

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.

LISTED:  
VLR  
03/21/2013  
NRHP  
05/28/2013

### 1. Name of Property

Historic name: Downtown Hopewell Historic District Nomination Update and Boundary Adjustment, 2013

Other names/site number: VDHR File #116-5031

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 Broadway Avenue; East City Point Road; East Cawson, Hopewell, North Main and East Poythress Streets

City or town: Hopewell State: Virginia County: Independent City

Not For Publication:  N/A Vicinity:  N/A

### 3. State/Federal Agency Certification

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

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

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

\_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria:

X A \_\_\_ B X C \_\_\_ D

*William Kussse, Deputy Director* 4/4/2013  
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

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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

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

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

##### Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>10</u>	<u>2</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>10</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

Number of resources previously listed in the National Register  
- now demolished to be delisted 1

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE/TRADE: Business                     

COMMERCE/TRADE: Financial Institution                     

COMMERCE/TRADE: Restaurant                     

COMMERCE/TRADE: Specialty Store                     

HEALTH CARE: Medical Business/Office                     

**Current Functions**

(Enter categories from instructions.)

COMMERCE/TRADE: Business                     

COMMERCE/TRADE: Restaurant                     

COMMERCE/TRADE: Specialty Store                     

RELIGION: Religious Facility                     

SOCIAL: Civic

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT: Art Deco

MODERN MOVEMENT: Moderne/Art Moderne

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Commercial Style

\_\_\_\_\_  
\_\_\_\_\_

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

Principal exterior materials of the property:

ASPHALT; BRICK; CONCRETE; GLASS; TERRA COTTA

METAL: Aluminum, Stainless Steel

WOOD: Plywood

\_\_\_\_\_

### Narrative Description

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

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### Summary Paragraph

The Downtown Hopewell Historic District was originally listed in the National Register of Historic Places in 2002 and contained fifty-two resources on eight-and-a-half acres of land in Hopewell, Virginia. Those resources encompassed the earliest surviving commercial and governmental development at the City's core within the original Period of Significance (1915-1951). The purpose of this nomination is to extend the period of significance and adjust the existing district's boundaries. The boundary expansion will complete the commercial and governmental core by extending the boundary to encompass several historic resources south along Hopewell Street and up to the CSX Railroad just past the corner of City Point Road. The updated period of significance will allow for the contribution of several buildings within the existing boundaries that supported the context of the entire downtown district but were outside the period of significance when the district was listed in 2002. Finally, the nomination will reduce the boundary along Appomattox Street to cut out the parcel where a significant resource stood but has since been demolished. The land where the Patrick Copeland (Elementary) School

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(VDHR File #116-5031-0013) stood is now an open and vacant lot which no longer contributes to the contextual theme of the Downtown Hopewell Historic District.

Throughout the existing district, the architecture is overwhelmingly commercial in design and the boundary expansion is no exception. The additional buildings match the early-to-mid-twentieth-century styles and scale of the majority of buildings within the existing district, at one or two stories in height and generally built fronting the sidewalks with no setbacks. With few true architectural styles exhibited within the existing boundary, the increased area adds an Art Deco example as well as a Moderne-style diner (VDHR File #116-5031-0058) to the collection. Character defining details and building materials also match those seen in the existing district with tapered pilasters, decorative cornices, terra cotta coping along parapet roofs, and the use of masonry materials.

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### Narrative Description

The Downtown Hopewell Historic District currently encompasses properties which represent the oldest surviving commercial and governmental architecture within the core of the City of Hopewell, Virginia. By extending the boundaries of the Downtown Hopewell Historic District to include two historic restaurants and an office building, the district will more fully encompass “the commercial and architectural history of downtown Hopewell,” as detailed in the 2002 National Register of Historic Places Nomination Form. Additionally, with the expansion of the period of significance to 1960, six resources within the original boundaries will now be considered contributing.

The increased boundaries include three additional buildings along the east side of Hopewell Street, and one along the CSX Railroad at the corner of Hopewell Street and East City Point Road. These buildings - an office building and two restaurants - continue to support the commercial and governmental center of Hopewell. The newly contributing resources within the existing boundaries include commercial buildings at 201 and 265 East Broadway Avenue (VDHR File #116-5031-0021 and VDHR File #116-5031-0032), 108 North Main Street (VDHR File #116-5031-0004), and 115 Randolph Road (VDHR File #116-5031-0020); office buildings at 207 East Cawson Street (VDHR File #116-5031-0016) and 110 North Main Street (VDHR File #116-5031-0005); and an ABC store located at 210 North Main Street (VDHR File #116-5031-0009).

The entire district contains a majority of buildings representing the Commercial style of architecture with few true high style examples, such as Classical Revival or Art Deco. While the newly contributing buildings support the commercial development of the city, the additional buildings, within the boundary increase, also support the architecture of the district by supplementing the stylistic details exhibited throughout. One building currently contributing to the district is the commercial building at 257-263 East Broadway Avenue (VDHR File #116-5031-0031), which exhibits high-style characteristics of the Art Deco period and is noted in the

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original nomination as being “one of the most ornate buildings in the district” presenting a “striking skyline with its Art Deco-influenced cornice.” The addition of the three-story office building at 300 East Poythress Street (VDHR File #116-5031-0059) complements the two-story building with a more commercial version of the Art Deco style.<sup>1</sup>

