

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.

VLR Listed: 12/13/2018
NRHP Listed: 4/15/2019

1. Name of Property

Historic name: Basic Construction Company Headquarters Building
Other names/site number: Virginia Engineering Company HQ Building; DHR # 121-5453
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: 80 29th Street
City or town: Newport News State: VA County: Independent City
Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local
Applicable National Register Criteria:
 X A B C D

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

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE: business; office building

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

MODERN MOVEMENT/International Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK; CONCRETE; GLASS

Narrative Description

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

Summary Paragraph

The Basic Construction Company Building is a large, multi-story, masonry building with brick siding located at 80 29th Street in Newport News, Virginia, along the James River. The building is the former headquarters building for the Virginia Engineering Company, later known as the Basic Construction Company, and was constructed in two sections. The original three-story, square section was constructed in 1945 and is a traditional Colonial Revival office building. It features Flemish bond brick and double-hung sash, twelve-over-twelve windows. A three-and-a-half story late International Style addition was added along the southeast and southwest elevations in 1965. It features a simple American bond brick veneer and fixed aluminum windows with a lower hopper section. The design and style of the two sections of the building are quite different, but representative of the period of each phase of construction. The entire building served as offices for the business and, while connected, the floorplans and interior finishes of the two sections clearly represent the period and style of their construction. The building has only ever served as offices, but is currently vacant. Both sections of the building retain strong architectural integrity with an intact floorplan, an unchanged exterior, and many defining interior features retained.

Narrative Description

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

Site and Setting

The Basic Construction Company Headquarters Building is located on a small almost one-acre parcel overlooking the James River and surrounded by multi-family residential development. The building is constructed to the lot line at its south and north ends and abuts parking lots to the west and east. The façade faces north towards a small cul-de-sac where 29th Street ends. The eastern parking lot runs along 29th Street with a sidewalk and mature trees. The western parking lot, separated from public access by the building, is located atop an elevated concrete platform above the river. A single lane covered driveway links the eastern and western parking lots along the rear of the building.

Original/c.1945 Building

The original, square section of the building was built in 1945 and is the most architecturally developed, utilizing well known elements of typical Colonial Revival architecture of the period. It is a three-story, five-bay, masonry building with Flemish-bond brick walls, a brick foundation, and a hipped slate roof. The building also features a decorative molded cornice, brick water table, and a brick belt course. The northeast, southeast, and northwest elevations each have three hipped dormers with six-over-six wooden sash, double-hung windows. The windows in the 1945 section were rotted at the time of the 1998 renovation and replaced with replicas of the original wood sash windows; many of these now also have water damage.

The main, or northwest, façade contains five bays of twelve-over-twelve wooden sash, double-hung windows with jack arches. On this elevation, the three hipped dormers are aligned with the center three bays below. Located in the center of the façade, the raised first floor entrance has an added small, one-story, one-bay, covered, cast stone entry porch with Roman Doric pilasters, an entablature, a paneled parapet, and a twenty-light window. The two entrance doors each have lower panels with a six-light glazing pattern and a four-light transom window. The entry porch sits on a brick stoop that is accessed via cast stone steps on the east side and a cast stone handicap ramp on the west side. A colonial-styled wall sconce is located on each side of the entry.

The northeast elevation is five bays with unevenly spaced twelve-over-twelve wooden sash, double-hung windows with jack arches. The windows are replicated on the second-floor level, however there are seven windows, of which only four are aligned with their first-floor counterparts. First floor windows are absent below three second floor windows on the southeast side of the building. Instead, there is an asymmetrically placed secondary entrance that includes a single leaf metal door and a steeply pitched slate-roofed awning with supporting wooden brackets. The three hipped dormers are not symmetrically aligned with any of the bays on this facade.

The southeast and southwest elevations directly abut the southeast and southwest sections of the 1960s addition and are no longer visible from the exterior.

