344-0169)**. Having outgrown its cramped quarters at the Old Henrico Courthouse at 2127 East Main Street, the county accepted the City of Richmond’s offer of an additional site a block away. In 1954, architect John Albert Heisler, III designed the two-story brick building with a strong horizontal emphasis. The easternmost bay of the building is a 1957 addition that replicates the fenestration patterns of the earlier building; it projects slightly from the façade of the 1954 office. The previously unpainted masonry has been painted, but the building is otherwise little altered and retains a high degree of integrity.

Like that at 2506 East Main Street, some buildings within the district were constructed within the original period of significance, however, they were deemed to be non-contributing for various reasons. The buildings at **8-10 North 18th Street (#127-0344-0288)** were originally constructed in 1913. The original masonry buildings were two-story grocery stores with storefronts on the first floor, three bays, each, on the second, and a cornice extending across the façade. According to the City Assessor’s records, they were completely remodeled in 1959, and the façade was altered by removing the cornice and changing the window configuration. While this work is certainly a change from the original design of the buildings, the changes, which took place within the extended period of significance, provide the buildings with an appearance similar to other commercial buildings constructed during the mid-twentieth century. As such, this is still considered to be a contributing building to the Shockoe Valley and Tobacco Row Historic District.

A small, three-bay brick building at **121 North 18th Street (#127-0344-0305)** dates from 1920, but has been remodeled numerous times. It retains its stepped parapet with decorative brickwork, sign band, and storefront cornice line with a soldier course. The central loading bay has been restored to its historic proportions since a 2015 survey, but two historic window openings have been modified. The adjacent building at **123 North 18th Street (#127-0344-0306)** was constructed circa 1912 but was classified as non-contributing because a block façade with a stepped parapet was added to the façade. The original building retains its unpainted, stepped brick north elevation. The concrete block façade was added in 1972 and is consistent in character with many of the post-1940 industrial buildings in the district.

² City of Richmond Assessor, Property Assessment Records: 1936-1977.

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

The extended period of significance allows a number of smaller and mid-sized resources to also be classified as contributing resources within the Shockoe Valley and Tobacco Row Historic District. Throughout the existing historic district, businesses continued to build establishments from the 1930s into the 1960s (#127-0344-0007, 127-0344-0014, 127-0344-0060, 127-0344-0073, 127-0344-0089, 127-0344-0169, 127-0344-0189, 127-0344-0318, 127-0344-0336, 127-0344-0340, 127-0344-0343, and 127-0344-344).

Constructed in 1935, the one-story former garage building at **1609 East Franklin Street (#127-0344-0060)** has a flat roof with a low-stepped parapet. A brick pilaster separates two garage entrances but was likely added to subdivide a larger opening. The building retains two steel multilight windows. Two other larger windows appear to have been boarded up or infilled. Remnants of historic signage remain above the garage doors at the center of the building. The west elevation is unpainted red brick and appears to have not been altered.

The small, single-bay brick building at **14 North 19th Street (#127-0344-0336)** was constructed for commercial use in 1940. The one-story property has a decorative horizontal brick panel that spans most of the façade. The original storefront door and window has been replaced with a Colonial Revival-style wooden assembly. The one-story former restaurant building at **1718 East Franklin Street (#127-0344-0073)** was also constructed in 1940. It has a distinguishing angled entrance at the front corner and a storefront opening that wraps either side of the entry. Originally a tripartite storefront with a glass block base, the storefront has been replaced several times since 1940. The storefront is currently boarded up, but the historic opening remains evident and could be restored. The building retains a circa 1950s blade sign that previously advertised the Market Inn Restaurant, the establishment that operated out of the building from the 1940s through the 1960s.

In 1945, the Landrum & Hammock Sheet Metal Co. built a new facility at **1712 East Broad Street (#127-0344-0014)**. The one-story masonry building, though slightly altered through various renovations, continues to feature a low relief door surround at the office block and horizontal brick banding. The door and window openings remain, though they have been infilled or replaced. The building at **1604 East Broad Street (#127-0344-0007)** has been used by Hungerford Co. since its construction in 1946. The structure remains relatively unaltered with the configuration of its three bays and subtle detailing.

Construction in the 1950s occurred along the 100 block of North 19th Street. The one-story, brick building at **1822 East Franklin Street (102 North 19th Street, #127-0344-0340)** was constructed in 1950. The flat roof has a modest brick parapet with concrete coping. While this previous manufacturing facility has been adapted for residential use, the historic openings have been maintained along North 19th and East Franklin streets. New aluminum storefront panels infill most openings. The one-story, cement block building at **115 North 19th Street (#127-0344-0343)**, built in 1955, has a front gable roof, a set of concrete stairs leading to a pedestrian entrance, and a recessed garage that has been added to the south side of the elevation. An original window opening has been bricked in but could easily be restored. Just to the north **119 North 19th Street (#127-**

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

0344-0344) was built in 1956 by Andrews & Parrish. The simple one-story concrete block building remains largely unaltered from its original appearance. As such, and with the extended period of significance, it is contributing to the historic district.

Penned in by much larger historic manufacturing buildings and modern apartments, the one-story brick building at **2000 East Franklin Street (#127-0344-0089)** is a curious hybrid of its original 1940 construction and a major redesign in 1957. Remnants of the earlier building include the arched window openings along North 20th Street. The 1957 remodel introduced a new primary entrance along North 20th Street, modified the window openings along East Franklin Street, and added a flat cornice panel along the roofline that conceals an earlier brick parapet along the Franklin Street elevation. Historic openings have been infilled with fixed glazed panels and aluminum storefront assemblies.

The youngest of the updated contributing resources is the 1967 warehouse building at **324 North 18th Street (#127-0344-0318)** built for the Victor Products Corporation. The two-story brick building has a flat roof with terracotta tile coping. An open, drive-in bay spans the first-floor level where it meets three loading bay openings. The second floor retains multilight steel windows. The warehouse is largely unchanged since its construction.

A number of established commercial and industrial operations in the Shockoe Valley and Tobacco Row Historic District expanded their physical footprint in the 1940s and 1950s by constructing additional space (#127-0344-0083, 127-0344-0136, 127-0344-0289, 127-0344-0298, and 127-0344-0333).

The R.P. Martin Seafood building at **110 North 18th Street (#127-0344-0298)** is one such property. Constructed in 1959 to provide additional packaging, office space, and cold storage, the two-story, two-bay building has a one-story rear block that is original to the 1959 design. A subordinate one-story block addition was added along the south elevation after 1980. The one-story commercial building at **1713 East Main Street (#127-0344-0136)** was constructed in 1946 as an expansion of the adjacent Carwich Hardware Store to the west. The 1946 permit drawings show a simple brick façade with a storefront that extends most of the north elevation.³ The storefront has been remodeled but maintains the dimensions of the historic opening. Distinctive Carrera panels and a flat aluminum awning topped with letters spelling out CARWICH were likely added during a 1950s renovation but have since been removed by one of the building's many owners.

The Sunrise Fruit Company expanded its warehouse facilities in 1955 with the construction of a new two-story concrete block building at **6 North 19th Street (#127-0344-0333)**. The building retains historic windows and loading bay openings. One pedestrian entrance has been added to the primary elevation, but the rest of the façade and secondary elevations are remarkably intact. The flat roof has terracotta coping.

³ City of Richmond building permit architectural blueprint for Carwich Hardware Co. Permit No. 27834, 1946.

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

V.F. Lanasa enlarged his operations at **1817 East Franklin Street (#127-0344-0083)** with the construction of a new building in 1957. Though now an apartment building, the two-story masonry building continues to feature large bays on the first and second stories. While windows and doors have been replaced, the building retains this unique configuration.

