

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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Manchester Industrial Historic District 2011 Nomination Update and Boundary Increase

other names/site number VDHR No. 127-0457

2. Location

street & number Parts of Decatur, Everett, Hull, Maury, Stockton Sts., 700 Semmes Ave., 300 E. 2nd St., 300 blk E. 5th & 6th Sts., 12 W 7th St., 300 and 500 blk W. 7th St. not for publication

city or town Richmond vicinity

state Virginia code VA county Independent City code 760 zip code 23224

3. State/Federal Agency Certification

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

I hereby certify that this 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 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 local

Signature of certifying official _____ Date _____
Title 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

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 _____

Name of Property

County and State

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
34	8	buildings
0	0	sites
2	2	structures
0	0	objects
36	10	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE: Business

COMMERCE: Specialty Store

COMMERCE: Restaurant

INDUSTRY: Manufacturing Facility

INDUSTRY: Industrial Storage

Current Functions

(Enter categories from instructions)

COMMERCE: Business

COMMERCE: Warehouse

COMMERCE: Restaurant

INDUSTRY: Manufacturing Facility

INDUSTRY: Industrial Storage

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

COLONIAL REVIVAL

COMMERCIAL STYLE

ITALIANATE

Materials

(Enter categories from instructions)

foundation: BRICK

walls: BRICK, WOOD, METAL

roof: ASPHALT

other: CONCRETE

Name of Property

County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Manchester Industrial Historic District 2011 Nomination Update and Boundary Increase includes all remaining contributing buildings in the Manchester industrial area between the James River and Commerce Road and from Semmes Avenue on the east to Maury Street on the west that are associated with the most recent period of industrial growth in this area between about 1930 and 1959. The majority of buildings in the increased boundary are industrial or commercial in character and were primarily constructed in the 1950s as the area continued to expand and evolve from residential to industrial. Like buildings in the existing historic district, most are one or two stories in height and of masonry construction, either brick or concrete block. The oldest building in the expansion area is the Virginia Rug and Druggett Company (127-0457-0073) building constructed in 1910. The only frame building in the expansion area is Sol's Cafeteria (127-0457-0074), which was built as a store about 1918 when the area was primarily residential. Together these buildings exhibit the industrial and commercial character of the original district in 2000 and the 2004 district expansion.

The expansion area includes thirty-four contributing buildings, eight noncontributing buildings, two contributing structures and two noncontributing structures (oil tanks). All of the noncontributing buildings were built after 1959. With a change in the end of the Period of Significance from 1949 to 1959, three of the previously noncontributing resources (the office building at 2 Manchester Road, the warehouse at 400 Decatur Street, and the commercial building at 400 Hull Street) become contributing resources. Additionally there are resources which were inadvertently omitted from the earlier inventories. These have been documented and counted within this nomination and include: three contributing buildings, two contributing structures, and one noncontributing structure.

Narrative Description

Like the buildings in the registered Manchester Industrial Historic District and its 2004 boundary increase, the buildings in the 2011 expanded area are generally rectangular in form and overwhelmingly of masonry construction, in either brick or concrete block. One metal Quonset Hut (127-0457-0080) is located in the expanded area and there is one frame building (127-0457-0074), which served first as a store, when the area was largely residential, and then as a restaurant. Construction dates for the contributing buildings in the expanded area range from 1910 to 1959. The development history of the expanded area is seen in the several examples of earlier residential or small scale commercial buildings that were replaced with new buildings meant for industrial or larger scale commercial uses as well as several examples of additions and alterations to industrial buildings permitting new use. As the district became more of an industrial and commercial area, the occupants often needed space to store materials or park vehicles, resulting in larger open spaces within the district.

Name of Property

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.

Areas of Significance

(Enter categories from instructions)

Architecture _____

Commerce _____

Industry _____

Period of Significance

1910-1959 _____

Significant Dates

N/A _____

Significant Person

(Complete only if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Carneal & Johnston, Architect _____

John T. Wilson, Builder _____

Allen J. Saville, Inc., Builder _____

Criteria Considerations

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

Property is:

- 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.

Period of Significance (justification)

The period of significance begins in 1910, the date of Richmond’s annexation of Manchester, as well as the date the first building was constructed in the Manchester Industrial Historic District 2011 Nomination Update and Boundary Increase. The period of significance ends in 1959, when the last significant industrial and commercial buildings were completed within the entire district. Although the uses of individual buildings within the original district, the 2004 Boundary Increase, and the 2011 Boundary Increase have changed during the period of significance, the types of uses overall—commercial and manufacturing—have remained consistent throughout the history of the district.