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

The interior was designed with the first and second floors largely mirroring each other in floorplan. Roughly equal sized offices and conference rooms ran along all four exterior walls with an interior hallway separating them from the interior core which housed the stairways, restrooms, and mechanical areas. In addition to offices, the first floor featured a lobby, a conference/reception room, a mail room, a vault, and a large central rear “work space.” The second floor featured a large, open front “typing room” and a large rear “estimating room.” The third story attic level was left largely open and was converted to finished office and storage space during the 1998 renovation. Other than the attic, the floorplan of the first and second floors remains almost unchanged from the 1945 layout. There are a few offices which retain notable wood paneling and shelving features. Lower wall panels and wainscoting can be seen in several other offices, and almost all of the wood trim and doors in the 1945 section are original.

1960s International Style Addition

This multi-story 1964-1965 late International Style addition is attached along the southwest and southeast sides of the original building. It has a two-bay section on the southeast side, which may have been an earlier addition. This two-bay section has twelve-over-twelve wooden sash, double-hung windows matching the original building section; two on the second floor and one on the first floor. The second bay of the lower level is a sloped concrete drive-through to the southwest side of the building. There are eight one-over-one, metal framed windows on the first story of this southwest façade of the drive-through and five metal framed windows on the second floor. All of the windows appear to be historic. The drive-through is supported by both brick and concrete piers. The brick belt course on the original 1945 section is carried through on both facades of this addition. The water-table is also replicated on the southeast façade and wraps around the corner and slightly into the drive-through area.

The large rectangular section of the addition, which faces southwest towards the James River, is four bays wide and eight bays long, as measured from the second story, with the first level recessed behind four concrete piers. The northwest section of the addition is perpendicular with a two-by-four bay section immediately abutting the original section of the building. The addition has a concrete foundation, brick stretcher-bond wall covering, a tar and gravel roof, and metal coping. Vertical brick wall sections on all four levels divide recessed window bays that contain one-over-one aluminum windows with a larger upper sash and a lower awning sash. The rear, or southwest section, as well as the projecting section to the northwest, is open on the ground level to allow for parking underneath. The second and third floors are supported by square concrete piers with cone-shaped metal pier protectors. Located in the center of the southwest section of the addition is an additional, two-bay, fourth floor section.

The main section of the addition’s interior, facing the James River, was designed to be largely open with offices created using movable metal wall dividers. Some of these remain, but most have been removed. The rear el of the addition, which wraps around behind the original building to the southeast, has a mixture of purpose-built offices and extant metal office dividers. Much of the space of the addition, like the original building, was dedicated to offices. However, many new dedicated room types and functions were also part of the addition which were not

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

envisioned for the business only twenty years earlier. These included dedicated spaces for the accounting department, a larger vault, business development, a large filing room, a printing and reproduction room, a project assembly room, an office for subcontractors, and the dedicated board room.

General Interior

The interior features a substantial intact interior floorplan, as well as a majority of original trim and features. The restrooms, dropped acoustical tile, carpet, and some wallpaper all date to a 1998 cosmetic renovation of the building. The interior of the building is divided into various office and conference room spaces accessed off of double-loaded corridors. Walls are primarily smooth drywall, while some appear to be covered in wallpaper and others in a swirl patterned plaster. Flooring includes a mix of carpeting and tile. The building has a dropped ceiling with acoustic tiles and modern fluorescent light fixtures. A majority of the offices and corridors have vinyl wall guards along the base and chair height of the wall. Doors are primarily a mix of wood paneled doors in the older portion of the building as well as simple, plain metal and metal ones with a small central light. The building is heated with hot water convector heaters that are located in many of the rooms; some run the length of the wall.

Integrity Statement

The Basic Construction Company Headquarters Building retains substantial architectural integrity and clearly conveys its historical significance as an important office building. The original building retains its historic floorplan as well as most of its original interior woodwork and doors. Other than the loss of its original windows, the other interior changes were largely cosmetic and do not detract from its integrity. Other than the two non-public sides of the building, where the addition is located, the exterior is essentially unchanged from its original design. The addition has equally strong architectural integrity, also retaining most of its original floorplan. The historic windows are also intact and the exterior is unaltered. Overall the building retains its design, materials, and workmanship which identify it as a mid-twentieth century office building. The two distinct sections also retain integrity of their periods of construction. The office building also retains its integrity of location and setting with both essentially unchanged. The Basic Construction Company Headquarters Building retains its feeling and association with downtown Newport News, Virginia and its role as an important twentieth century office building.