The Art Moderne style is evident in two buildings within the original listed boundaries though only one was considered a contributing resource at the time as the other fell just outside the period of significance. The First Federal Savings and Loan building at 112 North Main Street (VDHR File #116-5031-0006) was built in 1951 and the original nomination noted that, “this Art Moderne-influenced building blends well with the downtown Hopewell streetscape.” With the expansion of the period of significance, the ABC Store at 210 North Main Street (VDHR File #116-5031-0009), also built in the Art-Moderne style just three years after the First Federal building, is now a contributing resource.<sup>2</sup>

These resources are consistent with the character of the Downtown Hopewell Historic District as described in the following excerpts from the 2002 National Register Form: “The district... [encompasses] the majority of the earliest surviving commercial and governmental buildings... The overwhelming majority of the buildings in the district are of masonry construction, largely due to a devastating fire in 1915, and the scale is low with most buildings only [one or] two stories in height... Despite commercial renovations to the storefronts, the majority of the buildings reflect their original designs particularly above the storefront cornice... The built environment of the district that still retains its historic commercial and governmental setting continues to evoke the commercial and architectural history of downtown Hopewell.” The newly-added and newly-contributing resources are in keeping with these qualities, making them part of Downtown Hopewell’s legacy of commerce during its greatest era of prosperity.<sup>3</sup>

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## Inventory

The following inventory lists the newly contributing resources within the original district; the newly added resources within the increased boundary; and the demolished building being delisted. The inventory is organized alphabetically by street name and then numerically by address number. Each entry provides the address, building name if applicable, date of construction, architectural style, current building use, VDHR File number, contributing status within the updated district, and a brief description statement. The contributing/non-contributing

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<sup>1</sup> Jean McRae, Sarah Meacham and Ashley Neville, *Downtown Hopewell Historic District National Register of Historic Places Registration Form*, (December 2001), Archive Collection, Virginia Department of Historic Resources, Richmond, VA, 7.2.

<sup>2</sup> Ibid, 7.3

<sup>3</sup> Ibid, 7.1.

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status of each building was determined based on the integrity of each building as they support Criteria A (Commerce) and C (Architecture) during the Period of Significance (1915-1960).

**Resources Located in the Original District Boundaries, status changed to Contributing**  
**201 Broadway Avenue, East; c. 1944; Commercial Style; Commercial Building; VDHR File #116-5031-0021; 1 – Contributing**

This is a one-story American bond-brick building with vertical plywood paneling along street level; a concrete-capped parapet roof; six fixed windows above the storefront bulkheads; and a multi-light, double-door entry.

**265 Broadway Avenue, East; Arcades Building; 1960; Commercial Style; Commercial Building; VDHR File #116-5009/116-5031-0032; 1 - Contributing**

This is a one-story stretcher bond-brick building with terra cotta coping along the stepped parapet roof; a flat, cantilevered aluminum awning; six fixed windows flanking the recessed entrance of the storefront; a double-door with transom and side panel.

**207 Cawson Street, East; Bogese Peterson Building; 1954; Commercial Style; Office Building; VDHR File #116-5031-0016; 1 - Contributing**

This is a one-story stretcher bond-brick building with terra cotta coping along the parapet roof; a row of brick headers mimicking dentil molding; a full-width soldier course above the fenestration; a slightly indented brick panel frame; fixed windows on either side of the entrance with stacked bond brickwork in between; an inset double-door with a soldier course above; stylized quoins created by evenly spaced recessed single-course brick; three-light windows with rowlock sills; and a cornerstone reading, 'Bogese/Peterson/Building/1954.'

**108 Main Street, North; 1954; Commercial Style; Commercial Building; VDHR File #116-5031-0004; 1 - Contributing**

This is a one-story stretcher bond-brick building with a raised brick panel along the second floor; concrete-capped parapet roof; recessed single door with transom and side lights; storefront with fixed windows above elevated bulkheads.

**110 Main Street, North; 1954; No Discernible Style; Office Building; VDHR File #116-5031-0005; 1 - Contributing**

This is a one-story American bond, buff-colored brick building with a concrete-capped parapet roof; blank façade except for the Red-Cross Logo and lettering that reads, 'American/Red Cross/Hopewell-Prince George Charter'; and an off-center recessed entry with double-door and transom.

**210 Main Street, North; VA ABC Store; 1954; Art Moderne Style; Store; VDHR File #116-5031-0009; 1 - Contributing**

This is a one-story masonry building with a concrete-capped parapet along the front roofline; terra cotta coping along the side's stepped parapet; an interior-end brick chimney; two fixed windows between curved glass-block; two recessed doorways; single glass-paneled doors with

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transoms; stylized pilaster outer-corners with fluted concrete and solid concrete base; and the 'VA ABC' logo centered across the upper façade.

**115 Randolph Road; 1955; Commercial Style; Commercial Building; VDHR File #116-5031-0020; 1 - Contributing**

This is a one-story stretcher bond-brick building with a concrete-capped parapet roof; three paired fixed windows with rowlock sills; and an off-center double-door entry with transom.

**Resources in the Boundary Expansion**

**220 City Point Road, East; Little Chef Diner; ca. 1958; Moderne Style; Restaurant; VDHR File #116-5031-0058; 1 - Contributing**

'The Little Chef' model diner is a one-story, prefabricated steel building with striped painted exterior; single-door entry; sliding-glass windows; an order window with cantilevered counter; flat roof with a boxed eave; a slanted vertical pylon projecting from the center of the roof and façade; and shed-roof and concrete-block additions on the side and rear elevations.<sup>4</sup>

**113 Hopewell Street; Hopewell Quick Lunch; ca. 1956; No Discernible Style; Restaurant; VDHR File #116-5031-0056; 1 - Contributing**

This is a one-story concrete-block building with a stretcher-bond brick façade; terra cotta copping along the parapet roof; a recessed entry with a single door flanked by fixed windows with concrete sills; and an aluminum awning supported by metal stretchers.

