

VLR 6/6/17
NRHP 7/24/17

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Western State Hospital, Boundary Increase 2007
other names/site number Western State Hospital Steam Generating Plant, VDHR File No. 132-0009-0021

2. Location

street & number 301 Greenville Avenue, adjacent to NE corner of Rt 11 and Rt. 250 not for publication, NIA
city or town Staunton vicinity NIA
state Virginia code VA county Staunton (Independent City) code 790 zip code 24401

3. State/Federal Agency Certification

As PI-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 nationally statewide x locally, (See continuation sheet for additional comments.)

[Signature] _____ Date 6/14/07
Signature of certifying official _____
Virginia Department of Historic Resources
State or Federal Agency or Tribal government

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title _____ Date _____

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is
 entered in the National Register
 See continuation sheet.
 determined eligible for the National Register
 See continuation sheet.
 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

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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

Contributing	Noncontributing	
<u> 2 </u>	<u> 0 </u>	buildings
<u> 0 </u>	<u> 0 </u>	sites
<u> 3 </u>	<u> 0 </u>	structures
<u> 0 </u>	<u> 0 </u>	objects
<u> 5 </u>	<u> 0 </u>	Total

Number of contributing resources previously listed in the National Register N/A

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

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: INDUSTRY/PROCESSING/EXTRACTION

Sub: Energy Facility

Current Functions (Enter categories from instructions)

Cat: VACANT/NOT IN USE Sub: _____

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7. Description

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Architectural Classification (Enter categories from instructions)

 MODERN MOVEMENT: Art Deco

Materials (Enter categories from instructions)

foundation CONCRETE

roof METAL; SYNTHETIC; CONCRETE

walls BRICK; CONCRETE; CERAMIC TILE

other METAL : Steel

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance
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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 a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Health/Medicine

Period of Significance 1800 - 1957 (entire district POS)

Significant Dates 1899, 1914 -21, 1921, 1930, 1949

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Commonwealth of Virginia

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References
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(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 # _____

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

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10. Geographical Data
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Acreage of Property .995 acre

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing
1	17	669312	2	17	669313	3	17	669323
4	17	669327	5	17	669476	6	17	669464
		4223612			4223617			4223615
		4223636			4223617			4223575

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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11. Form Prepared By
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name/title Beth Scripps
organization Frazier Associates date February 27, 2007
street & number 213 North Augusta Street telephone 540-886-6230
city or town Staunton state VA zip code 24401

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Additional Documentation
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Submit the following items with the completed form:

Continuation Sheets

- 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.

Photographs Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

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Property Owner
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(Complete this item at the request of the SHPO or FPO.)

name Village Development Associates LLC
street & number 116 East Franklin Street telephone 804-321-2471
city or town Richmond state VA zip code 23219

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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. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 36 hours per response including the 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

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Western State Hospital (Boundary Increase 2007)
City of Staunton, Virginia**

Section 7 Page 1

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Summary Description

The proposed boundary increase for the Western State Hospital Historic District consists of the steam generating plant site for the hospital. The current boiler plant complex was built circa 1949 on the site of an earlier boiler plant built circa 1895. The heating plant was moved to this location from its original location behind the Western State Hospital (WSH) chapel as the campus there continued to expand. The current structure, which remains remarkably unmodified, was built in the post-war Art Deco style and is characterized by its clean angular lines, stepped back façade, strong vertical expression, and symmetrical massing. In addition to the main building, the nominated property includes four other contributing resources associated with the 1895 boiler plant; including a circa 1921 secondary smokestack, a circa 1899 coal trestle (modified in 1930 due to fire), and a circa 1914-1921 storage building under the trestle, and an ash silo mounted between the 1949 block and the earlier storage area.