Criteria Considerations (explanation, if necessary)

N/A

Manchester Industrial Historic District 2011 Nomination Update and Boundary Increase, City of Richmond, Virginia

Name of Property

County and State

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Manchester Industrial Historic District 2011 Nomination Update and Boundary Increase is significant because, as with the original nomination in 2000 and the 2004 Boundary Increase, the buildings included within the expanded area are representative of a pattern of continuing commercial and industrial activity historically associated with the formerly independent city of Manchester. Several of those industries and commercial activities, and others that evolved during the last century, are represented in the two earlier nominations. The 2011 Boundary Increase adds thirty-six contributing resources along the periphery of the district that were omitted from the 2000 and 2004 nominations either because of owner objection or because the buildings were less than fifty years old; in all other respects they contributed then, and do so now, to the significance of the district. This nomination extends the termination date of the Period of Significance to 1959, when the last significant industrial and commercial buildings in Manchester were completed. The 2011 Boundary Increase is eligible for listing in the National Register of Historic Places under Criterion A for its association with Manchester's industrial and commercial history. The Boundary Increase is also eligible for listing under Criterion C because the buildings retain the integrity of their historic location, association, setting, feeling, design, materials, and workmanship. The added buildings, like those listed earlier, are locally significant.

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

Established in 1769, the city of Manchester for many years rivaled Richmond as a commercial and industrial center. Its position as a deep-water port on the James River, its emergence as a railroad destination, and its many businesses and industries made it a thriving town and city. Manchester was annexed by the City of Richmond in 1910. Cotton mills, woolen mills, flour mills, paper mills, tobacco warehouses, iron foundries, and wooden-products factories constituted the industrial core of Manchester until well into the twentieth century. Commercial buildings were also constructed in the city, and residential areas surrounded the commercial and industrial core.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

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 # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

**Virginia Department of Historic Resources,
Richmond, Virginia**

Name of repository:

Historic Resources Survey Number (if assigned): 127-0457

10. Geographical Data

Acreage of Property 26.271 acres
(Do not include previously listed resource acreage)

Manchester Industrial Historic District 2011 Nomination Update and Boundary Increase, City of Richmond, Virginia

Name of Property

County and State

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>18</u> Zone	<u>283977</u> Easting	<u>4156283</u> Northing	5	<u>18</u> Zone	<u>284956</u> Easting	<u>4155606</u> Northing
2	<u>18</u> Zone	<u>284034</u> Easting	<u>4156118</u> Northing	6	<u>18</u> Zone	<u>284753</u> Easting	<u>4155458</u> Northing
3	<u>18</u> Zone	<u>284455</u> Easting	<u>4155845</u> Northing	7	<u>18</u> Zone	<u>284580</u> Easting	<u>4155388</u> Northing
4	<u>18</u> Zone	<u>285109</u> Easting	<u>4155702</u> Northing	8	<u>18</u> Zone	<u>284510</u> Easting	<u>4155593</u> Northing

Verbal Boundary Description (describe the boundaries of the property)

The boundaries for the nominated historic district boundary increase area contain the following tax parcels of the City of Richmond, Virginia: S0000181003, S0000076017, S0000111004, S0000111005, S0000007021, S0000054001, S0000076006, S0000076006S, S0000076001, S0000055015, S0000057018, S0000216006, S0000176016, S0000177006, S0000220003, S0000008001, S0000110011, S0000110015, S0000111010, S0000111016, S0000175001, S0000179010, S0000179011, S0000057013, S0000015001, S0000016015, S0000016007, S0000016027, S0000007017, S0000007019, S0000016020, S0000016021, S0000016025, S0000056023, S0000056001, S0000056010, S0000056008, S0000056009, S0000055001, S0000055018, S0000055009, S0000110018, S0000110017, S0000110016, S0000179001, S0000179021, S0000176014, S0000176001, S0000076022, and S0000076024.

Boundary Justification (explain why the boundaries were selected)

These boundaries encompass all of the architectural resources associated with the evolution of the Manchester area as a manufacturing industrial and commercial center from 1910 to 1959 that were not previously included in either the 2000 or 2004 boundary increase nominations. The boundaries exclude surface parking lots as well as resources that are residential or that were built less than fifty years ago.

11. Form Prepared By

name/title Ashley Neville & John Salmon

organization Ashley Neville LLC

date June 3, 2011

street & number 112 Thompson Street, Suite B-1

telephone 804-798-2124

city or town Ashland

state Virginia zip code 23005

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Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Manchester Industrial Historic District 2011 Nomination Update and Boundary Increase

City or Vicinity: Richmond

State: Virginia

Photographer: Ashley Neville/Brenda Pennington

Date Photographed: May 2011, May 2010

Description of Photograph(s) and number:

- 1 of 15 Sol's Cafeteria, view to the west
- 2 of 15 HW Mart, view to the southwest
- 3 of 15 Virginia Rug and Druggett Company, view to the north
- 4 of 15 501 and 521 West 7th Street, view to the north
- 5 of 15 501 West 7th Street, view to the north
- 6 of 15 Thurston Spring Service, view to the west
- 7 of 15 Quonset Hut, view to the west
- 8 of 15 Hopper Paper Company, view to the east
- 9 of 15 Westvaco Carton Factory, view to the southwest**
- 10 of 15 Lewis Supply Company, view to the south
- 11 of 15 Dominion Oil Company, view to the northeast
- 12 of 15 Richmond Pressed Metal Works, view to the southeast
- 13 of 15 217 Maury Street, view to the north
- 14 of 15 309 Maury Street, view to the northwest
- 15 of 15 316 East 6th Street, view to the east

**** This resource is listed in the existing historic district and its status is changing from noncontributing to contributing due to the change in the period of significance.**

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 18 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.