**201 Hopewell Street; 1963; No Discernible Style; Commercial Building; VDHR File #116-5031-0057; 1 - Non-contributing**

This is a one-story concrete-block building with a tan-colored stretcher bond-brick façade and southeast elevation; a concrete-capped parapet roof; and infill along the original storefront including siding, a central double-door, and cross-shaped glass openings.

**300 East Poythress Street; ca. 1928; Art Deco Style; Office Building; VDHR File #116-5031-0059; 1 - Contributing and 1 - Non-Contributing (c. 2000 garage)**

This is a two-story, American bond-brick building with brick pilasters between bays that taper into the northwest and southwest elevations and extend above the roofline; a stepped parapet capped with cast-stone coping around the roof; a clipped corner entry with a single door; two rows of recessed brick panels - the bottom row parged - between floors; window openings infilled with smaller fixed or louvered windows and metal paneling; brick rowlock lintels and sills; a single door and garage door on the northwest elevation; a slightly recessed door on the southwest elevation; and a one-story building section with a chimney along the southeast

<sup>4</sup> Kansas Historical Society, Kansas Historical Society and Foundation, Travel by Theme - Diners, Updated 2012, <http://www.kshs.org/p/travel-by-theme-diners/10398>, s.v. 'Find Valentine Diners in Other States' and 'Identifying Valentine Diners.'



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evaluation. There is a front gable aluminum garage with garage doors and single door facing East Poythress Street.

**Demolished Resource**

**205 Appomattox Street; 1939; Art Deco Style; Patrick Copeland (Elementary) School; VDHR File #116-5031-0013.** The property on which this school building stood is now an open and vacant lot owned by the city.

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

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

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**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1915-1960

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Bogese, Inc. (Builder)

\_\_\_\_\_  
\_\_\_\_\_

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### Statement of Significance Summary Paragraph

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

The Downtown Hopewell Historic District Nomination Update and Boundary Adjustment, 2013, is eligible for inclusion in the National Register of Historic Places under the same criteria as described in the original 2002 Nomination - Criterion A for association with historic events and trends in the area of Commerce, and Criterion C for Architecture. With this nomination update, the district's Period of Significance is established as 1915 to 1960. The expanded Period of Significance ends in 1960 with the construction of 265 East Broadway Avenue (VDHR File #116-5009/116-5031-0032). This building, known as the Arcades Building, retains good integrity and represents the last example of a distinctive style of commercial canopy that formerly characterized the facades of many of Hopewell's commercial buildings.

The architecture of downtown Hopewell reflects the city's greatest period of industrial development following World War I, supported by the new presence of the DuPont Corporation. This development came on the heels of a devastating fire which destroyed most of the city in 1915. The destruction prompted significant rebuilding, beginning immediately after the disaster and extending through the early 1960s. The 2002 Nomination describes how the downtown area "became the center of local government" during this reconstruction, with a consolidation of commerce and government in the downtown core. The newly included buildings were constructed during the expanded period of significance and also during the protracted economic boom that followed the end of World War II.<sup>5</sup>

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

### Historical Background

As described in the 2002 National Register Form, the City of Hopewell grew out of a 'revolutionary change' in the economic and social cultures of Prince George County with the arrival of the DuPont Corporation and its new dynamite plant in 1911. DuPont's presence tilted the City's economy away from agriculture and into chemical industry. During World War I, the focus of the plant's production turned from dynamite to gun cotton, and a drastic increase in the need for labor caused surges in both population and construction, leading to a "hodgepodge of buildings constructed of wood, tin, tarpaper and canvas" lining the perimeter of the company's property. The Camp Lee military base was constructed on the outskirts of the town, further increasing the population. A disastrous fire in 1915 destroyed most of the downtown commercial area. "This resulted in a commercial area largely built... with heavy emphasis on the use of

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<sup>5</sup> McRae, Meacham and Neville, 8.14.

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masonry construction. The historic district as a whole features typical twentieth-century commercial buildings.”<sup>6</sup>

After the war, DuPont sold parts of its properties developed for munitions to a spectrum of national companies, which included the Mayhew Corporation, Stamscott Company, and the Tubize Chatillion Corporation. Despite the economic hardship of the 1930s, and the closing of the Tubize plant and Camp Lee, the city continued to grow and new public projects were completed, including an airport, library and bridge. Camp Lee reopened in October 1940, with troops and supplies immediately filling the new barracks. The military population swelled in pre-war preparation to approximately 45,000 officers and enlisted men by December 1942. Similar to economic trends seen nationally, Hopewell experienced a period of “astounding financial growth from 1938 to 1950” aided by the presence of its five large chemical plants. Even though Camp Lee’s population had dropped to 12,000 military and 2,000 civilian personnel, the post was made permanent in 1950 with a name change to Fort Lee.<sup>7</sup>

In 1956-57, “Hopewell was making progress in several directions. A start had been made on an off-street parking program, on a street improvement program, on new school construction and also an annex to the Municipal Building” to hold a new library. By 1961, the population was close to 18,000 according to the census listing in the City’s directories, and the area claimed twelve manufacturing establishments supporting the local economy. In the 1980s, “Allied facilities and the Hercules, Continental, and Firestone plants employ[ed] more than 6,500 in the immediate area,” and the “name ‘Chemical Capital of the South’” was still applicable.<sup>8</sup>

The resources in the Downtown Hopewell Historic District represent the evolution of Hopewell from an early twentieth-century boomtown to a modern city with structures that serve the social, civic, commercial, and governmental needs of a growing and changing population.<sup>9</sup>

### Commercial Architecture

East Broadway Avenue developed as a corridor of fashion and furnishings retail catering to the increasing urban population, with retailers Aldridge Clothing Company (201) (VDHR File #116-5031-0021), Clark and Pritchard (209) (VDHR File #116-5031-0024), Harolds (231) (since

<sup>6</sup> McRae, Meacham and Neville, 7.1, 8.14-15; Francis Earl Lutz, *The Prince George - Hopewell Story*, (Richmond, VA: The William Byrd Press, Inc., 1957), 224-226.