The large, one-story building at **7-11 North 18th Street (#127-0344-0289)** was an expansion of the Bernard Siegel Furniture Company in 1965. The brick building has a precast concrete façade that extends almost an additional story above the storefront canopy but immediately steps back to a typical one-story building height along the alley. The building maintains its original form, but its storefront has been remodeled. The historic metal canopy that extends across the façade has either been wrapped or replaced. The primary elevations retain their mid-century commercial character in spite of the changes to the storefront.

Integrity

Overall, the Shockoe Valley and Tobacco Row Historic District Update and Boundary Increase 2025 and the individual buildings and structures within it exhibit a moderate- to high-degree of historic integrity of **location, design, setting, materials, workmanship, feeling, and association** both individually and collectively. The district illustrates distinct and cohesive historic development patterns. Mid-twentieth century development is generally compatible with historic resources due to its reliance on similar building materials (brick and concrete block), styles (commercial), and appropriate size, scale, and massing with most buildings set within the urban landscape. Elements of the twenty-first century buildings may provide variation in the scale of buildings and of material used, however, they do not disrupt the overall character of the historic district.

The location of the Shockoe Valley and Tobacco Row Historic District has not changed nor have the buildings within the original district and the expanded area; therefore, the historic district retains integrity of location. Major William Mayo planned what would become the City of Richmond in 1737 as two-acre blocks between Shockoe Creek on the west, what is now 25th Street on the east, the James River on the south, and Broad Street on the north.⁴ Mayo's plan remains largely unaltered with only slight modifications at the southwest edge where Interstate 95 crosses through the neighborhood and at the northeast due to topography. The historic district and boundary increase area fill a large portion of this original plan, and the layout of the streets and sidewalks remains intact.

From its inception as the beginning of Richmond, land within the historic district had a variety of uses with residential, commercial, and industrial construction that was ever-changing. The blocks were densely developed with the exception of those along North 16th Street that were located within the Shockoe Creek flood plain. This remains true, although Interstate 95 now cuts through the western end of the district, partially in the vicinity of Shockoe Creek. The one- to three-story

⁴ Suburban estates were planned to the north and east of the town. William Mayo, *Plan of Richmond*, 1737. The Valentine Richmond History Center.

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

buildings along Main Street and to its north and the larger former tobacco warehouses to the south continue to clearly convey an historic mixed-use neighborhood that has been in constant use from the eighteenth century to the present. Development of the Shockoe Creek and Tobacco Row Historic District and Boundary Increase 2025 was dictated by the topography (hills surrounding the valley), geography (Shockoe Creek and the James River), and changes in transportation (rail and automobile), the result of which are each clearly visible in the choices of building locations, materials, and size. Though small, the boundary increase is a continuation of the larger setting of the historic district. Despite more recent construction in various places throughout the district, the overall setting, layout, use of materials, and character of it remains intact.

Inventory

In the following inventory, which is listed by Boundary Increase and Original Boundary and by streets, all resources within the boundary increase area have been considered either contributing or non-contributing based upon the areas of significance as listed under Criteria A and C and based upon the extended period of significance, 1737-1967. All non-contributing resources have, therefore, been so noted for being constructed after the period of significance or possessing poor integrity. Following the inventory of buildings within the boundary increase, is an inventory of buildings within the original Shockoe Valley and Tobacco Row Historic District boundaries that are addressed as part of this update. This includes buildings that were built after the end of the original period of significance, as well as newly constructed building. The inventory is concluded by a list of buildings that have been demolished since the 2015 additional documentation, as well as surveyed resources that also had demolished buildings previously noted.

Shockoe Valley and Tobacco Row Historic District Boundary Increase (DHR ID 127-8182)

20th Street

North 202 20th Street **127-8182-0007** *Other DHR Id#:*
Primary Resource: Apartment Building (Building), Stories 4, Style: Contemporary, 2013
Non-contributing *Total: 1*

North 209-211 20th Street **127-8182-0002** *Other DHR Id#:*
Primary Resource: Double/Duplex (Building), Stories 2, Style: Italianate, Ca 1885
Contributing *Total: 1*

21st Street

North 200 21st Street **127-8182-0006** *Other DHR Id#:*
Primary Resource: Workshop (Building), Stories 1, Style: No discernible style, Ca 1900
Non-contributing *Total: 1*

North 202 21st Street **127-8182-0005** *Other DHR Id#:*
Primary Resource: Warehouse (Building), Stories 1, Style: No discernible style, 1949
Contributing *Total: 1*

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

North 204-212 21st Street **127-8182-0004** *Other DHR Id#:*
Primary Resource: Workshop (Building), Stories 1, Style: No discernible style, 1963
Contributing *Total: 1*

North 214 21st Street **127-8182-0003** *Other DHR Id#:*
Primary Resource: Factory (Building), Stories 1, Style: No discernible style, 1978
Non-contributing *Total: 1*

Broad Street

East 2001-2021 Broad Street **127-8182-0009** *Other DHR Id#:*
Primary Resource: Apartment Building (Building), Stories 4, Style: No discernible style, 2011
Non-contributing *Total: 1*

East 2018 Broad Street **127-8182-0008** *Other DHR Id#:*
Primary Resource: Service Station (Building), Stories 1, Style: No discernible style, 1925
Contributing *Total: 1*

Grace Street

East 2000 Grace Street **127-8182-0001** *Other DHR Id#:*
Primary Resource: Factory (Building), Stories 2.5, Style: No discernible style, 1960
Contributing *Total: 1*

Shockoe Valley and Tobacco Row Historic District (DHR ID 127-0344) Updated Resources

17th Street

North 50 17th Street **127-0344-0242** *Other DHR Id#:*
Primary Resource: Shed (Building), Stories 1, Style: No discernible style, Ca 2020
Non-contributing *Total: 1*
Secondary Resource: Archaeological Site (Site) **Contributing** *Total: 1*

North 127 17th Street **127-0344-0263** *Other DHR Id#:*
Primary Resource: Apartment Building (Building), Stories 12, Style: Contemporary, 2025
Non-contributing *Total: 1*

18th Street

North 7-11 18th Street **127-0344-0289** *Other DHR Id#:*
Primary Resource: Commercial Building (Building), Stories 1, Style: Commercial Style, 1965
Contributing *Total: 1*

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

North 8-10 18th Street **127-0344-0288** *Other DHR Id#:*
Primary Resource: **Commercial Building (Building), Stories 2, Style: No discernible style, 1913**
Contributing *Total:* 1

North 110 18th Street **127-0344-0298** *Other DHR Id#:*
Primary Resource: **Commercial Building (Building), Stories 2, Style: No discernible style, 1959**
Contributing *Total:* 1

North 121 18th Street **127-0344-0305** *Other DHR Id#:*
Primary Resource: **Commercial Building (Building), Stories 1, Style: Commercial Style, 1920**
Contributing *Total:* 1

North 123 18th Street **127-0344-0306** *Other DHR Id#:*
Primary Resource: **Garage (Building), Stories 1, Style: Commercial Style, 1912**
Contributing *Total:* 1

North 211A 18th Street **127-0344-0311** *Other DHR Id#:*
Primary Resource: **Garage (Building), Stories 2, Style: No discernible style, Ca 1950**
Non-contributing *Total:* 1

North 324 18th Street **127-0344-0318** *Other DHR Id#:*
Primary Resource: **Garage (Building), Stories 2, Style: No discernible style, 1967**
Contributing *Total:* 1

19th Street

North 6 19th Street **127-0344-0333** *Other DHR Id#:*
Primary Resource: **Warehouse (Building), Stories 2, Style: No discernible style, 1955**
Contributing *Total:* 1

North 14 19th Street **127-0344-0336** *Other DHR Id#:*
Primary Resource: **Commercial Building (Building), Stories 1, Style: No discernible style, 1940**
Contributing *Total:* 1

North 102 19th Street **127-0344-0340** *Other DHR Id#:*
Primary Resource: **Warehouse (Building), Stories 1, Style: No discernible style, 1950**
Contributing *Total:* 1