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Narrative Description (continued)

With a couple of exceptions such as the Hopper Paper Company building (127-0457-0058) and the buildings at 120 Maury Street (127-0457-0068) and 400 Decatur (127-0457-0009), most of the contributing buildings in the expansion area are one story in height and have flat roofs. The noncontributing former Reynolds Metals Company plant at 423 Hull Street (127-0457-0063) is three to four stories in height and is the largest building in the expanded district. A few of the large buildings, such as the Hopper Paper Company building (127-0457-0058), occupy an entire block, while others, such as Thurston Spring Service (127-0457-0082), are set back from the street to allow space where vehicles can be repaired or parked. Any ornamentation is generally restricted to the entrance and may include an entrance surround of a contrasting material. At least two buildings, 309 Maury Street (127-0457-0070) and 326 East 6th Street (127-0457-0079), have entrances highlighted by faux or stacked stone. Windows in the buildings tend to be multiple-light industrial steel windows or aluminum sash windows.

Two gas stations are located within the extension area but neither serves that purpose today. The earlier gas station is located at 501 W. 7th Street (127-0457-0083) and was built about 1950 near the south end of the former Ninth Street Bridge (the 1972 replacement is known as the Manchester Bridge). It is one story in height and three bays wide with center entrance. It has a flat roof and parapet with corner piers. This building is now vacant. The second gas station is located at 701 Hull Street (127-0457-0067). Built to serve a busy thoroughfare, it is more typical of gas stations built by oil companies in the 1950s and 1960s. This station was built in 1953 with the typical office/waiting area on one corner and three service bays occupying the remainder of the building.

At least two former small grocery stores or markets are located within the expansion area. The building at 613 Stockton Street (127-0457-0074) was standing by 1918 and was identified on the 1919 Sanborn Insurance Company maps as a store when the district was primarily residential. As the area transitioned from residential to industrial, this building became a restaurant to serve the workers. It is two stories in height with a storefront and separate single-leaf door to the second floor. Until recently, it was sheathed with vinyl siding, which covered the second-floor-façade windows and the painted signs for Sol's Cafeteria and Pepsi-Cola on each side. This is the only frame building in the expansion area and has a residential appearance in spite of its storefront. The store located at 325 E. 5th Street (127-0457-0078) was built in 1927 and appears to have always been a grocery store. In 1937, it was listed in the city directory as the Manchester Cut Price Market. This is a one-story, flat-roof, masonry building with an inset angled corner entrance.

One metal Quonset hut is also located at 12 West 7th Street (127-0457-0080) in the expansion area. The Quonset hut was created in 1941 for use during World War II but many found other uses after the war. This

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Quonset hut has an entrance on one long side, a paired window on the 7th Street end, and six windows on the side opposite the entrance. The 1952 Sanborn map shows a tire recapping business in the Quonset hut.

The remaining buildings in the expansion area are either one- or two-story rectangular masonry buildings that occupy a portion of the block or large masonry buildings that fill an entire block. The building at 326 E. 6th Street (127-0457-0079) is typical of the smaller buildings. Built in 1959, it presents a low, one-story façade to the street, but the rear portion where the work bays are located rises to a taller height. The concrete-block building is sheathed with brick on the street front with the concrete block exposed elsewhere. It has aluminum industrial windows and the only ornamentation is located around the entrance. The aluminum-and-glass entrance is framed with stone or faux stone with projecting pillars supporting a shallow roof above the entrance. The stone continues along the façade to form low planters on either side of the entrance. Thurston Spring Service (127-0457-0082) is another example of the smaller type of industry in the area, providing repair and replacement of vehicular springs. The business occupies an entire block with four buildings separated by paved areas where vehicles are parked. The three masonry buildings are one-story, constructed of concrete block with flat roofs. The fourth building is a metal shed. Most buildings have multiple loading-sized openings where vehicles can be brought into the building for repair. An office building faces 7th Street but has the same type of construction; however, the façade is sheathed with brick below the cornice.

The Hopper Paper Company building (127-0457-0058) occupies the entire block between Everett and Maury Streets, Commerce Road, and East 7th Street. Built in stages beginning in 1922, all sections are masonry. The section of the building located at the corner of East 7th and Everett Streets is the oldest and is laid in seven-course American bond with brick pilasters separating the walls into bays. The front section along Commerce Road is laid in five-course American bond. A two-story office section occupies the southwest corner of the block. There are several two- and three-story sections in the manufacturing area along East 7th Street. At least one of these taller sections is sheathed with metal. The remainder of the building is one story and all sections have a flat roof. The roof is festooned with equipment and pipes including ventilators, HVAC equipment and large, one-story-high, air-cooling units. Windows in the manufacturing areas are generally multiple-light industrial steel windows. There are both pedestrian and loading doors at various locations around the perimeter of the building. A loading dock occupies the space where a railroad spur was formerly located through the center of the block. Most of the changes occurred during the ownership of Philip Morris, which purchased it about 1969 to become part of the company's Stockton Street plant.