<sup>7</sup> McRae, Meacham and Neville, 8.16; Lutz, 254-261; Mary Mitchell Calos, Charlotte Easterling and Ella Sue Rayburn, *Old City Point and Hopewell: the First 370 Years*, (Norfolk, VA: Donning Co., 1983), 160.

<sup>8</sup> Lutz, 285; *Hill’s Hopewell City Directory*, various dates, (Richmond, VA: Hill Directory Co., Inc., various dates); Calos, Easterling and Rayburn, 160.

<sup>9</sup> McRae, Meacham and Neville, 8.17.

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demolished) and Star (227) (since demolished) intermixed with pastry shops and beauty salons. Newly-contributing commercial buildings at 201 and 265 East Broadway (VDHR File #116-5031-0021 and VDHR File #116-5009/116-5031-0032) bookend this important commercial street. Aldridge Clothing Company occupied the building at 201 East Broadway Avenue (VDHR File #116-5031-0021) from its construction in 1955 through the 1960s. Then in 1971, Clark & Pritchard opened a second location at 201 (VDHR File #116-5031-0021) specializing in women's apparel under the name 'Carole Lane Fashions', while the original location at 209 (VDHR File #116-5031-0024) continued to cater to men.<sup>10</sup>

The property on which the Arcades Building at 265 East Broadway (VDHR File #116-5009/116-5031-0032) now sits had previously housed a variety of retailers, but the earlier building was replaced by the current building in 1960 for The Keith Allen Clothing Company, which stayed in that location for ten years until a drugstore took over use of the building. The newly-contributing Arcades Building is the last remaining example of a distinctive style of commercial canopy that formerly characterized the facades of Hopewell's commercial buildings. For that reason, the building's 1960 construction date establishes the end of the extended period of significance. The Arcades Building has remained very much the same since its construction and continues to exhibit external features that are representative of the unique character of Hopewell's downtown commercial district. This character is described on the Virginia Historic Landmarks Commission Architectural-Historic Inventory Card as follows:

“the metal arcades that cover most of the streets in the central business district form a distinctive and functional feature of the community. Hopewell is the only city in Virginia to make such consistent use of this architectural form. Most probably date from the 1920s and 1930s when the business district was being built up. Many of the arcades have been renewed but a significant number have been lost making it impossible to have the sidewalks completely under cover in most blocks. The arcades form a sort of symbol of the community and an effort should be made to preserve existing ones and replace those that have been lost.”<sup>11</sup>

The arcades, which ran almost uninterrupted down both sides of the 200 block of East Broadway, provided shade to the otherwise exposed sidewalks which had no tree plantings at the time. Though between the 1920s and 1960s the “changes up and down East Broadway [are] impossible to enumerate,” the arcades were a consistent feature. As late as 1962 there was a similar example on the Marks Clothing Company building at 207 East Broadway (VDHR File #116-5031-0023) which can be seen in A.V. Carey's *Pictorial History of Hopewell*, but now the

<sup>10</sup> *Hill's*, various dates; Calos, Easterling and Rayburn, 170, 195.

<sup>11</sup> *Hill's*, various dates; Calder Loth, 'Virginia Historic Landmarks Commission Architectural - Historic Inventory Card,' (1975), Archive Collection, Virginia Department of Historic Resources, Richmond, VA.

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arcade on 265 East Broadway (VDHR File #116-5009/116-5031-0032) is the last remaining example.<sup>12</sup>

Three additional newly-contributing resources on North Main Street, all constructed in 1954, are representative of Hopewell's diverse entrepreneurs who undertook a building campaign during the early-to-mid-1950s. Minshew's Jewelers was the first business to occupy 108 North Main Street (VDHR File #116-5031-0004), which became King's Jewelers and Minshew Watch Repair in 1959, and the Hopewell Insurance Agency, Inc. by 1962. The neighboring building at 110 North Main Street (VDHR File #116-5031-0005) was constructed as a secondary bank building to the First Federal Savings and Loan Building at 112 North Main Street (VDHR File #116-5031-0006). This branch was called the Bank of Hopewell until 1962 when it became known as First & Merchants National Bank. On the adjacent block, the ABC Store, at 210 North Main Street (VDHR File #116-5031-0009), was constructed during this period in the Moderne/Art Moderne style now synonymous with many of these state-owned buildings.<sup>13</sup>

Also in 1954, adjacent to the Beacon Theater (VDHR File #116-0010/116-5031-0015), the newly contributing Bogese Peterson Building (VDHR File #116-5031-0016), also known as the Hopewell Medical Center, was constructed by a prominent local company called Bogese Construction, Real Estate and Insurance Co. (later known as Bogese, Inc.) as a medical office building, though it wasn't listed until 1957 in the city directories. Located at 207 East Cawson Street (VDHR File #116-5031-0016), the Bogese Building provided offices for as many as ten physicians, dentists, orthopedists and optometrists at a time. The Bogese Building, along with the North Main Street and East Broadway Avenue properties, are typical examples of mid-twentieth-century small-scale commercial architecture.<sup>14</sup>