North 110 19th Street **127-0344-0431** *Other DHR Id#:*
Primary Resource: **Multiple Dwelling (Building), Stories 3, Style: Moderne, 2008**
Non-contributing *Total:* 1

North 115 19th Street **127-0344-0343** *Other DHR Id#:*
Primary Resource: **Warehouse (Building), Stories 1, Style: No discernible style, 1955**
Contributing *Total:* 1

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

North 119 19th Street **127-0344-0344** *Other DHR Id#:*
Primary Resource: Service Station (Building), Stories 1, Style: No discernible style, 1956
Contributing *Total: 1*

North 201 19th Street **127-0344-0345** *Other DHR Id#:*
Primary Resource: Apartment Building (Building), Stories 2, Style: Colonial Revival, 2012
Non-contributing *Total: 1*

South 12 19th Street **127-0344-0433** *Other DHR Id#:*
Primary Resource: Apartment Building (Building), Stories 8, Style: Commercial Style, 2016
Non-contributing *Total: 1*

Broad Street

East 1604 Broad Street **127-0344-0007** *Other DHR Id#:*
Primary Resource: Commercial Building (Building), Stories 1, Style: Art Deco, Ca 1946
Contributing *Total: 1*

East 1712 Broad Street **127-0344-0014** *Other DHR Id#:*
Primary Resource: Office/Office Building (Building), Stores 1, Style: Art Deco, 1945
Contributing *Total: 1*

East 1917 Broad Street **127-0344-0024** *Other DHR Id#:*
Primary Resource: Single Dwelling (Building), Stories 2, Style: Italianate Style, 2005
Non-contributing *Total: 1*

Cary Street

East 1810 Cary Street **127-0344-0361** *Other DHR Id#:*
Primary Resource: Apartment Building (Building), Stories 6, Style: Commercial Style, 2013
Non-contributing *Total: 1*

Franklin Street

East 1609 Franklin Street **127-0344-0060** *Other DHR Id#:*
Primary Resource: Warehouse (Building), Stories 1, Style: No Discernible Style, 1935
Contributing *Total: 1*

East 1718 Franklin Street **127-0344-0073** *Other DHR Id#:*
Primary Resource: Commercial Building (Building), Stories 1, Style: No Discernible Style, 1940
Contributing *Total: 1*

East 1817 Franklin Street **127-0344-0083** *Other DHR Id#:*
Primary Resource: Commercial Building (Building), Stories 2, Style: No Discernible Style, 1957
Contributing *Total: 1*

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

East 1914 Franklin Street **127-0344-0434** *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 4, Style: Contemporary, 2018**
Non-contributing *Total:* 1

East 2000 Franklin Street **127-0344-0089** *Other DHR Id#:*
Primary Resource: **Restaurant (Building), Stories 1, Style: No discernible style, 1940**
Contributing *Total:* 1

Main Street

East 1713 Main Street **127-0344-0136** *Other DHR Id#:*
Primary Resource: **Commercial Building (Building), Stories 1, Style: No discernible style, 1946**
Contributing *Total:* 1

East 1817 Main Street **127-0344-0432** *Other DHR Id#:*
Primary Resource: **Office/Office Building (Building), Stories 2, Style: Commercial Style, 2016**
Non-contributing *Total:* 1

East 2000-2012 Main Street **127-0344-0167** *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 5, Style: Contemporary Style, 2012**
Non-contributing *Total:* 1

East 2025 Main Street **127-0344-0169** *Other DHR Id#:*
Primary Resource: **Office/Office Building (Building), Stories 2, Style: International Style, 1954**
Contributing *Total:* 1

East 2220 Main Street **127-0344-0189** *Other DHR Id#:*
Primary Resource: **Commercial Building (Building), Stories 2, Style: Commercial Style, 1954**
Contributing *Total:* 1

East 2506 Main Street **127-0344-0210** *Other DHR Id#:*
Primary Resource: **Service Station (Building), Stories 1, Style: Moderne, 1928**
Contributing *Total:* 1

East 2525 Main Street **127-0344-0435** *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 6, Style: Contemporary, 2020**
Non-contributing *Total:* 1

East 2603 Main Street **127-0344-0215** *Other DHR Id#:*
Primary Resource: **Commercial Building (Building), Stories 1, Style: Vernacular, Ca 1950**
Non-contributing *Total:* 1

East 2801 Main Street **127-0344-0224** *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 5, Style: Contemporary, 2021**
Non-contributing *Total:* 1

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

Resources in Existing District (DHR ID 127-0344) Demolished since 2015

North 120 18th Street 127-0344-0304
Primary Resource: Warehouse (Building)

East 1910 Franklin Street 127-0344-0085
Primary Resource: Commercial Building (Building)

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

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

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

COMMUNITY PLANNING AND DEVELOPMENT

INDUSTRY

POLITICS/GOVERNMENT

TRANSPORTATION

Period of Significance

1737 – 1967

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

William C. West

John Albert Heisler, III

Slaughter, Saville & Blackburn

Walter D. Teague

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

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

The Shockoe Valley and Tobacco Row Historic District Update and Boundary Increase 2025 shares much of the same history and development patterns as the original district and represents additional commercial growth. Like the original district, the boundary increase area is being nominated under Criterion A for association with broad patterns of history and Criterion C for distinctive characteristics of architecture/construction. The original period of significance ended in 1933, representing the default 50 year cut off for typical National Register considerations at the time of the district's listing in the NRHP. This update extends the period of significance for the historic district to 1967 to reflect the neighborhood's continued importance in industry and commerce within the city and the shift in the architectural character of new infill constructed between 1930 and the 1960s.

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

As described in the Statement of Significance for the 1981 nomination of the Shockoe Valley and Tobacco Row Historic District, the beginnings of the City of Richmond began in the Shockoe Valley in the early eighteenth century. Richmond was founded in 1737 in Shockoe Valley, incorporated as a town in 1743, instituted as the capital of Virginia in 1780, and incorporated as a city in 1782. Even as population shifted towards the hills surrounding the valley, Shockoe Valley remained pivotal to the success of Richmond and "the Shockoe Valley and Tobacco Row Historic District encompasses the area of the city's earliest residential, commercial, and manufacturing activity."⁵ The 1981 nomination ended the historic district's period of significance in 1933, the default 50 year cut off at the time of its NRHP listing in 1983. The importance and evolution of the Shockoe Valley and Tobacco Row Historic District, however, did not end at this time by any means. Though the electric streetcar that had run to Shockoe Valley ended in 1948 and Main Street Station was considered obsolete in the 1940s, the community within neighborhood was a low-income, diverse community that continued to thrive with small businesses and industries, and a functioning public market.⁶

Floods, fires, and transportation improvements continued transforming Shockoe Valley. Beginning in the late 1800s, Shockoe Creek was officially used to carry sanitary sewage and runoff from storms to the James River which inevitably became a health hazard.⁷ Prior to 1927, the 24 square miles of Shockoe Creek frequently overflowed its banks. Culverts at primary roadways did

⁵ Karen Lang-Kummer and A. Rebecca Harrison, "Shockoe Valley and Tobacco Row Historic District," National Register of Historic Places Inventory-Nomination Form, April 1981.

⁶ Harry Kollatz, Jr. "The Curve Around the Station: How I-95 Crossed into Shockoe," *Richmond Magazine* (January 2014).

⁷ Robert C. Steidel, Robert Stone, Lin Liang, Edward J. Cronin, and Frederico E. Maisch, "Downtown Shall not Flood Again," 2006, <http://www.environmental-expert.com/Files%5C5306%5Carticles%5C11733%5C297.pdf>.

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

little to improve the flooding, and a particularly costly series of floods in 1922 and 1923 prompted the City of Richmond to undertake a massive project to channelize and cover the creek and implement an improved series of sewers in the area.⁸ This solution largely prevented massive flooding events through the mid-1960s, providing peace of mind to businesses that wanted to remain in or relocate to the area. Buildings previously damaged by major flood events were often left to deteriorate, making demolition an attractive option to property owners.