There is more open space in the expansion area than in the existing district. This is due in part to the way in which the Manchester Industrial Historic District expansion area developed. This area was initially residential but was never as densely developed as the Fan or Church Hill areas of Richmond. Lots were of varying sizes and there was a significant amount of open space on the interior of blocks where rear yards and small service

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buildings were located. In addition, Sanborn Insurance Company maps show that on some blocks not all of the lots were occupied by buildings. As the area became increasingly industrial, some of the industries, such as lumber yards, needed open space to store their stacks of lumber and other supplies.

As late as 1952, the expansion area still contained as many houses as industrial/commercial buildings. As the area continued its transition to industry during the period of significance, it appears that many of the houses were demolished and not replaced with buildings, thereby creating additional open space for surface parking and other uses such as product and equipment storage in an already fairly open area. At that time there were still several lumber manufacturers located in the existing district and expansion area that are no longer extant. The removal of the lumber sheds, stacks of lumber, and the railroad tracks that served them has left open land. The large expanse of surface parking lots adjacent to the Reynolds Metals plant between Hull and Bainbridge Streets was mostly open as late as 1952 with a Larus & Brothers Company plant that no longer stands on part of that land. Closer to the river, in the vicinity of East 1st and 2nd streets and Maury Street, all of the large oil tanks that are shown in this area on the 1952 Sanborn map are now gone, resulting in more open space. Although there is open and unused space in the expansion area, this was never a densely built area. The amount of open space has changed as the land use has evolved from residential to industrial to the current mix of industrial storage, vehicle repair, and, increasingly, back to residential.

2011 Nomination Update and Boundary Increase Inventory

In the following inventory all resources, both primary and secondary, have been considered either contributing or non-contributing based upon the areas of significance as listed under Criteria A and C as: INDUSTRY, COMMERCE, and ARCHITECTURE; and based upon the extended period of significance as 1910-1959. The noncontributing resources were all built after the end of the period of significance.

In this first section are the newly added resources within the boundary increase alphabetized by street name and then chronological by address.

Decatur Street:

501 Decatur Street 127-0457-0059

Primary Resource Information: Commercial, Stories: 1, Style: No Discernable Style, 1947.

Individual Resource Status: Commercial Building Contributing

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706 Decatur Street 127-0457-0060

Primary Resource Information: Commercial, Stories: 2, Style: No Discernable Style, 1959.

Individual Resource Status: Commercial Building Contributing

710 Decatur Street 127-0457-0061

Primary Resource Information: Commercial, Stories: 1, Style: No Discernable Style, 1933.

Secondary Resource Information: Storage Building, Stories: 1, Style: No Discernable Style, 1933.

Individual Resource Status: Commercial Building Contributing
Storage Building Contributing

Everett Street:

700 Everett Street 127-0457-0058

Primary Resource Information: Industrial, Stories: 1, 2 and 3, Style: Early 20th Century Commercial, 1922, 1932, 1939 and post 1952.

Individual Resource Status: Industrial Building Contributing

Hull Street:

423 Hull Street 127-0457-0063

Primary Resource Information: Commercial, Stories: Multiple, Style: No Discernable Style, 1970.

Secondary Resource Information: Commercial, Stories: 1, Style: No Discernable Style, ca. 1970.

Individual Resource Status: Commercial Building **Noncontributing**
Storage Building **Noncontributing**

500 Hull Street 127-0457-0064

Primary Resource Information: Commercial, Stories: 1, Style: No Discernable Style, 1999.

Individual Resource Status: Commercial Building **Noncontributing**

512 Hull Street 127-0457-0065

Primary Resource Information: Gas Station, Stories: 1, Style: No Discernable Style, 1978.

Secondary Resource Information: Storage Building, Stories: 1, Style: No Discernable Style, ca. 1978.
Tank, Stories: N/A, Style: No Discernable Style, ca. 1978.

Individual Resource Status: Gas Station **Noncontributing**

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Storage Building
Tank

**Noncontributing
Noncontributing Structure**

515 Hull Street

127-0457-0066

Primary Resource Information: Commercial, Stories: 1, Style: No Discernable Style, 1952.

Individual Resource Status: Commercial Building Contributing

701 Hull Street

127-0457-0067

Primary Resource Information: Commercial, Stories: 1, Style: No Discernable Style, 1953.

Individual Resource Status: Commercial Building Contributing

Maury Street:

120 Maury Street

127-0457-0068

Primary Resource Information: Industrial, Stories: 2, Style: No Discernable Style, 1941

Secondary Resource Information: Industrial, Stories: 1, Style: No Discernable Style, ca. 1941.

Individual Resource Status: Industrial Contributing
Industrial Contributing

217 Maury Street

127-0457-0069

Primary Resource Information: Commercial, Stories: 1, Style: No Discernable Style, 1957.

Individual Resource Status: Commercial Building Contributing

309 Maury Street

127-0457-0070

Primary Resource Information: Commercial, Stories: 1 and 2, Style: No Discernable Style, 1959.

Individual Resource Status: Commercial Building Contributing

506 Maury Street

127-0457-0071

Primary Resource Information: Commercial, Stories: 1, Style: No Discernable Style, 1955.