Architectural Analysis

The boiler plant parcel is located to the north of the Western State Hospital Historic District, across Richmond Road; south of the Chesapeake and Ohio Railroad tracks; and southwest of the low-lying land historically associated with the Virginia School for the Deaf and Blind. An east-west oriented coal trestle north of the building parallel to the railroad tracks extends twenty-three bents to the west and approximately five bents to the east of the building. The bents directly behind the building are part of the storage structure that dates to the previous complex. Two hoppers that provided coal delivery to storage bins associated with Western State Hospital and the Virginia School for the Deaf and Blind remain in their location between western bents. Other site features include a concrete paved driveway that provides access from Richmond Road to the eastern side of the building; a concrete building pad to the west of the complex; and a short, concrete-capped brick wall of late-twentieth-century construction that is in poor condition and appears to have been associated with this non-extant structure.

The previous L-shaped boiler house complex on this site was sited with the boiler house perpendicular to the roadbed for Richmond Road and a pipe shop and sleeping rooms parallel to the road. The new boiler plant building was aligned with the existing coal trestle (c. 1899, modified 1930). The footprints of the old and new buildings overlapped which may have allowed one or two boilers to remain in situ allowing continuous operation throughout the construction period. The original smokestack located to the east of the old building was removed as well to allow for a new entry drive; however, a second smokestack (c. 1914-1921) was retained and remains today.

The boiler plant is a two-section, six-bay, one-story industrial structure, of seven-course American-bond brick construction. Flat built-up roofs covered with a crushed-stone surface cap both sections. The building measures approximately ninety-eight feet by forty-five feet with a large open floor area, the span of which is supported by structural steel columns.

The first four bays extend the full-height of the building and house the boiler room. This section of the building is entered via a sliding door on the west elevation and double doors on the north elevation. A separately partitioned office and two water closets with showers and lockers are located in the northern section of bays five and six. These additional bays contain a hot well pit and stairway to the mezzanine in bay five and shop and storage area in bay six. An additional double-door entry is located on the southern elevation of bay six.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Western State Hospital (Boundary Increase 2007)
City of Staunton, Virginia**

Section 7 Page 2

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The boiler plant façade (south elevation) fronts Richmond Road. The main block consists of five bays. Three of these bays are predominantly glazed with four-light metal casement windows resting on concrete sills. These windows are arranged in composite groupings that are three units wide by eight units high and convey the appearance of a modified glass curtain wall. Two unglazed bays are located where the glazed-tile clad smokestack rises. Full-height brick pilasters capped with chamfered concrete coping frame the glazed bays and extend to meet the pre-cast concrete cornice that wraps the twenty-nine-foot-high building. A stepped-back brick parapet wall capped by concrete coping (now capped in metal) completes the façade. The remaining bay is seventeen feet high with a partially glazed double-door entry and glazed and louvered transom. This bay is also capped by metal-clad concrete coping.

The western elevation is three bays, again divided by pilasters, with glazing in all bays. The two most narrow bays to the south have full-height, two-by-eight light glazing while the bay closest to the trestle houses a partially glazed two-section sliding door. The base of the northwest corner pilaster is concrete (original), a material only seen on the northern elevation.

The lower eastern bay dominates the east elevation. Banks of seven-by-two light awning windows are visible on this elevation as well as the taller building behind. Pilasters are only located at the corners. Concrete coping continues to wrap the building as described on previous elevations.

The north elevation faces the coal trestle and railroad tracks. Two small windows provide light to the eastern bay. Moving west to the building's main block, glazing predominates in all bays. These voids are interrupted by a solid brick area where the mezzanine bisects the fifth bay and along bays one through three where a poured concrete retaining wall rises ten feet from the ground. This wall most likely protected the firing alley inside. Pilasters again divide the bays, abbreviated/terminated at the height of the concrete wall. The cast stone cornice and coping, and brick parapet wall with (metal-wrapped) concrete cap, continue on this elevation as previously described. Partially glazed double doors in bay four, with full-height windows above, mirror the south elevation.

The interior retains its industrial appearance with the concrete boiler pads and much of the piping still in place. Painted brick walls and concrete floors, metal railings and catwalks, and an elaborate hardware system used to open the massive banks of metal casement awning windows dominate the interior.