The newly-added buildings down Hopewell Street provided space for small businesses that supported (and continue to support) the downtown core. The oldest resource to be included is the historically mixed-use commercial and office building at 300 East Poythress Street (VDHR File 116-5031-0059), constructed ca. 1928. Designed in the Art Deco style, this two-story brick building illustrates the shift to using masonry construction in Downtown Hopewell after the 1915 fire. According to the City Directories the building originally housed businesses on the first floor and residential apartments on the second floor. Its location at the eastern edge of the downtown core, and its proximity to the railway, brought in industrial tenants during the 1950s and 1960s that included the Hopewell Sheet Metal Works and City Point Industry, Inc.<sup>15</sup>

<sup>12</sup> Calos, Easterling and Rayburn, 158, 170; A.V. Carey, *Pictorial History of Hopewell, Virginia: Illustrating the Development of the Eighth Wonder of the World*, (Hopewell, VA: Self Published, 1961), 65.

<sup>13</sup> *Hill's*, various dates; Carey, 76.

<sup>14</sup> *Hill's*, various dates; McRae, Meacham and Neville, 8.17.

<sup>15</sup> *Hill's*, various dates; *Hopewell, Virginia*, August 1930 - April 1944, Sanborn Fire Insurance Maps, ProQuest® Sanborn Maps Geo Edition™ (1867-1970), Library of Virginia.

Downtown Hopewell Historic District  
Nomination Update and Boundary  
Adjustment, 2013

Hopewell, Virginia

Name of Property

County and State

The Hopewell Quick Lunch, at 113 Hopewell Street (VDHR File #116-5031-0056), was established in 1927 and moved to the current building when it was constructed, circa 1956 (by owner L. E. Houser), to provide a breakfast and lunch destination for nearby merchants, workers and shoppers. The Quick Lunch is in close proximity to the retail area on East Broadway, and the light industry located along what was called Commerce Street until the late 1970s and is now City Point Road. Around 1958, the Little Chef Diner (VDHR File #116-5031-0058) was located on the nearby southwest corner of Commerce and Hopewell Street by Fred and Betty Tiller. The site became available after Turner Welding moved across the street from 220 to 207 Commerce (East City Point Road), allowing for the Tillers' new restaurant. The diner building, now housing a catering business, was historically built as a portable diner by Valentine Manufacturing, Inc. and is a mirror image of the advertised model called 'The Little Chef.' And while the building has had concrete-block additions, the original steel design with its prominent vertical pylon are still quite evident.<sup>16</sup>

Valentine Manufacturing was based out of Wichita, Kansas, and produced almost two dozen different portable building designs for everything from diners to drive-thru banking resources. In the late 1940s, Valentine even created a model for a complete tourist court to include one- and two-occupancy cabins, an office unit, a diner, and a residential manager's house. This 'Little Chef' model was designed in the late 1950s and began as the 'Master' model, the first of the diner buildings to include ten stools. The 'Little Chef' model maintained many of the 'Master' features except the exterior parapet (vertical pylon) slanted outward and the corner buttresses were removed.<sup>17</sup>

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<sup>16</sup> *Hill's*, various dates; Carey, 70; KHS, s.v. 'Find Valentine Diners in Other States' and 'Identifying Valentine Diners.'

<sup>17</sup> *Ibid*, s.v. 'Find Valentine Diners in Other States' and 'Identifying Valentine Diners.'



Downtown Hopewell Historic District  
Nomination Update and Boundary  
Adjustment, 2013

Hopewell, Virginia

Name of Property

County and State

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## 9. Major Bibliographical References

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

Calos, Mary Mitchell, Charlotte Easterling and Ella Sue Rayburn. *Old City Point and Hopewell: the First 370 Years*. Norfolk, VA: Donning Co., 1983.

Carey, A.V. *Pictorial History of Hopewell, Virginia: Illustrating the Development of the Eighth Wonder of the World*. Hopewell, VA: Self Published, 1962.

*Hill's Hopewell City Directory, 1955, 1957, 1959, 1961, 1962, 1963, 1965, 1970, 1971, 1975, 1980, 1985, 1988, 1989, and 1992*. Richmond, VA: Hill Directory Co., Inc., 1955, 1957, 1959, 1961, 1962, 1963, 1965, 1970, 1971, 1975, 1980, 1985, 1988, 1989, and 1992.

*Hopewell, Virginia*. August 1930 - April 1944. Sanborn Fire Insurance Maps. ProQuest® Sanborn Maps Geo Edition™ (1867-1970). Library of Virginia.

Kansas Historical Society. Kansas Historical Society and Foundation. Travel by Theme – Diners. Updated November 2012. <http://www.kshs.org/p/travel-by-theme-diners/10398>.

Loth, Calder. 'Virginia Historic Landmarks Commission Architectural - Historic Inventory Card.' 1975. Archive Collection. Virginia Department of Historic Resources, Richmond, VA.

Lutz, Francis Earl. *The Prince George - Hopewell Story*. Richmond, VA: The William Byrd Press, Inc., 1957.

McRae, Jean, Sarah Meacham and Ashley Neville. *Downtown Hopewell Historic District National Register of Historic Places Registration Form*. December 2001. Archive Collection. Virginia Department of Historic Resources, Richmond, VA.

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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 # \_\_\_\_\_

Downtown Hopewell Historic District  
Nomination Update and Boundary  
Adjustment, 2013

Hopewell, Virginia

Name of Property

County and State

**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, VA; City of Hopewell, VA

**Historic Resources Survey Number (if assigned):** VDHR File #116-5031

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**10. Geographical Data**

**Acreage of Property**

The boundary increase is adding less than one acre of land to the existing district, while the decrease is subtracting approximately 2.5 acres of land.