Individual Resource Status: Commercial Building Contributing

Semmes Avenue:

700 Semmes Avenue

127-0457-0072

Primary Resource Information: Commercial, Stories: 1, Style: No Discernable Style, 1956.

Secondary Resource Information: Commercial Building, Stories: 1, Style: No Discernable Style,

Individual Resource Status: Commercial Building Contributing

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Commercial Building

Contributing

Stockton Street:

601 Stockton Street 127-0457-0073

Primary Resource Information: Commercial, Stories: 2, Style: Colonial Revival, 1910.

Individual Resource Status: Commercial Building Contributing

613 Stockton Street 127-0457-0074

Primary Resource Information: Restaurant, Stories: 2, Style: Italianate, 1918.

Individual Resource Status: Restaurant Building Contributing

701 Stockton Street 127-0457-0075

Primary Resource Information: Commercial, Stories: 2, Style: Colonial Revival, 1970.

Individual Resource Status: Commercial Building **Noncontributing**

709 Stockton Street 127-0457-0076

Primary Resource Information: Commercial, Stories: 1, Style: No Discernable Style, 1952.

Individual Resource Status: Commercial Storage Contributing

East 2nd Street:

300 East 2nd Street 127-0457-0077

Primary Resource Information: Industrial Storage, Stories: 1, Style: No Discernable Style, 1995.

Individual Resource Status: Storage Building **Noncontributing**

East 5th Street:

325 East 5th Street 127-0457-0078

Primary Resource Information: Commercial, Stories: 1.5, Style: No Discernable Style, 1927.

Individual Resource Status: Commercial Building Contributing

East 6th Street:

326 East 6th Street 127-0457-0079

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Primary Resource Information: Commercial, Stories: 1 and 1.5, Style: No Discernable Style, 1959.
Individual Resource Status: Commercial Building Contributing

West 7th Street:

12 West 7th Street 127-0457-0080

Primary Resource Information: Quonset Hut, Stories: 1, Style: Other, 1946.
Individual Resource Status: Commercial Building Contributing

301 West 7th Street 127-0457-0081

Primary Resource Information: Brewery/Restaurant, Stories: 1 and 2, Style: No Discernable Style, 1956.
Individual Resource Status: Commercial Building Contributing

314 West 7th Street 127-0457-0082

Primary Resource Information: Office/Garage, Stories: 1 and 1.5, Style: No Discernable Style, 1959.
Secondary Resource Information: Garage, Stories: 1, Style: No Discernable Style, 1952.
Commercial, Stories: 1, Style: No Discernable Style, 1959,
Storage, Stories: 1, Style: No Discernable Style, 1967.

Individual Resource Status: Office/Garage Contributing
Garage Contributing
Commercial Contributing
Storage **Noncontributing**

501 West 7th Street 127-0457-0083

Primary Resource Information: Commercial, Stories: 1, Style: No Discernable Style, 1950.
Individual Resource Status: Service Station Contributing

521 West 7th Street 127-0457-0084

Primary Resource Information: Commercial, Stories: 2, Style: No Discernable Style, 1928.
Secondary Resource Information: Garage, Stories: 1, Style: No Discernable Style, 1950.
Individual Resource Status: Commercial Building Contributing
Garage Contributing

523 West 7th Street 127-0457-0062

Primary Resource Information: Commercial, Stories: 1, Style: No Discernable Style, 1927.
Individual Resource Information: Commercial Contributing

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The following resources were all included within the existing historic district but their status has changed. They have either changed from noncontributing to contributing due to the updated period of significance, have been demolished, were omitted from the original inventory and therefore not originally counted, or were listed in the original inventory as part of another property so not individually counted.

Decatur Street:

10 Decatur Street 127-0457-0085

Primary Resource Information: Industrial, Stories: 2, Style: Other, ca. 1930.

Secondary Resource Information: Industrial, Stories: 1, Style: Other, ca 1930.

Individual Resource Status:	Industrial Building	Contributing (omitted from previous nomination)
	Industrial Building	Contributing (omitted from previous nomination)

400 Decatur Street 127-0457-0009

Primary Resource Information: Warehouse, Stories: 1 and 2, Style: No Discernable Style, 1959.

Individual Resource Status: Warehouse Contributing (changed from noncontributing)

Everett Street:

119 Everett Street 127-0457-0013

Primary Resource Information: Commercial, Stories: 1, Style: Commercial, ca. 1930.

Secondary Resource Information: Commercial, Stories: 1, Style: Italianate, ca. 1930.

Individual Resource Status:	Commercial Building	Contributing (counted previously – DO NOT RECOUNT)
	Commercial Building	Demolished

Hull Street:

7 Hull Street 127-0457-0015

Primary Resource Information: Commercial, Stories: Unknown, Style: No Discernible Style, ca. 1901.

Secondary Resource Information: Grain Elevator (Remnant)
Silo

Individual Resource Statuses:	Manufacturing Mill (Remnant)	Demolished
	Grain Elevator (Remnant)	Demolished
	Silo	Demolished

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400 Hull Street 127-0457-0056

Primary Resource Information: Commercial, Stories: 1, Style: Industrial, 1959.