The City of Richmond encouraged – and frequently demanded – demolition of older, neglected buildings. The City’s first long-range master plan in 1946, *A Master Plan for the Physical Development of the City*, laid the groundwork for widespread slum clearance efforts that often targeted Black neighborhoods. Federal urban renewal programs funded many of the City’s demolition efforts, which resulted in the displacement of countless families and the eradication of some of the city’s oldest housing stock. Many preservationists decried the Richmond Redevelopment and Housing authority’s slum clearance plan that sought to demolish an extensive amount of historic housing in the Shockoe Valley area north of East Franklin Street in the early 1960s. While most of the present Shockoe Valley and Tobacco Row Historic District was untouched by the Housing Authority’s endeavor, the prevailing attitude of the day encouraged demolition over repair and reuse.

Just as the canal and railroads transformed Shockoe Valley in the nineteenth and early twentieth centuries, the automobile accomplished this in the mid-twentieth century with the construction of the Richmond-Petersburg Turnpike – the section of Interstate 95 between Richmond and Petersburg. Richmond’s City Manager at the time, Sherwood Reeder, used the construction of the turnpike to clear what he termed to be a slum, and its construction took “180 acres of city-owned and 210-acres of privately owned land, including 726 homes and businesses.”⁹

Within Shockoe Valley, the enormous project resulted in the loss of a number of buildings along the 1500 blocks of East Main and East Cary streets. The 1968 completion of the interchange between the turnpike and Interstate 64 resulted in the displacement of 600 predominantly Black families in a 30-acre section of Shockoe Valley immediately north of the district.¹⁰ The expansion of the interstate highway systems and discriminatory post-war housing loans that prioritized White homeowners over Black homeowners resulted in a wave of White flight from the city between 1950 and 1960. Vacancies abounded in the city’s Central Business District, and new developments occurred primarily at the outer edges of the city or in the suburbs. Larger manufacturing businesses sought out plentiful land convenient to the new interstate highways west of downtown. The businesses that remained in or relocated to the Shockoe Valley district typically required more modestly scaled buildings and appreciated the affordability of the area.

⁸ “Shockoe Creek Improvement Costs More Than \$2,000,000,” *Richmond Times-Dispatch*, August 28, 1927.

⁹ Harry Kollatz, Jr. “The Curve Around the Station: How I-95 Crossed into Shockoe,” *Richmond Magazine* (January 2014).

¹⁰ Harry M. Ward, *Richmond: An Illustrated History* (Northridge, CA: Windsor Publications), 1985.

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

Today, the district retains its unique mixture of residential, commercial, and industrial properties. A thorough 2014 survey by independent Architectural Historian Stephanie A.T. Jacobe, Ph.D., and subsequent inventory update by VDHR staff member Kristin Kirchen resulted in a 2015 district update that identified demolition and new infill within the Shockoe Valley and Tobacco Row Historic District. With that previous work, this nomination update includes a slight boundary expansion and recognition of status changes for buildings within the existing historic district that were built after 1933. The 1981 nomination establishes areas of significance that include architecture, government, commerce, community planning, industry, and transportation. Those buildings newly contributing to the district within the updated period of significance and Shockoe Valley and Tobacco Row Historic District Boundary Increase fit within the themes established by the 1981 nomination and the year 1967 is the date of the last historic infill that was constructed in the district.

Criterion A: Politics/Government

The original nomination discusses the importance of the Shockoe Valley and Tobacco Row Historic District as the local seat of government for Henrico County beginning in 1752. The Romanesque Revival-style courthouse constructed at 22nd Street in 1896 was the third Henrico courthouse constructed at that site since the county seat moved from Varina. The history of Henrico County's presence in the neighborhood continued into the mid-twentieth century with its purchase of **2025 East Main Street (#127-0344-0169)** from the City of Richmond. The action had the dual purpose of maintaining a cooperative relationship between the two entities, City of Richmond and County of Henrico, and to alleviate the cramped and inadequate Henrico County government office at 22nd Street while maintaining close proximity to the existing government building. Under Virginia law, independent cities are not legally or politically part of any county in the Commonwealth. The unusual property transfer between two local governments in 1954 required an act of Virginia's General Assembly to make the parcel a Henrico County property despite its location within the City of Richmond.¹¹

The new office building housed the county's finance, engineering, and planning departments, as well as the county manager's office, the county administrator's office, and the building inspector's office. The building was enlarged along South 21st Street in 1957 to make room for the Henrico County health center and most county health department agencies. Henrico County offices remained at 2025 East Main Street through 1974 when the courthouse at Parham and Hungary Springs roads was dedicated.¹²

¹¹ "Henrico County Asks City for Building Permit," *The Richmond News Leader*, February 10, 1954.

¹² "Office-Moving Task Facing Henrico Units," *Richmond News Leader*, October 8, 1954; "Hospital Council Approves Six Projects, Refuses Two," *Richmond Times-Dispatch*, January 20, 1956; "Henrico's Milestones," Henrico County Virginia, Accessed February 26, 2025, <https://henrico.gov/history/recent-history/400th-anniversary/henricos-milestones/>; "Henrico Building Gets Wing," *The Richmond News Leader*, April 12, 1957.

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

Criterion A: Transportation

As the oldest planned section of Richmond, the Shockoe area has faced continuous change. The development of the James River and Kanawha Canal, the rise of railroad transportation, and the resulting boom of the tobacco industry were the primary catalysts of development in Shockoe Valley in the nineteenth century. Transportation continued to play a significant role in not only the physical environment of Shockoe Valley, but in the types of businesses that chose to operate in the district. As the automobile rose to prominence, businesses that catered to vehicle owners began to open shop in the area. By the 1930s, there were four transportation-oriented businesses within the existing and expanded Shockoe Valley and Tobacco Row Historic District.

Service stations along the city's major thoroughfares opened at **2018 East Broad Street (#127-8182-0008)** and **2506 East Main Street (#127-0344-0210)**, both of which began operating in the 1920s. The need for automotive repair shops prompted the expansion of the station and shop at 2018 East Broad Street. Dixie Auto Supply operated out of the garage for a number of decades, and in the 1950s, a portion of the lot was occupied for Mad Man Dapper Dan used car sales. The gas station at 2506 East Main Street began as an independent entity, but in the 1950s, it became part of the Texaco franchise.¹³

A garage was built at **1609 East Franklin Street (#127-0344-0060)** in 1935. Though the establishment changed hands over the mid-twentieth century, its use continued to be transportation focused, either for repair or local hauling.¹⁴

Other buildings may have been constructed for different uses but, over time, their use transitioned to transportation. Such is the situation with the building at **123 North 18th Street (#127-0344-0306)**. Constructed in 1912, the building was originally used a storeroom for the International Harvester Company of America. However, by 1925, it had become a garage for the Southeastern Express Company, a company which had formed to provide express transportation services.¹⁵ The company continued to operate as a garage throughout the mid-twentieth century.

With the importance of transportation to society as a whole, and to the Shockoe Valley and Tobacco Row Historic District, each of these transportation related buildings are considered contributing to the existing and expanded historic district.

Criterion A: Industry

The tobacco industry, once the primary economic driver of neighborhood and of the City of Richmond began to decline by the turn of the twentieth century. The dense construction within the urban neighborhood and the reliance of rail connections limited the ability of companies to

¹³ Hill's Richmond City Directory, various dates; "Advertisement," *Richmond News Leader*, February 24, 1956.

¹⁴ Hill's Richmond City Directory, various dates.

¹⁵ Ibid.

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

expand.¹⁶ While tobacco companies were generally concentrated south of East Main Street, additional light and heavy industry was interspersed throughout the district (Land-Kummer et al. 1981:7/1).