Use either the UTM system or latitude/longitude coordinates

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

Zone: 18 Easting: 297570 Northing: 4130822

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

The existing listed boundary for the Downtown Hopewell Historic District is being increased to add four resources along Hopewell Street, and decreased to remove the property of the demolished Patrick Copeland School (VDHR File #116-5031-0013) along Appomattox Street. The added tax parcels are Hopewell City PINs 0790095, 0800150, 0800160, 0800161, 0800535; the removed school property is a portion of two city-owned parcels, PIN 0801072 and 0111487. The entire district is located within the urban core of the City of Hopewell, Virginia, roughly bounded by North 2nd Avenue (west), Appomattox Street (north), Kippax Street (east), and City Point Road and the railroad tracks for the CSX and Norfolk Southern Corporations (south). The updated boundaries including the increased and decreased areas are shown on the attached detailed map.

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

The original Downtown Hopewell Historic District, listed in 2002, included resources that had maintained their historic and architectural integrity as part of the historic core of the City of Hopewell, Virginia, and were constructed between 1915 and 1951. The boundary encompassed as tight a collection of these contributing resources at the core of downtown and captured as few non-contributing resources as possible, thereby limiting the boundaries along central streets based on the concentration of contributing resources.

With this nomination, the Downtown Hopewell Historic District will be updated to expand the period of significance in addition to increasing the boundary along Hopewell Street to capture three more resources that support the architectural styles of the time and help symbolize the commercial development of Hopewell. In an effort to refine the boundaries where demolition has taken place, the district is being decreased along Appomattox Street to remove the now vacant parcel of land on which the Patrick Copeland School (VDHR File #116-5031-0013) once stood.

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**11. Form Prepared By**

name/title: Mary Harding Sadler, Llewellyn Hensley, Caroline Eddy, and Jean O. McRae

organization: Sadler & Whitehead Architects, PLC

street & number: 726 West 33<sup>rd</sup> Street

city or town: Richmond state: Virginia zip code: 23225

telephone: 804-231-5299

date: November 2012

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**Additional Documentation**

Submit the following items with the completed form:

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

Downtown Hopewell Historic District  
Nomination Update and Boundary  
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Name of Property

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**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: Downtown Hopewell Historic District Updated Nomination, Boundary increase and Decrease

City or Vicinity: Hopewell

County: Independent City

State: Virginia

Photographer: Sadler and Whitehead Architects

Photo 1 of 10: 207 East Cawson Street, VDHR #116-5031-0016, Façade Looking N  
Photo taken May 2012

Photo 2 of 10: 220 East City Point Road, VDHR #116-5031-0058, Façade Looking E  
Photo taken June 2012

Photo 3 of 10: 115 Randolph Road, VDHR #116-5031-0020, Façade Looking NE  
Photo taken November 2012

Photo 4 of 10: 201 East Broadway Avenue, VDHR #116-5031-0021, Façade Looking NNW  
Photo taken July 2012

Photo 5 of 10: 265 East Broadway Avenue, VDHR #116-5009/116-5031-0032, Façade Looking NNW  
Photo taken July 2012

Photo 6 of 10: 108-110 North Main Street, VDHR #116-5031-0004, Facades Looking W  
Photo taken July 2012

Photo 7 of 10: 200-210 North Main Street, VDHR #116-5031-0009, Facades Looking SW  
Photo taken July 2012

Photo 8 of 10: 300 East Poythress Street, VDHR #116-5031-0059, Façade Looking E  
Photo taken June 2012

Photo 9 of 10: 100-200 Block Hopewell Street, VDHR #116-5031-0059, Looking N  
Photo taken June 2012

Downtown Hopewell Historic District  
Nomination Update and Boundary  
Adjustment, 2013