Individual Resource Information: Commercial Building Contributing (changed from noncontributing)

Manchester Road:

2 Manchester Road 127-0457-0029

Primary Resource Information: Grain Elevators with attached sheds (2), Stories: Multiple, Style: No Discernable Style, 1957.

Secondary Resource Information: Office building, Stories: 2, Style: Commercial, 1957.

Commercial Building, Stories: 2, Style: No Discernable Style, ca. 1920.

Tank, Stories: N/A, Style: No Discernable Style, date unknown

Individual Resource Status: Grain Elevators and attached sheds	Contributing Structure (2) (omitted from previous nomination)
Office Building	Contributing (changed from noncontributing)
Commercial Building	Contributing (counted previously – DO NOT RECOUNT)
Tank	Noncontributing Structure (omitted from previous nomination)

3 Manchester Road 127-0457-0030

Primary Resource Information: Commercial, Stories: 1, Style: No Discernable Style, ca. 1920.

Secondary Resource Information: Manufacturing Mill, Stories: 3, Style: No Discernable Style, pre 1876.

Individual Resource Status: Commercial Building Contributing (omitted from previous nomination)

Manufacturing Building Demolished

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Narrative Statement of Significance (continued)

The thirty-six contributing resources within the Manchester Industrial Historic District 2011 Nomination Update and Boundary Increase are located on Decatur, Everett, Hull, Maury, Stockton, 5th, 6th, and 7th Streets, and on Semmes Avenue. Construction dates range from 1910 to 1959. Several of these buildings occupy sites where dwellings previously stood, thereby illustrating the slow expansion of industrial and commercial activities into bordering residential areas.

A dwelling stood at 706 Decatur Street from 1909 to about 1958, when W. W. Moore and Sons, an elevator-repair business, was located at that address. In 1959, Lewis Supply Company, a plumbing supply business, occupied 700-706 Decatur Street (127-0457-0060). The building at 710 Decatur Street (127-0457-0061) was constructed in 1933. By 1957, the Horace H. Faudree Roofing Company occupied the space.¹

The former Hopper Paper Company at 700 Everett Street (127-0457-0058) is located in the block bounded by Everett, 7th, Maury, and 8th (present-day Commerce Road) Streets. It was constructed in several campaigns. One of the largest resources in the boundary increase area, it has been the home of two major industries, Hopper Paper from 1922 until 1969, followed by Philip Morris Tobacco Company. The oldest part of the building, located in the upper right (northeastern) quadrant of the block, was constructed in 1921–1922 for Industrial Realty Corp. (the firm's office was located at 7th & Main Streets). Carneal & Johnston (located in the Chamber of Commerce Building) was the architect, and the builder was John T. Wilson Co. (located in the Mutual Building). The building's purpose was light manufacturing, and the estimated cost was \$75,000.²

Hopper Paper Company, a family-owned firm based in Kalamazoo, Michigan, as the Kalamazoo Stationery Company, soon acquired the building and began manufacturing stationery, envelopes, and similar paper products. The company advertised in the *Philadelphia Inquirer* on October 25, 1922, for an “envelope die cutter . . . None but experienced need reply,” and gave its address as “700 Everett St., Richmond, Va.”³

The Hopper family had been involved in paper manufacturing since at least December 1898, when Bertrand Hopper and Roger Morgan, both of New York City, prepared to open a factory in Benton Harbor, Michigan. They already owned a factory in Holyoke, Massachusetts, and were trading as the Hopper-Morgan Company. Hopper moved to Benton Harbor to oversee operations there, and was still there when the company filed for bankruptcy in 1905. By 1910, the Kalamazoo Stationery Company, manufacturing “writing-tablets, books, paper, and papeteries,” had been formed and obtained a trademark from the U.S. Patent Office. In 1918, the Michigan Securities Commission had approved the sale of stock in the company.⁴

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By 1922, the company was ready for expansion and sent Bertrand Hopper's younger brother, Robert Hopper, to Richmond to operate the new Hopper Paper Company. The 1923 Richmond city directory listed Bertrand Hopper, of Kalamazoo, as company president, Robert Hopper as sales manager, and Morgan Hopper (another brother) as secretary-treasurer. The latter two brothers resided in Richmond.⁵

Hopper Paper Company was incorporated on April 20, 1927. Robert Hopper was president; R. K. McKnight, vice-president; Morgan Hopper, secretary; and F. H. Mann, treasurer. All of the officers lived in Richmond. The directors were Bertrand Hopper, of Kalamazoo, and R. K. McKnight, Morgan Hopper, and Robert Hopper.⁶

The company did not survive long as an independent corporation. In 1927, another firm was incorporated to consolidate several paper-manufacturing concerns. Henry Dayton and William Albrecht founded Western Tablet and Stationery Company in 1906 in St. Joseph, Missouri. By the 1920s, the company was expanding and acquiring smaller competitors in the Upper Midwest, Northeast, and East. The new firm incorporated in 1927—Western Tablet and Stationery Company, of Dayton, Ohio—acquired the original St. Joseph company, Miami Tablet Company (West Carrollton, Ohio), and Smith Tablet Company (Holyoke, Massachusetts), as well as Kalamazoo Stationery Company and Hopper Paper Company. The firm continued operations in Richmond as Hopper Paper Company, despite the change in ownership.⁷