Like elsewhere in the Shockoe Valley and Tobacco Row Historic District, land within the expansion area saw residences alongside industrial buildings. E. McLauchlan & Sons began in 1865 at the north corner of East Grace and North 20th streets, just south of a circa 1885 double house at **209-211 North 20th (#127-8182-0002)**. The boiler repair company originally operated out of an evolved building along Grace Street and connected to the adjacent residential dwelling at 209 North 20th Street in the 1930s. McLauchlan constructed the present warehouse at **2000 East Grace Street (#127-8182-0001)** in 1960. The exterior envelope of the warehouse and the former residence on 20th Street do not appear to have been altered since that time.

On the opposite side of the block, small-scale industrial construction continued as dwellings were slowly demolished. The one-story building at **200 North 21st Street (#127-8182-0006)** dates from the turn of the century and was occupied by building contractor, Thomas D. Newell, in the early twentieth century. In 1937, Manson-Smith Co., Inc. purchased the building.¹⁷ This company produced weather stripping and expanded their facilities in 1949 by constructing a warehouse at **202 North 21st Street (#127-8182-0005)** and again in 1963 with the construction of **204-212 North 21st Street (VDHR #127-8182-0004)**. By 1969, the company had become Manson & Utley. Though the building at 200 North 21st Street has been substantially altered and no longer has enough integrity to be classified as a contributing building, the remaining buildings historically associated with Manson-Smith retain integrity and are contributing to the Shockoe Valley and Tobacco Row Historic District.

The northern-most industrial building on the 200 block of North 21st Street was built for the Imperial Broom Company. This Black-owned company began producing hand-built brooms around the turn of the twentieth century and built the plant at **214 North 21st Street (VDHR 127-8182-0003)** circa 1978. Though the building's historic use and form complements the Shockoe Valley and Tobacco Row Historic District, it postdates the extended period of significance, and its façade has been significantly altered; it is, therefore, not contributing to the expanded historic district.

Within the expansion area and scattered throughout the existing historic district are industrial buildings that post-date the original period of significance but with this update are considered contributing to the Shockoe Valley and Tobacco Row Historic District. In 1945, the Landrum & Hammack Sheet Metal Company built a facility at the north corner of North 18th and East Broad

¹⁶ Bryan Clark Green, "Tobacco Warehouses in Richmond, Virginia, 1874-1963," National Register of Historic Places Multiple Property Documentation Form. June 28, 2013, https://www.dhr.virginia.gov/VLR_to_transfer/PDFNoms/127-6722_TobaccoWarehousesInRichmond_2013_NRHP_final.pdf.

¹⁷ Hill's Richmond City Directory, various dates; City of Richmond Assessor, Property Assessment Records, 1936-1977.

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

streets (**#127-0344-0014**).¹⁸ The office and factory building was built at the end of a spur for the Chesapeake & Ohio Railway, which extended northeast-southwest along the middle of that block.¹⁹ Such accessibility eased the transport of materials and products. The company continued operating at 1712 East Broad Street at least into the 1970s.

The number of paper manufacturers in Richmond increased as the nineteenth century came to a close.²⁰ One such company was Wilson Paper Box, Inc. which began operating in 1895. The company constructed a factory along East Franklin Street in 1912, with subsequent additions along North 23rd Street in the 1940s. Demolition of a number of small dwellings and commercial buildings along East Main and North 23rd streets allowed the company to expand its facility immediately south of its original building. In 1954, **2220 East Main Street (#127-0344-0189)** provided much-needed shipping and office space for the company. The company was purchased by Downingtown Paper Co. in 1965 and the building continued to operate in a manufacturing capacity through the 1970s.²¹ It was recently adaptively reused for residential housing.

The manufacturing of a completely new material, plastic, also found its way to Richmond. Circa 1948, Cellomark Index Co. was formed and in 1952 it moved into **1822 East Franklin Street (#127-0344-0340)**.²² This company became Plastic Products, Inc. in 1954. The company began by making book markers and book covers before transitioning to producing plastic-impregnated draperies, and later expanding to make vinyl window draperies, window products, and gymnasium and room dividers. The company continued operating until 2008 when it was bought by The Specialty Group and relocated to Henrico County.²³

Among the most recent of the industrial buildings within the extended period of significance was Victor Products Corporation at **324 North 18th Street (#127-0344-0318)**. The company began in Richmond in 1953 with the selling of concessions. They then began to making popcorn containers and grew to have operations on North 18th Street and in the Scott's Addition neighborhood of the city.²⁴ Their building at 324 North 18th Street was built in 1967.

Criterion A: Commerce

As it was planned, Richmond was centered at the confluence of Shockoe Creek and the James River. This access to transportation routes made Shockoe Valley an ideal location for farmers to sell their goods, which was further encouraged by Virginia General Assembly's act mandating a

¹⁸ City of Richmond Assessor, Property Assessment Records, 1936-1977.

¹⁹ Sanborn Map Company, Richmond, Virginia (New York: Sanborn Map Company, 1952).

²⁰ Virginia Historic Landmarks Commission Staff, "Manchester Cotton and Wool Manufacturing Co." National Register of Historic Places Inventory – Nomination Form, March 1983.

²¹ "Sonoco Products to Close Richmond Paper Box Plant," *Richmond Times-Dispatch*, January 10, 1974.
<https://www.genealogy.com>.

²² A second address for the building is 102 North 19th Street.

²³ "Cavour Truesdale dies," *Richmond Times-Dispatch*, October 7, 1986; John Reid Blackwell, "Curtain provider buys curtain maker," *Richmond Times-Dispatch*, March 11, 2008.

²⁴ "Our History," Victor Products Co. <https://victorproducts.com/our-history/>.

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

market at Shockoe Creek in 1780. Businesses and industries became established around this location, beginning on Main Street and extending through Shockoe Valley. From this early time and continuing to the present, the number and variety of businesses within the Shockoe Valley grew.

Within the existing Shockoe Valley and Tobacco Row Historic District are several buildings built after 1933 that were used commercially for the sale of a wide variety of items and services. Some of these businesses continued the neighborhood's tradition of being food related, whether that be through the sale of produce, fruit, or fish or as operating as restaurants. V.F. Lanasa (**1817 East Franklin Street, #127-0344-0083**), Sunrise Fruit Company (**6 North 19th Street, #127-0344-0333**), George F. Robelen (**14 North 19th Street, #127-0344-0336**) all operated stores or warehouses for produce and/or fruit in the mid-twentieth century. R.P. Martin Seafood Company began operation on North 18th Street in the 1930s. The company expanded into a new facility in 1959 at **110 North 18th Street (#127-0344-0298)** which provided additional packaging, office space, and cold storage.²⁵ Two restaurants were built in the historic district between 1933 and 1967: Market Inn Restaurant (**1718 East Franklin, #127-0344-0073**) and Zehab's Lunch (**2603 East Main Street, #127-0344-0215**). Though not directly food related, H. Metzgers's Sons had begun a cooperage, handling kegs, barrels, and hogsheads of all variety in 1851.²⁶ In 1940, the company constructed the building at **2000 East Franklin Street, #127-0344-009**, for storage.

The Bernard Siegel Furniture Company was "The Home of Better Furniture."²⁷ A fire at its establishment on 18th Street in 1948 prompted their expansion to the adjacent lot at **7-11 North 18th Street (#127-0344-0289)**. Their grand opening advertisements in 1948 contained a tag line that shed some light on their choice to remain in Shockoe: "Out of the high rent district, where prices are lowest."²⁸

While all of these buildings would go on to be used by other companies, other buildings witnessed a quicker turnover of uses and companies including such goods and services as grocers, furniture, barbers, boat accessories, and automobile parts. These buildings include: **1713 East Main Street (127-0344-0136)**, **8-10 North 18th Street (127-0344-0288)**, **121 North 18th Street (#127-0344-0305)**, and **115 North 19th Street (#127-0344-0343)**.