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

Areas of Significance

(Enter categories from instructions.)

COMMERCE

Period of Significance

1945-1968

Significant Dates

1945

1964

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Swiger, Lyle Ernest

Coile, Forrest W. (Forrest Coile and Associates)

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

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

The Basic Construction Company Headquarters Building is located at 80 29th Street in Newport News, Virginia. The Virginia Engineering Company, and the later Basic Construction Company, was one of the one hundred largest construction companies in the United States and was a significant builder in the eastern United States for almost seventy years. The company was one of the leading builders for the United States Army and Navy during World War I and World War II and for decades after. It also was chosen to complete hundreds of municipal, state, federal, and commercial projects valued at tens of millions of dollars every year. This company was founded in Newport News and headquartered there for its entire history. Near the midpoint in its history, after several decades of success and massive projects during World War II, the company built an impressive headquarters building which would remain its corporate offices for the rest of its time as a large scale general contractor. This building represented its level of success through the end of World War II and its continued level of production for another four decades. The building also represents the success of two generations of the Noland family starting and growing the business into a national construction company. The Basic Construction Company Headquarters Building is eligible for listing on the National Register of Historic Places at the local level under Criterion A for Commerce as the location where the company grew from a leading World War II military contractor into a national commercial contractor. The Period of Significance runs from its construction in 1945 until 1968 as it continued to be a leading national construction company through 1979 when it began a decline that resulted in the company leaving the general construction business in 1982. The years 1945-1968 represent the period considered historic for the company as defined by the National Register of Historic Places guidelines in which fifty years ago is used as the closing date for activities begun historically and continued to have importance and for which no more specific end date can be defined without applying Criteria Consideration G for exceptional significance.

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

Criterion A: Commerce

Company History

The Basic Construction Co. Building was constructed 1944-1945 for what was then called the Virginia Engineering Company Inc. representing the culmination of several decades of huge successes and numerous large, institutional projects. Virginia Engineering was founded by Lloyd U. Noland and T.B. Clifford on March 18, 1915 as the contracting arm of the recently established Noland-Clifford Company. The company was started with \$10,000 in capital as a heating and plumbing business as all of the officers were former employees of the Newport News Contracting & Engineering Co. The first job for the then small company was the remodeling of the U.S. Post Office and Court House at Columbus, Georgia.

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

World War I was integral in the process of Noland-Clifford becoming a huge regional company in the construction field. They were hired by both the United States Navy and Army for multiple projects during the war earning a Certificate of Merit from the Secretary of War, the Honorable Newton D. Baker. After the company's successes in World War I, and during the "Golden 20s," the company changed its name to the Virginia Engineering Company in 1924 to better describe the broader services they offered.¹

By 1939, the Virginia Engineering Company was operating throughout the eastern United States and had completed more than \$100 million in total projects reaching from Maine to Florida. At this time their project types included office buildings, hotels, department stores, hospitals, power plants, warehouses, large bridges and docks, and various military buildings. Some of these early projects (many carried out through its subsidiary, Tidewater Construction Co.) included the Back River Sewage Disposal Plant serving the City of Baltimore, the headquarters for the Commonwealth of Virginia, Department of Highways in Richmond, several buildings for the Hampton Roads Naval Base, a hospital and barracks at Fort Monroe, a modern hospital at the Kecoughtan Veterans' facility, the Warwick Hotel, the Newport News public library, and the Mariner's Museum building and supporting Waters Creek dam.² Several of the buildings built by Virginia Engineering Company are listed on the National Register of Historic Places, such as the Virginia Department of Highways Building (NRHP listed, 2004) and the Warwick Hotel (NRHP listed, 1984).