In 1932, the Everett Street factory was expanded. In place of an architect's name on the building permit, "Owner" was typed in. Allen J. Saville, Inc. (with offices in the Electric Building downtown), was listed as the builder. The new building, constructed in the southwestern corner of the lot, was a warehouse, and the estimated cost was \$13,000. In 1939, the company received a building permit for a new factory addition in the northeastern quadrant of the lot, sharing a common wall with the warehouse to the south. The words "Private Plans" were entered on the permit in lieu of an architect's name, and the builder again was Allen J. Saville. The estimated cost of the new factory was \$40,000.⁸

The next year, 1940, the company obtained a permit to make substantial alterations to the buildings. Saville did the work, which included constructing a new flue and new concrete stairs on the outside of the old building, pulling out old partitions and putting in new ones in the old office, tearing out an old vault, and altering the facade. The cost was estimated at \$4,000.⁹

Western Tablet and Stationery Company reorganized in 1964 and named itself WESTAB. Mead Products Corp. bought it in 1966. Philip Morris occupied the building in 1969 but has recently vacated it.

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The present building at 515 Hull Street (127-0457-0066) was constructed in 1952. A dwelling had occupied the site by 1937. By 1956, Spencer Printing Company was located in the 1952 building, which also included the former 513 Hull Street.¹⁰

In 1918, Cleveland Jennings, a farmer, resided at 120 Maury Street. The current building at this address (127-0457-0068) was constructed in 1941 as the Dominion Oil Company's office and plant. It housed the district and terminal office of Richfield Oil Corporation of New York by 1948, when it was also the Hewitt Oil Company's office and plant. The two companies still occupied the building in 1960. Valentine Ritger operated a pottery at 215-217 Maury Street by 1909. The present building on the site (127-0457-0069) was constructed in 1957 for The Timlaph Company, which manufactured petroleum products at least through 1960. The commercial building at 309 Maury Street (127-0457-0070) was constructed in 1930. Its original purpose is not known. The building at 506 Maury Street (127-0457-0071) was constructed in 1937 for Richmond Pressed Metal Works. The company remains in operation at the site today.¹¹

Perry's Auto Service occupied 700 Semmes Avenue in 1937. By 1948, Copley and Griffin, an auto repair shop, was located there. The current buildings (127-0457-0072) were constructed in 1956 for Southern States cooperative.¹²

The building at 601 Stockton Street (127-0457-0073) was constructed in 1910 for Virginia Rug and Druggett Company (druggett is a "coarse durable cloth used chiefly as a floor covering") and exhibits the evolution of uses seen in buildings in the district. Virginia Pressed Metal Works occupied the site in 1918. Cochrane Transfer Company operated there by 1948, followed by Rutherford Freight Lines by 1956. The building was vacant the next year, but was occupied by the E. R. Carpenter Company, a manufacturer of foam products from 1958 through at least 1960.¹³

In 1918, brothers Harvey L. and Wister G. L. Hines operated a grocery store at 613 Stockton Street (127-0457-0074). Grocer Louis Salken occupied the building by 1937. By 1948, Sol's Cafeteria occupied the building; it continued to operate until at least 1960.¹⁴ Sol's Cafeteria is the only surviving frame building in this area and is an example of the type of building that once dominated the neighborhood.

Between 1918 and 1938, first H. B. Rosson and then John J. Morris lived in a dwelling at 709 Stockton Street. A restaurant called the Fine Food Shoppe was in business there by 1948. In 1952, the current building (127-0457-0076) was constructed, and by 1956, Lewis Supply Company, a plumbing and heating firm, operated on the site. The building was vacant by 1960.¹⁵

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John B. Hall, a grocer, lived in a dwelling at 325 East 5th Street in 1918. The present building (127-0457-0078) was constructed on the site in 1927, and by 1937, it was occupied by Manchester Cut Price Market. In 1938, Max Schneider operated a grocery there. By 1948, Benjamin Scherr was running Mac's Grocery in the building; he lived upstairs. Mac's continued to operate at least until 1960.¹⁶

A dwelling stood at 326 East 6th Street in 1918, when it was occupied by C. M. Childress. By 1937, Leslie L. Needham lived there, and by 1958, George A. Bonner was the occupant. Archie's Motor Freight Company, which in 1958 was located at 312 East 6th Street, evidently demolished the building for its operations; a parking lot is on the site today.¹⁷

A wide variety of buildings and businesses are located along 7th Street. Just off Hull Street, a Quonset hut constructed in 1946 stands at 12 West 7th Street (127-0457-0080). Legend Brewing Company operates today in a building constructed in 1956 as a warehouse for Western Union at 301 (formerly 323) West 7th Street (127-0457-0081). At 314 West 7th Street (127-0457-0082), Thurston Spring Service, an automobile repair business, began operating in 1960 in a building constructed the year before. The site had been occupied by a dwelling previously; J. A. White lived there in 1909, James D. Bowles in 1937, and John M. Drumheller from 1948 to 1958. A gas station was constructed at 501 West 7th Street (127-0457-0083) in 1950. By 1948, Old Model Auto Service and Southern Railway Systems occupied a 1928 building at 521 West 7th Street (127-0457-0084). Virginia Welding Company was on the site by 1960, when Southern Railway maintained a shop, storehouse, and yard office there. A building was constructed in 1927 at 523 West 7th Street (127-0457-0062) though its use has not been determined.¹⁸