There are four other contributing resources which date to the earlier complex on the site. Built before 1921, the yellow-glazed tile smokestack is wrapped by a seven-course American-bond brick base that appears to have been added when the present steam plant was built. The c. 1899 coal trestle runs parallel to the Chesapeake and Ohio Railroad tracks and is supported by concrete bents, some of which have reinforced footings due to a fire in 1930. The storage shed is located behind the power plant, under the railroad trestle and adjacent to the ash silo. Built between 1914 and 1921, this five-course American-bond brick structure with a concrete floor and roof apparently housed three storage shops or shed areas. There is also an ash silo mounted between the 1949 block and the earlier storage area.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Western State Hospital (Boundary Increase 2007)
City of Staunton, Virginia**

Section 8 Page 3

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Statement of Significance

The proposed boundary expansion of the Western State Hospital Historic District includes the site of the steam generating plant that supplied heat to the previously listed hospital complex from 1896 until operations there ceased over one hundred years later. Extending the district’s period of significance by eighteen years, this boundary increase spans the period between 1896 and 1957. Western State would have been unable to function during this time without the steam generating capacity produced on this site. The steam plant is also a physical link between two of Staunton’s – and the Commonwealth’s – great institutional properties, Western State Hospital and the Virginia School for the Deaf and Blind (VSDB). This steam plant generated steam to heat the buildings on both properties (VSDB from 1914 - 2002) until the Western State site was vacated in 2002. This site, and its current buildings and structures, are significant to the fulfillment of these institutions’ purposes and include structures built from 1899 to 1949.

Historical Background

Although early records for both Western State Hospital and VSDB show that buildings were individually heated, the 1877 *Gray’s New Map of Staunton* clearly shows the footprint of a building that appeared on the 1886 *Sanborn Fire Insurance Map* as a boiler house – with a recent addition. This structure remained on its site, to the east of the rear entrance to the Western State Hospital site, until 1895 when it was replaced with a ward building and the power house moved to its current location, across Richmond Road. Moving this utilitarian structure and its associated smoke to an area owned by the institution, and located in an already industrialized area, is in keeping with the attitudes toward treatment of the mentally ill. If a clean, idyllic landscape was thought to aid in the cure – a heating plant should provide its service, warmth for the patients and staff, without being noticed.

Evolution of Current Site

The first building constructed on the boiler house property appears on the 1899 *Sanborn Fire Insurance Map* as an L-shaped structure that sheltered six boilers, a pipe shop, and sleeping rooms. A smokestack was located to the east of this structure, a trestle extended along the railroad tracks to the east of the building, and coal pockets located to the west were connected to the boiler house by a covered walkway. Ten years later, the covered walkway was replaced by a structure that housed two additional boilers. By 1914, additional coal pockets were added, some marked as the property of the Virginia School for the Deaf and Blind (the first reference to shared resources). Seven years later, in 1921, the insurance maps depict a second smokestack as well as the storage sheds located under the trestle. Annual reports during this period make sparse reference to the boiler plant but do note that the Hospital used 4,000 tons of coal a year (1918) and reported budget items for repair of the existing buildings and new equipment (1908, 1913, 1922).

On 1 December 1929 before 8:00 a.m., a fire destroyed a portion of the coal trestle and boiler house, and 600 tons of coal. The boilers were cooled by a constant stream of water (Annual Report 1929) and were, therefore, not destroyed. The importance of the boiler plant was quite evident when, with temperatures at zero, there was no heat for the 2,000 patients at Western State Hospital. Within six hours Governor Harry F. Byrd dispatched a mallet engine and a number of Chesapeake and Ohio railroad employees to provide steam generation and by 5:00 p.m. there was heat for the fifteen acres of buildings on the site. The total damage reported for this event was over \$9,000.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Western State Hospital (Boundary Increase 2007)
City of Staunton, Virginia**

Section 8 Page 4

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Due to the damage from the fire, the existing coal trestle and pockets were partially rebuilt in 1930. The 1930s also saw improvements to the site that included the doubling of the size of the steam tunnels, the addition of a new boiler when the Wheary Building was completed in 1937, an emergency back-up boiler in 1938, and a \$15,000 addition in 1939.

As both Western State Hospital and the Virginia School for the Deaf and Blind expanded continuously throughout the first half of the twentieth century, the aging turn-of-the-century complex could no longer serve the needs of these institutions and so, in 1943, Superintendent DeJarnette asked that an appropriation be made for the construction of a new power house.