World War II was the period when Virginia Engineering Company became a nationally known construction company, as a direct result of their many military contracts. During the war, the Army and Navy awarded more than \$152 million in contracts to the company, covering eighty-three separate projects, including entire naval and air bases, army staging areas, ammunition manufacturing and storage facilities, emergency housing developments, mine and bomb loading centers, and aeronautical testing and development laboratories. The largest contract was for a massive building program at Naval Air Station Norfolk which included barracks, mess halls, officers' quarters, airplane hangars, airfields, warehouses, docks, and piers. The Naval Air Station contract alone was over \$80 million and was called the largest awarded to an individual contractor to that point. At its peak during the war, the company had more than nineteen thousand employees. The company received a special letter of thanks from the Secretary of the Navy, the Honorable James Forrestal, declaring that, "among the companies which built our great arsenal at home and our bridge of bases across the Pacific, yours has been pre-eminent."³

Twice during World War II, the Virginia Engineering Company won the Army-Navy "E" award for exceptional achievements in naval construction for Contract NOy-4158 (December 1942, for work at Naval Air Station Norfolk) and NOy-4375 (May 1943, for work at the Naval Mine Depot, Yorktown). This allowed the company to fly the "E" flag at its headquarters. The specifics of the award referenced the level of completion, the speed, and the safety record reached by the company. The award was created in 1906 for military personnel, but was expanded to include excellence in wartime production. After the attack at Pearl Harbor, the award was formalized as the Army-Navy Production Award. Mr. Noland was the master of

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

ceremonies for the second award presentation, which was attended by Virginia Governor Colgate W. Darden and Rear Admiral Ben Moreell. An article describing the second award declared that it justified calling Virginia Engineering “one of the half-dozen of engineering and general contracting concerns in the United States.”⁴

With the huge successes of their wartime business and with the transition to post-war construction, the Virginia Engineering Company built their longtime headquarters building at 80 29th Street in Newport News, Virginia. The building was designed by local architect Lyle E. Swiger. By the time their new headquarters was constructed in 1945, the company boasted an Aa-A1 credit rating with suppliers, a net worth of approximately \$2.5 million, and not a single default on over one thousand major contracts across the eastern United States. The ability to have access to materials, workers, and time to construct a new building beginning in 1944 speaks to the large scale, active role of the company throughout World War II and beyond. The company history, published in 1947, mentioned that they served industrial, commercial, and governmental clients, with projects including highways, roads and bridges, water filtration and sewage disposal plants, power plants, factories, warehouses and all types of heavy construction, as well as several sizable housing projects for the Federal Housing Authority. Separate from their World War II era wartime contracts, some of the more important projects in the years leading up the construction of their new headquarters included the following: the massive Cheatham Annex Naval Supply Depot; the C & P Telephone building in Newport News; the new International Harvester Company plant in Memphis, TN; the Veterans’ Hospital in White River Junction, VT; the massive 1936 South River Sewage Disposal Plant serving Atlanta, GA; a large addition to the Ford Motor Company plant in Norfolk, VA; the Virginia State Highway between Richmond and Charlottesville, VA; the huge hangars at Bolling Field, Washington, DC; a 5200 FHA housing development at Elizabeth City and Warwick Counties, VA.⁵

After World War II, the company increasingly moved to large scale commercial and institutional buildings and facilities as its primary project type. In 1962 the company changed its name to Basic Construction Co. to better reflect a nationally known company with a wide variety of services, and the fact that it didn’t design projects. The company had lost bids because its name suggested only a regional footprint and the “engineering” portion of the name implied work that was no longer a specific focus of the company. Virginia Engineering hired an industrial design firm out of New York City which resulted in the selection of the new name and a large public relations plan to launch the new company name in all of its existing markets. By this time the newly named Basic Construction Co. was one of the one hundred largest general contractors in the nation and was established in thirty-six states.⁶

Soon after changing its name, the company decided to add a substantial addition to the headquarters building. Constructed from 1964-65, this late International Style addition was added to the southwest side of the building facing the James River. This addition, designed by Forrest W. Coile, was constructed to serve two needs of the company. First, Lloyd U. Noland, Jr. continued a process of bringing the company together from several scattered locations to one central headquarters building. Secondly, as the business continued to expand, and as it included an increasing number of large scale commercial and institutional projects, larger office and

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

planning space was needed. The movable metal wall sections used throughout much of the addition also represented the post-war concept of flexible office spaces. This addition also included a formal board room, which was not part of the original building.⁷