One building within the existing historic district provided energy to its customers in the form of coal. The Hungerford Coal & Oil Co. started in the early 1900s. The company acquired land between rail tracks on East Broad Street, a location that was ideal for the unloading of materials. It built an office at **1604 East Broad Street, #127-0344-0007** in 1946. The company remains in operation and is now involved in plumbing, heating, air conditioning, and design.²⁹

²⁵ "Seafood Firm Building New Store, Office," *The Richmond News Leader*, March 6, 1959.
<https://www.newspapers.com>.

²⁶ "One America's Oldest Barrel Factories Located in this City," *Richmond Times-Dispatch*, August 16, 1924.
<https://www.genealogy.com>.

²⁷ Advertisement, *Monocle*, (Richmond) January 18, 1951.

²⁸ Bernard Siegel Furniture Store advertisements, *Richmond Times-Dispatch*, 1948.

²⁹ Audrey Hingley, "Merger helps firm compete in changing market," *Richmond Times-Dispatch*, March 16, 1998.

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

Criterion C: Architecture

The Shockoe Valley and Tobacco Row Historic District is a diverse collection of residential, commercial, and industrial buildings that reflect the district's lengthy period of development. The proposed update extends the district's period of significance to 1967, which reflects a gradual shift in architectural character of new infill constructed between 1933 and the 1960s.

The 1981 nomination highlights the district's rich collection of building types within the district, noting "[v]irtually all styles of architecture popular in the United States from the late eighteenth century to 1925 are represented within the district's boundaries. These styles include the late eighteenth century and Federal vernacular, Greek Revival, Italianate, Second Empire, Romanesque Revival, Classical Revival, Colonial Revival, and commercial industrial vernacular."³⁰ The nomination discusses the diversity not only of architectural styles, but of building forms that correspond to a property's use. The expanded period of significance allows a number of additional twentieth century buildings to be listed as contributing resources. Vernacular commercial and industrial infill constructed through the 1940s includes modestly scaled one- and two-story brick buildings with stepped or projecting flat parapets, multilight steel windows, and detailing that relates to the late nineteenth- and early twentieth-century resources in the existing district. The historic brick garage buildings at **2018 East Broad Street (#127-8182-0008)** and **1609 East Franklin Street (#127-0344-0060)** share similar massing, stepped parapets, and industrial windows. William C. West designed the garage at 2018 East Broad Street. West was the son of Albert L. West, the architect who designed the adjacent Trinity Methodist Church. William C. West was the listed architect for numerous municipal, religious, commercial, and residential buildings throughout the state. West designed the garage prior to joining the State Highway Department, where he worked until his retirement. His work includes the Loudoun County Courthouse in Leesburg, the Bank of Chase City building, the Rennie Co. Dairy Building in Richmond, the Boydton Town Hall, a 1908 YMCA building in Richmond, and the Methodist Episcopal Church in Richmond. *The Virginia Architects* notes that West's 1914 Byron-Bear Motion Picture Theater at 206 East Broad Street in Richmond was described as "spectacular."³¹

Extant single-story brick, commercial buildings constructed circa 1913-1948 typically have modified storefronts but retain enough integrity of design, setting, materials, and feeling to be assigned a contributing status. These resources include the commercial building at **8-10 North 18th Street (#127-0344-0288)**, the former Siegel Furniture Company showroom at **7-11 North 18th Street (#127-0344-0289)**, the former Carwich Hardware showroom at **1713 East Main Street (#127-0344-0136)**, and the small commercial building at **1718 East Franklin Street (#127-0344-0073)** that maintains its distinctive corner angled entry and mid-century blade sign. None of these buildings retain their original storefront, but later storefront modifications have been sympathetic enough to allow the original design to be restored, if desired.

³⁰ Karen Lang-Kummer and A. Rebecca Harrison, "Shockoe Valley and Tobacco Row Historic District," National Register of Historic Places Inventory-Nomination Form, April 1981.

³¹ John E. Wells and Robert E. Dalton, *The Virginia Architects: 1835-1955* (Richmond, VA: New South Architectural Press, c.1997), 472-474.

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

Development in the 1950s and 1960s demonstrates a gradual transition to larger, one- and two-story factories and warehouses with boxier massing. Many of these buildings are concrete block construction with simple loading bay openings, flat roofs with terracotta tile coping, and simple punched window openings. Several of these buildings were designed with brick cladding at the façade, ostensibly to better relate to the predominant brick construction throughout the district. Among these resources are the two-story warehouse at **2000 East Grace Street (#127-8182-0001)** and the former R.P. Martin Seafood warehouse at **110 North 18th Street (#127-0344-0298)**.

Buildings constructed along the more heavily trafficked East Main Street, the dominant east-west thoroughfare through the district, demonstrate bolder transitions to a mid-century aesthetic. The two-story 1954 Henrico County office building at **2025 East Main Street (#127-0344-0169)**, designed by architect John Albert Heisler III, has a solid brick massing with four-lite ribbon windows at the first and second floors. Prior to establishing his firm in 1946, Heisler worked for Baskervill & Son and Marcellus Wright, two renowned Richmond architecture firms.³² Heisler's solo work includes the Rucker-Rosenstock Department Store building in Petersburg, the Halifax Department Store building in Halifax, and the Wesley Methodist Episcopal Church in Hopewell, Virginia.

The 1954 Wilson Paper Box Company building at **2220 East Main Street (#127-0344-0189)** also departs from the early twentieth century commercial aesthetic of development along Main Street. Designed by Richmond engineering firm Slaughter, Saville & Blackburn, the two-story brick clad building features a highly symmetrical façade with ten bays of stacked steel windows. The central entrance is defined by four vertical concrete stripes that run between the top of the entryway to the concrete coping at the roof. The bricked-in central entrance is the only feature altered in an otherwise intact historic façade.

The former Texaco station at **2506 East Main Street (#127-0344-0210)** retains the porcelain enamel panels and "speed lines" added during a 1963 remodeling that evoke the Streamline Moderne style, a hallmark of Walter D. Teague's later work for the Texaco Corporation. Known as the "Dean of Industrial Design," Teague's work included designing Art Deco-style cameras for Kodak, railroad passenger and dining cars, and Pringles potato chip cannisters. This building is a rare example of an intact, mid-century gas station in central Virginia.

A single nineteenth-century resource located in the proposed boundary expansion area is significant as the last remaining circa 1880s residence in the immediate area. The Italianate brick rowhouse at **209-211 North 20th Street (#127-8182-0002)** is a rare example of single-family residential architecture remaining in the district. While several older residences remain in the district, the smaller Italianate dwellings constructed in the last decades of the nineteenth century have been demolished, making this remaining resource highly significant.

³² John E. Wells and Robert E. Dalton, *The Virginia Architects: 1835-1955* (Richmond, VA: New South Architectural Press, c.1997), 194.

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

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District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

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Name of Property

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City of Richmond, VA
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South Architectural Press. c.1997.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Name of repository: Virginia Department of Historic Resources, Richmond, Virginia;
Library of Virginia, Richmond, Virginia

Historic Resources Survey Number (if assigned): 127-8182, 127-0344

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

10. Geographical Data

Acreage of Property ±4.77

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|---|--------------------------|
| 1. Boundary Increase, Latitude: 37°32'4.47"N | Longitude: 77°25'21.30"W |
| 2. Boundary Increase, Latitude: 37°32'3.48"N | Longitude: 77°25'19.57"W |
| 3. Boundary Increase, Latitude: 37°31'58.70"N | Longitude: 77°25'24.11"W |
| 4. Boundary Increase, Latitude: 37°32'1.56"N | Longitude: 77°25'28.76"W |
| 5. Boundary Increase, Latitude: 37°32'3.88"N | Longitude: 77°25'26.49"W |
| 6. Boundary Increase, Latitude: 37°32'3.07"N | Longitude: 77°25'24.96"W |
| 7. Boundary Increase, Latitude: 37°32'3.75"N | Longitude: 77°25'24.34"W |
| 8. Boundary Increase, Latitude: 37°32'2.80"N | Longitude: 77°25'22.83"W |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

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

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

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

The Shockoe Valley and Tobacco Row Historic District Update and Boundary Increase 2025 incorporates a block and a half at the northeast corner of the existing district. The block is roughly bound by an alley between North 19th and 20th streets to the west, North 21st Street to the east, East Grace Street to the south, and an alley between East Broad and Marshall streets to the north. The boundary increase includes parcels on the west side of North 20th Street, closing the gap between the original district boundaries with the 2025 boundary increase. An additional property on the north side of Broad Street is included in this expansion and closes the gap between the Shockoe Valley and Tobacco Row Historic District and the Church Hill North Historic District and the individually listed Trinity Episcopal Church.