Plans show that the building was designed by the Commonwealth of Virginia, Governor’s Office, Division of the Budget, Section of Institutional Engineering rather than by a named architect. It is interesting to note, that while a contemporary architectural style was employed for the steam plant, it does reference the classical architecture of the sites it serves. Its brick construction and applied brick-and-concrete pilasters give this post-war Art Deco composition a connection to white-plastered pilasters of the central projecting bays of the 1841 Blackburn-designed North Addition directly across Richmond Road.

Although the boiler plant was not constructed until after his superintendency, it would appear to be in the tradition of DeJarnette, who was the first superintendent to design his own buildings. While the earlier buildings on the campus of Western State Hospital were designed by well-known architects, most of those built after 1905 were designed by WSH Superintendent Joseph DeJarnette (1905-1943). By demonstrating his budget-saving practices, DeJarnette was able to appropriate more funds for more buildings and programs and house more patients. On the boiler plant site, his successor employed economies that included the reuse of a number of elements from the prior building. The coal trestle was reused; the new building aligned with this earlier feature for ease of coal transport. The smokestack was also reused and the storage sheds under the trestle were kept for their intended purpose. The resulting complex, therefore, represents the full period of significance for the site from 1899 until 1949 and would likely still be serving its original purpose today if the facility had remained in operation.

The owners of the Western State Hospital site, Village Development LLC, plan to complete a certified rehabilitation of this structure as part of their master plan for the site.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Western State Hospital (Boundary Increase 2007)
City of Staunton, Virginia**

Section 9, 10 Page 5

MAJOR BIBLIOGRAPHICAL REFERENCES

Sanborn Fire Insurance Company Maps, Historic Staunton Foundation, Staunton, Virginia.

Western State Hospital Records, Western State Hospital (new site), Staunton, Virginia.

GEOGRAPHICAL DATA

Verbal Boundary Description

The boundaries of the nominated property encompass an area outlined in red and labeled "WSH Steam Plant Site" on the accompanying site map "Site Map for Western State Hospital Historic District (Boundary Increase)." The UTM points for the boundary increase are: 1-17, 669312, 4223612; 2-17, 669313, 4223617; 3-17, 669323, 4223615; 4-17, 669327, 4223636; 5-17, 669476, 4223617; 6-17, 669464, 4223575.

Boundary Justification

The boundary increase for this nomination includes the site of the steam plant that has generated heat for the Western State Hospital site since 1895. The boundary lines correspond to current parcel lines recorded by the Office of the Assessor for the City of Staunton.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Western State Hospital (Boundary Increase 2007)
City of Staunton, Virginia**

Section Photographs Page 6

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The following information is common to all photographs:

PROPERTY: Western State Hospital (Boundary Increase)

LOCATION: City of Staunton, Virginia

DHR FILE NO: 132-0009

ELECTRONIC IMAGES HOUSED: Virginia Department of Historic Resources, Richmond, Virginia

PHOTO 1 of 8: Oil on Canvas View of western State looking west painted c. 1892

PHOTOGRAPHER: Artist Unknown

PHOTO 2 of 8: Early photograph of the artistic rendering listed as PHOTO 1

PHOTOGRAPHER: Unknown

PHOTO 3 of 8: Aerial photograph of Western State Hospital site c. 1980 before demolition of numerous buildings including that which replaced the original steam plant

PHOTOGRAPHER: Unknown

PHOTO 4 of 8: View of Steam Plant trestle looking north

PHOTOGRAPHER: Jerry Austin

DATE: June 2006

PHOTO 5 of 8: View of Steam Plant looking north

PHOTOGRAPHER: Jerry Austin

DATE: June 2006

PHOTO 6 of 8: View of Steam Plant looking north

PHOTOGRAPHER: Beth Scripps

DATE: Winter 2007

PHOTO 7 of 8: View of Steam Plant storage building looking west

PHOTOGRAPHER: Beth Scripps

DATE: Winter 2007

PHOTO 8 of 8: Interior view of Steam Plant building from mezzanine looking west

PHOTOGRAPHER: Beth Scripps

DATE: Winter 2007