Projects in the post-World War II and Basic Construction era included college facilities, federal buildings, sewage treatment plants, post offices, and even the French, German, and English Villages at Busch Gardens in Williamsburg, VA. In 1963 Basic was awarded a \$25.6 million contract for the first eight buildings of a new campus for State University of New York in Albany which brought business for that year to nearly \$100 million.⁸ Basic Construction Co. was not just financially successful, but also known for quality work and innovation. While constructing a twenty-one story office tower for International Business Machines Corp. in Philadelphia, Basic used a novel concrete-forming method to construct four two-hundred-forty foot elevator and stairway towers. The company used a slip form (a large, bottomless wooden box form) which is raised steadily up the building as workers pour concrete continually. This technique was used for silos and grain elevators, but Basic Construction helped adapt its use for high rise office buildings. At the same time Basic was building a twenty-three story Federal office building in Pittsburg, PA and a ten-story hospital in Roanoke, VA.⁹

Other major local projects of the Basic Construction period of the company include Norfolk International Airport; the twenty-four story Virginia National Bank Building in Norfolk; the Pavilion Convention Center in Virginia Beach, VA; the Petersburg, VA General Hospital; the Mary Washington Hospital in Fredericksburg, VA; the Louise Obici Memorial Hospital in Suffolk, VA; Dixie Hospital in Hampton, VA; Riverside Hospital in Newport News, VA; another large addition to the Ford Motor Co. plant in Norfolk, VA; the Albemarle Paper Manufacturing Co. Headquarters Office Building in Richmond, VA; the Philip Morris Research Center Tower, Richmond, VA; AT&T Underground Microwave Relay Station, Gordonsville, VA. Additionally, Basic Construction had a decades long relationship with the National Aeronautics and Space Administration's Langley Research Center, Hampton, Virginia. The first job at the NASA facility was in 1929 to construct the varied laboratories and testing facilities. This was followed over the years by the Free Spinning Wind Tunnel, the Air Compressor Building, the Impact Basin, the Gas Dynamics Laboratory, the Physical Research Laboratory, the Aircraft Loads Calibration Laboratory, the 9-inch Supersonic Tunnel, the Wind Tunnels Laboratory, the Dynamometer Building, the Pilotless Aircraft Research Laboratory and Fabrication Shop, the Synchrocyclotron Space Radiation Effects Laboratory, and numerous smaller utility and maintenance buildings.¹⁰

Outside of Virginia Basic Construction also had a long list of major projects including the Kentucky State Fair & Exposition Center; the Basic Sciences Building at West Virginia University; the Veterans Administration Hospital and Domiciliary in Biloxi, MS; Veterans Hospitals in Columbia, SC, Wilmington, DE, Murfreesboro, TN, Louisville, KY, Charleston, SC; the Indiana State Office Building in Bloomington, IN; the Gibson Greeting Cards Office and Manufacturing Plant, Cincinnati, OH; After a long history, through three generations of Noland family leadership, the company stopped constructing buildings in 1982 and transitioned to exclusively road construction projects. 1979 marked the peak of the company's success, after

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

which began a period of decline eventually leading to the decision to narrow their focus to road construction. It also moved out of its headquarters building on 29th Street around this time.¹¹

Lloyd "Casey" Usilton Noland

Lloyd "Casey" Usilton Noland was born in Hainesville, Maryland, on July 17, 1885 the son of blacksmith Richard B. Noland, and Martha E. Noland. By 1900 both of his parents were deceased and Lloyd Noland was living with his brother, George E. Noland, a wheelwright. Lloyd Noland attended school until at least the age of fourteen before moving to Baltimore where he worked at a steelworks and then apprenticed as a plumber. Noland arrived in Newport News in 1904 and never left. He first worked as a plumber for the Newport News Shipbuilding and Drydock Company, then for the W.P. Morris Plumbing Company in Phoebus, and finally for the heating and plumbing firm Newport News Contracting and Engineering Company, where he became vice president after six years.¹²