The architecture of the buildings in the 2011 boundary increase exhibits the same height, scale, and building materials found in the buildings in both the original nomination and the 2004 boundary increase. These are utilitarian masonry (brick and block) buildings constructed with rectilinear footprints and little ornamentation. Decorative features are usually concentrated at the entrance. Generally, the farther removed from the James River, the smaller the buildings become; however, several larger industrial buildings stand on the edges of the expansion area. The former Hopper Paper Company (127-0457-0058) building that later became part of the Philip Morris Stockton Street plant is located on the southern edge of the expansion area and the former Western Union warehouse (now Legend Brewery 127-0457-0081) is located at the western end. These buildings are the largest in the expansion area, each occupying an entire block. Richmond Pressed Metal Works on Maury Street (127-0457-0071) on the eastern boundary is another large industrial building in the expansion area. Most buildings in the expansion area, however, occupy only a portion of the block and have open areas for parking or equipment storage. The continuity between the existing district and the 2011 expanded area is readily apparent in the design of the buildings.

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Today, the Manchester Industrial Historic District 2011 Nomination Update and Boundary Increase area is largely a commercial district. The former industrial buildings—with one exception (the Richmond Pressed Metal Works at 506 Maury Street, which still operates there)—have been occupied by a brewery and restaurant, recycling centers, vehicle repair shops, plumbing suppliers, and storage facilities for oil and other products. Residential uses are planned for some of the buildings such as the former Hopper Paper Company at 700 Everett Street.

The buildings within the Manchester Industrial Historic District 2011 Nomination Update and Boundary Increase illustrate the role that this part of the old city of Manchester has played historically in the industrial and commercial life of the Richmond area. As the original district grew, it absorbed the edges of the adjacent residential neighborhood, and industrial and commercial businesses replaced many dwellings. It is noteworthy that several of the new business types were those that could serve residential customers as well as industrial and commercial clients: restaurants, auto repair shops, and groceries. Today, commercial uses have supplanted industrial ones, and property owners in the district are taking advantage of historic rehabilitation tax credits to transform the former commercial and industrial buildings for new uses, including residential.

Endnotes

¹ *Hill's Richmond, Virginia, City Directory*, 1909–1961.

² Richmond City, Office of Building Inspection, Building Inspection Forms, Reel 285, Permit 8793, October 18, 1921, Richmond, Va., Library of Virginia (LVA).

³ *Philadelphia Inquirer*, Oct. 25, 1922, p. 27, accessed at www.genealogybank.com, June 26, 2010.

⁴ *Springfield [Mass.] Republican*, Dec. 28, 1898, accessed at www.genealogybank.com, June 26, 2010; *ibid.*, Oct. 28, 1905, accessed at www.genealogybank.com, June 26, 2010; *Annual Report of the Commissioner of Patents for the Year 1910* (Washington, D.C.: Government Printing Office, 1911), 623, accessed at www.books.google.com, June 26, 2010; *Report of the Michigan Securities Commission, August 15, 1913, to June 30, 1918* (Fort Wayne, Ind.: Fort Wayne Printing Co., 1918), 48, accessed at www.books.google.com, June 26, 2010.

⁵ *Hill's Richmond, Virginia, City Directory*, 1923, p. 721.

⁶ State Corporation Commission, Office of the Clerk, Charter Books, Record of Charters, 1870–1974, Book 143, pp. 14–16, LVA.

⁷ *Cleveland Plain Dealer*, January 13, 1935, accessed at www.genealogybank.com, June 26, 2010.

⁸ Western Tablet and Stationery Company, Building No. 2, St. Joseph Missouri, National Register of Historic Places Nomination, June 29, 2007, accessed at www.dnr.mo.gov/shpo, June 26, 2010; Richmond City, Office of Building Inspection, Building Inspection Forms, Reel 301, Permit 22150, January 19, 1932, LVA; *ibid.*, Reel 305, Permit 25465, December 12, 1939.

⁹ *ibid.*, Reel 296, Permit 26492A, May 23, 1940.

¹⁰ *Hill's Richmond, Virginia, City Directory*, 1937–1961.

¹¹ *ibid.*, 1909–1960. The city directories have no listing for the building at 309 Maury Street.

¹² *ibid.*, 1937–1960.

¹³ *ibid.*, 1910–1960. The definition of druggett is from *Merriam-Webster's Collegiate Dictionary*, 10th ed. (Springfield, MA: Merriam-Webster, 1993), 355.

¹⁴ *ibid.*, 1918–1960.

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¹⁵ Ibid.

¹⁶ Ibid.

¹⁷ Ibid.

¹⁸ Ibid. The city directories, 1918–1960, have no listing for 523 West 7th Street. The Legend Brewing Company building permit is: Richmond City, Office of Building Inspection, Building Inspection Forms, Reel 323, Permit 34535, February 25, 1955, LVA.

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