Hopewell, Virginia

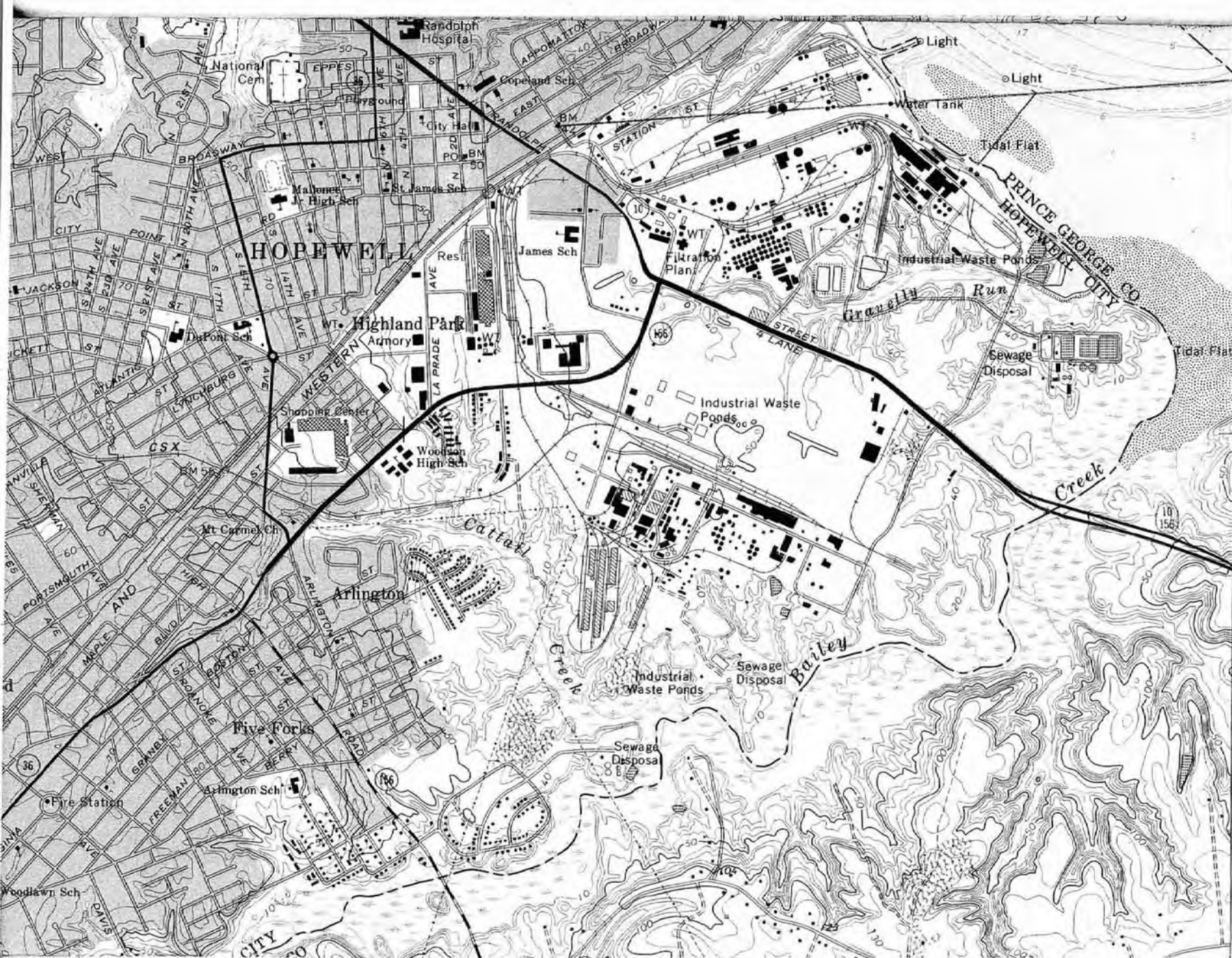
\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

Photo 10 of 10: 113 Hopewell Street, VDHR #116-5031-0056, Façade Looking E  
Photo taken June 2012

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



4131  
 DOWNTOWN HOPEWELL  
 HISTORIC DISTRICT  
 NOMINATION UPZ-1  
 BOUNDARY ADJUSTMENT  
 2013

HOPEWELL, VIRGINIA

4130 #116-5031

UTM POINT  
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 17°30"

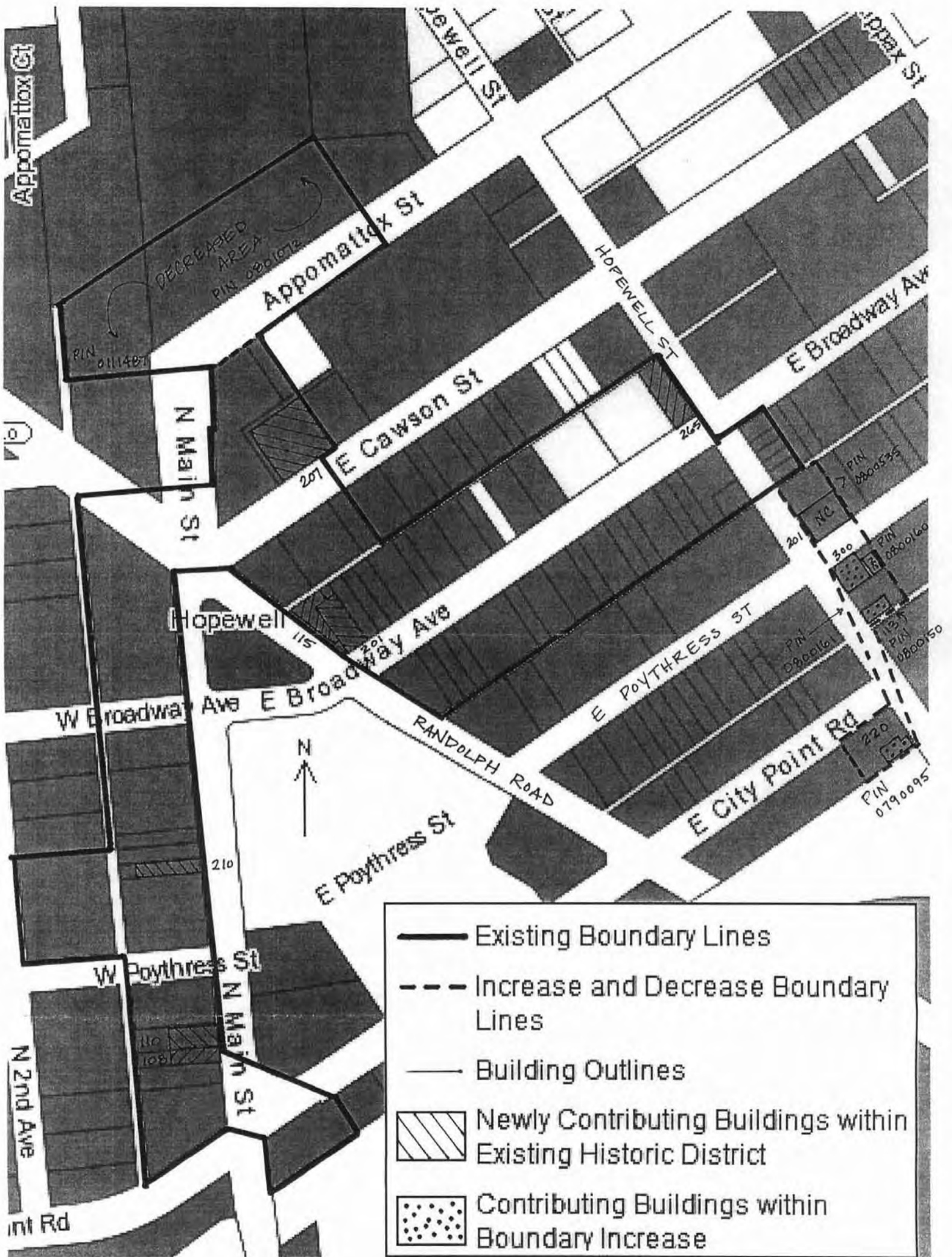
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 297570E