Boundary Justification (Explain why the boundaries were selected.)

Largely penned in by man-made boundaries including the James River and Kanawha Canal, CSX and Norfolk Southern rail lines, Interstate 95, and existing National Register Historic Districts, the existing district is largely locked into its existing boundaries. The limits of the Shockoe Valley and Tobacco Row Historic District Update and Boundary Increase 2025 incorporate additional properties and resources bordering the original historic district that share a similar development pattern, history, and architectural idiom. This area was excluded from the original district listing due to the lack of resources older than fifty (50) years. The proposed extension of the district's period of significance to 1967 justifies including this block and a half in the Shockoe Valley and Tobacco Row Historic District. The inclusion of several non-historic apartment buildings keeps the boundaries of the district from being discontinuous.

11. Form Prepared By

name/title: Dara Friedberg (Research Historian) and Anna White and Alison Donnelly
(Architectural Historians)
organization: Dutton + Associates, a Timmons Group company
street & number: 1115 Crowder Drive
city or town: Midlothian state: VA zip code: 23113
e-mail: dfriedberg@dutton-associates.com
telephone: (804) 897-1960
date: March 2025

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Photo Log

Name of Property: Shockoe Valley and Tobacco Row Historic District Update and Boundary Increase 2025

City or Vicinity: City of Richmond

County: N/A

State: VA

Photographer: Dara Friedberg, Anna White, Alison Donnelly

Date Photographed: 2/17/25 (Unless otherwise noted)

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

1 of 14. View northwest from Church Hill Overlook at East Grace Street towards district boundary increase (right) and original district (left). (3/13/2025)

2 of 14. View south from Jefferson Park towards district boundary increase.

Shockoe Valley and Tobacco Row Historic
District 2025 Update and Boundary Increase
Name of Property

City of Richmond, VA
County and State

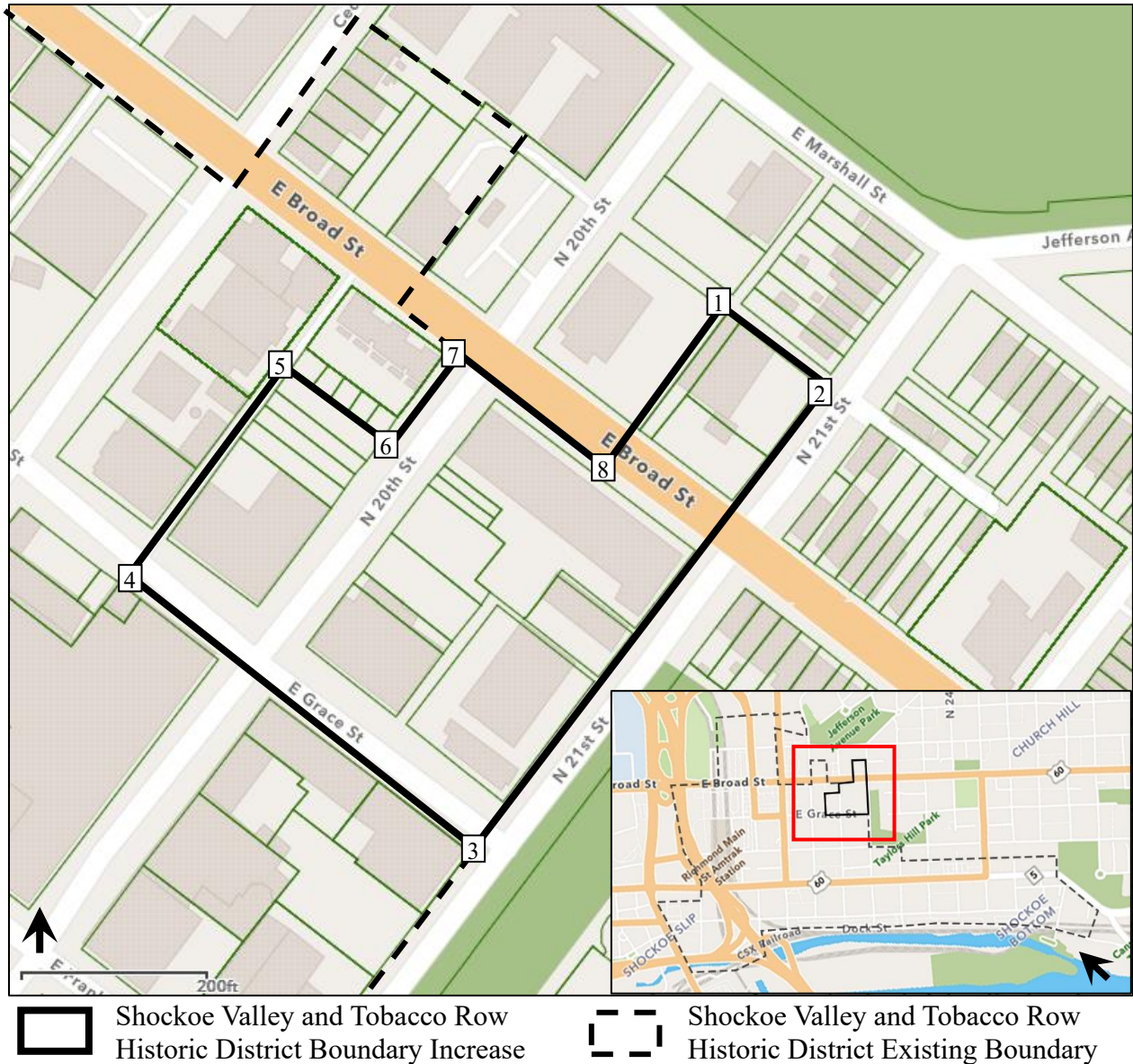
- 3 of 14. View south on North 20th Street in district boundary increase.
- 4 of 14. View southeast on East Grace Street in district boundary increase (left) and original district (right).
- 5 of 14. View southwest on North 21st Street at district boundary increase and towards original district.
- 6 of 14. View west at East Broad and North 21st streets towards district boundary increase.
- 7 of 14. View north at East Broad and North 18th streets towards original district.
- 8 of 14. View north on East Franklin and North 18th streets in original district.
- 9 of 14. View northwest at East Franklin and North 19th streets in original district.
- 10 of 14. View south at East Franklin and North 17th streets, at the market, in original district.
- 11 of 14. View southwest at East Franklin and North 19th street in original district.
- 12 of 14. View southwest on South 19th Street in original district.
- 13 of 14. View west at East Main and South 22nd street in original district.
- 14 of 14. View northwest from Libby Hill Park towards original district. (3/13/2025)

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.



Shockoe Valley and Tobacco Row Historic District, Boundary Increase 2025 – Location Map

City of Richmond, VA

#127-8182

Map Source: City of Richmond Parcel Mapper


1. Latitude: 37°32'4.47"N	Longitude: 77°25'21.30"W
2. Latitude: 37°32'3.48"N	Longitude: 77°25'19.57"W
3. Latitude: 37°31'58.70"N	Longitude: 77°25'24.11"W
4. Latitude: 37°32'1.56"N	Longitude: 77°25'28.76"W
5. Latitude: 37°32'3.88"N	Longitude: 77°25'26.49"W
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7. Latitude: 37°32'3.75"N	Longitude: 77°25'24.34"W
8. Latitude: 37°32'2.80"N	Longitude: 77°25'22.83"W



BOUNDARY MAP

Shockoe Valley and Tobacco Row Historic District
2025 Update and Boundary Increase
City of Richmond, VA
DHR ID# 127-0344 & 127-8182

 1983 NRHP Listing (127-0344)

 Boundary Increase Area (127-8182)

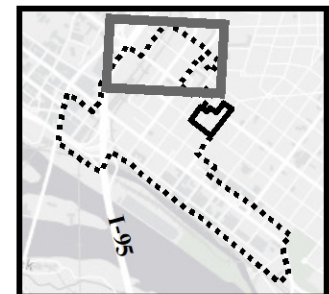
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Shockoe Valley and Tobacco Row Historic District (Update and Boundary Increase, 2025)
VDHR# 127-0344, 127-8182

Feet 0 90 180









-  Historic District Expansion
-  Original Historic District
-  Contributing Buildings

-  Non-Contributing Buildings
-  Demolished Building
-  Contributing Parcel

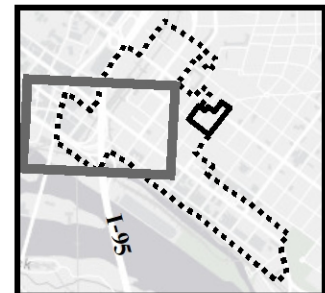


Shockoe Valley and Tobacco Row Historic District (Update and Boundary Increase, 2025)
VDHR# 127-0344, 127-8182

-  Historic District Expansion
-  Original Historic District
-  Contributing Buildings

-  Non-Contributing Buildings
-  Demolished Building
-  Contributing Parcel

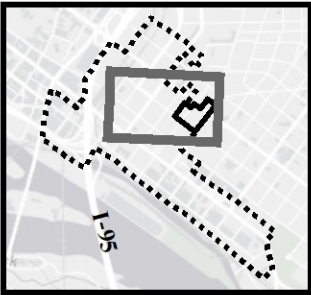
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Shockoe Valley and Tobacco Row Historic District (Update and Boundary Increase, 2025)
VDHR# 127-0344, 127-8182

Feet 0 80 160



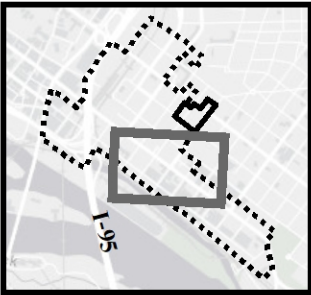
-  Historic District Expansion
-  Original Historic District
-  Contributing Buildings




-  Non-Contributing Buildings
-  Demolished Building
-  Contributing Parcel






Shockoe Valley and Tobacco Row Historic District (Update and Boundary Increase, 2025) **VDHR# 127-0344, 127-8182**

Feet 0 80 160



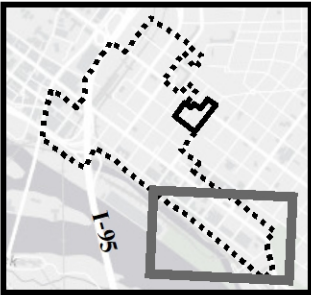
-  Historic District Expansion
-  Original Historic District
-  Contributing Buildings




-  Non-Contributing Buildings
-  Demolished Building
-  Contributing Parcel






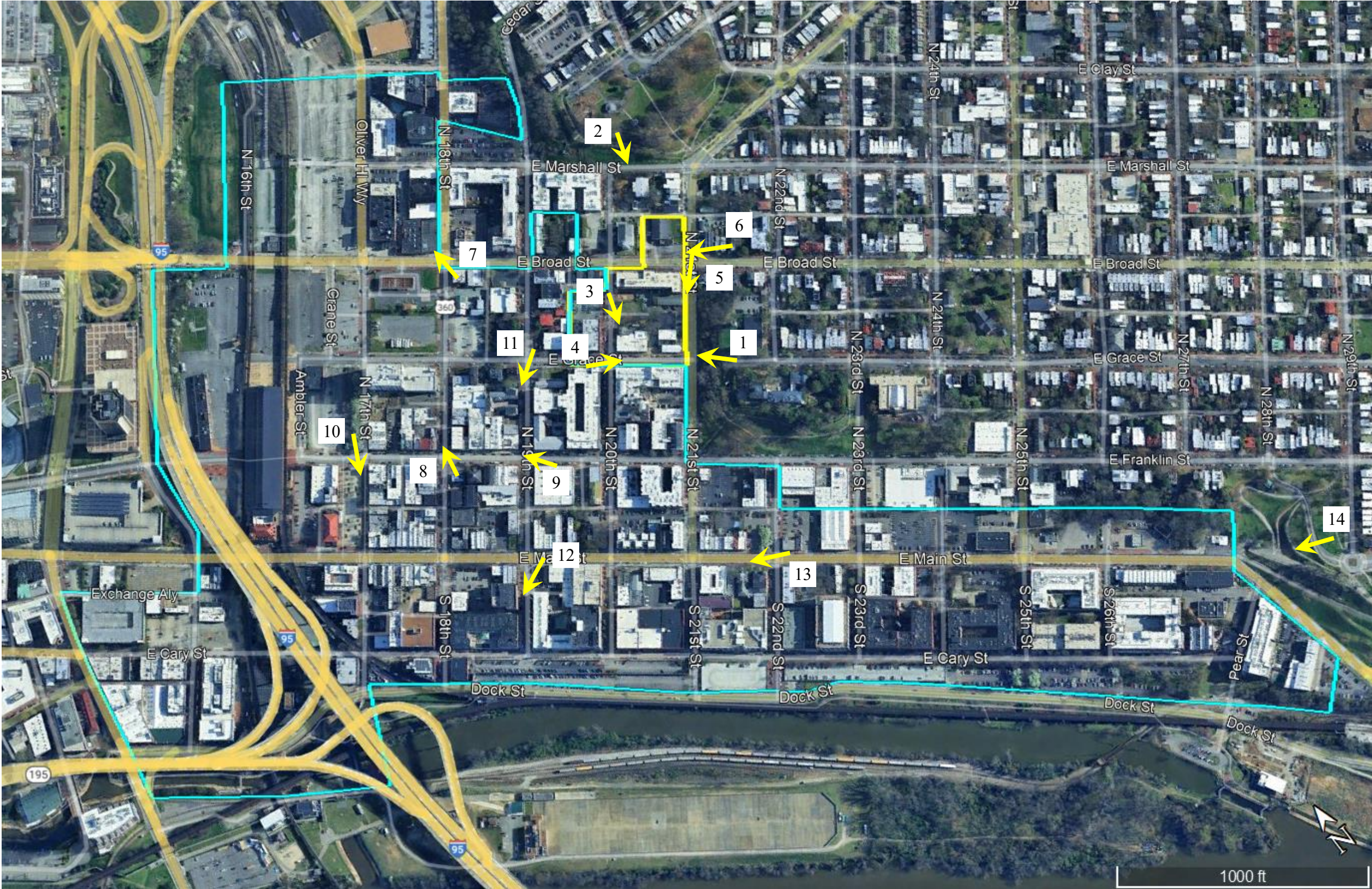
Shockoe Valley and Tobacco Row Historic District (Update and Boundary Increase, 2025)
VDHR# 127-0344, 127-8182

Feet 0 100 200



-  Historic District Expansion
-  Original Historic District
-  Contributing Buildings

-  Non-Contributing Buildings
-  Demolished Building
-  Contributing Parcel



Shockoe Valley and Tobacco Row Historic District Update and Boundary Increase, 2025 (#127-0344, 127-8182)
City of Richmond, VA

	Original District Boundaries
	District Boundary Increase



