NAD 1927

4128  
 GARYSVILLE 6 MI.  
 SURRY 28 MI.



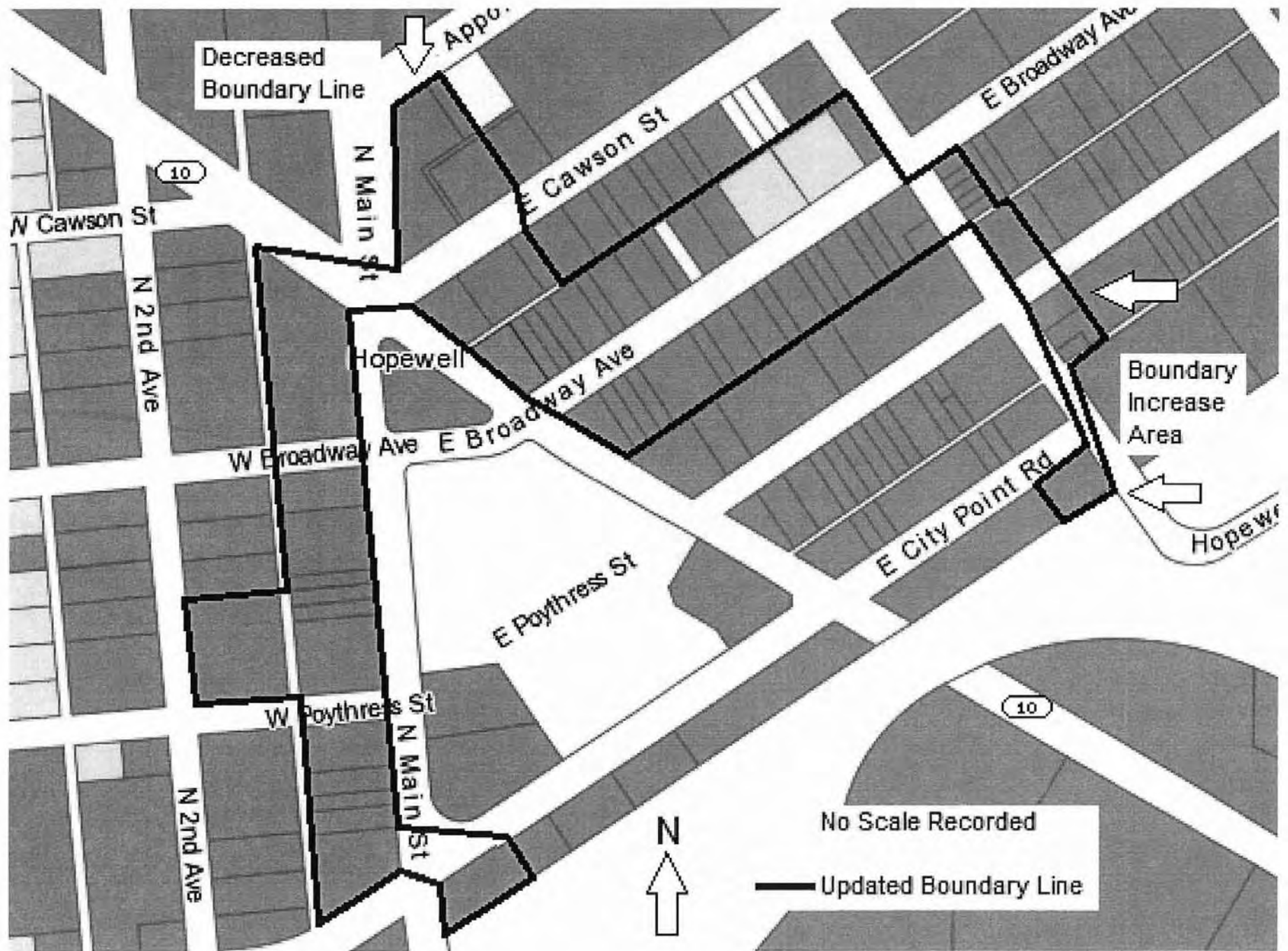
Downtown Hopewell Historic District Nomination Update and Boundary Adjustment, 2012  
 Hopewell, Virginia  
 VDHR File #116-5031



No Scale Recorded

Note: Only those buildings affected by the nomination update are noted on this boundary map; most buildings are rectangular in shape and have flat roofs, and many follow the edges of their property lots.

Downtown Hopewell Historic District Nomination Update, Boundary Increase and Decrease, Hopewell, Virginia  
VDHR File #116-5031  
Tax Parcel Map Showing Updated Boundary





Downtown Hopewell Historic District, Nomination Update, Boundary Increase and Decrease, Hopewell, Virginia  
VDHR File #116-5031  
Tax Parcel Map Showing Photograph Directions