In 1915 Lloyd U. Noland began his career as an independent and hugely successful business owner. With his partner W.B. Clifford and starting capital of \$10,000, Noland started the Noland-Clifford Company. The original company served as a heating and plumbing contracting business. Over the years multiple businesses were split off from the original company, all of them successful. In 1919, he founded Newport Plumbing and Mill Supply Company as a wholesale heating and plumbing business. Later that year Noland and several partners formed the Roanoke Plumbing, Heating and Mill Supply Company. The two successful companies were merged into the Noland Company in 1922.¹³ This business would be one of Lloyd Noland's most successful and would stay in the Noland family for three generations until it was sold in 2005.¹⁴ The Noland Company Building, occupied by the company 1938 – 1996, was listed on the National Register of Historic Places for its association with Lloyd U. Noland, Sr. in 2010. Two years later in 1924 the original Noland-Clifford Company was renamed the Virginia Engineering Company. Lloyd Noland remained the chairman and largest shareholder of the Noland Company and the Virginia Engineering Company until his death.

While the Noland Company and the Virginia Engineering Company were the two most significant business established by Lloyd U. Noland, there were "more than a score of corporations, trade and civic groups" to which he was linked. During his lifetime Lloyd Noland served as Treasurer of the Newport News General and Non-sectarian Hospital Association, chairman of the board of the Richmond Hotels Corporation, chairman of the Tidewater Construction Company, and director of the Central National Bank of Richmond. He was president of Citizens-Maxine-Jefferson Bank, as well as the Schmelz Liquidating Corporation. He also owned the Biggs Antique Company in Richmond and the Hotel Chamberlin at Fort Monroe in Hampton. He was vice president of the Old Dominion Land Company and the Hotel Warwick Corporation. Other business positions included serving as a director or an officer of First National Bank, Shenandoah Life Insurance Company, Atlantic Investment Company, and the Virginia Public Service Company.¹⁵

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

Separate from his extensive ties to the corporate world, Lloyd U. Noland also served as a president of the Newport News Chamber of Commerce and the Virginia Chamber of Commerce as well as the Peninsula Chamber of Commerce. He was an officer for the Southern Wholesalers Association as well as for the Newport News Theatre Corporation. He was a member of the Newport News City Council and was given the Cosmopolitan Award as the city's most valuable citizen. He was also a member of the Virginia Senate, representing the thirty-third District from 1944-50. Lloyd U. Noland died of a heart attack on October 29, 1952.¹⁶ In a later memoriam dedicated by the Virginia Engineering Company Board of Directors, Noland was described as a "great leader and loyal friend...a source of inspiration to all and which has been equaled by few. His magnetic personality, sense of humor, wisdom, clear thinking, and great courage...made him a dominant figure among his business associates and friends in all walks of life. All who knew him well as friends or business associates, cannot help but feel the deepest sense of loss in his passing."¹⁷

Lloyd Usilton Noland, Jr.

Lloyd Usilton Noland, Jr. was born in Newport News, Virginia on April 15, 1917 and was a lifelong resident of the area. He graduated from Newport News High school in 1935 and from Dartmouth College in 1939. He received honorary degrees from the College of William and Mary and Christopher Newport University. Noland Jr. returned to Newport News after college and spent the remainder of his life involved with the various family businesses.¹⁸

Upon his father's death in 1952, Lloyd U. Noland, Jr. took over the leadership of both the Noland Company and the Virginia Engineering Company, as well as the various other Noland business interests. Under his leadership both companies grew substantially and became nationally prominent in their respective industries. It was Noland Jr. who oversaw the 1962 change of the company name to Basic Construction Company, as well as the 1965 addition to the headquarters building. Noland Jr. was also the leader of the family owned businesses of Biggs Furniture Co., Richmond Hotels, Inc., Tidewater Construction Co., Inc. and Noland Properties. In 1987, Noland Jr. stepped down from leadership of most of the family businesses, except for Noland Properties, Inc., in favor of his son, Lloyd U. Noland III. Noland III oversaw the move of the Basic Construction Company to its current location on Oyster Point Road in Newport News and the move of the Noland Company into the former Basic Construction Company headquarters building on 29th Street in 1995. He also led the sale of the Noland Company in 2005 and the sale of the Basic Construction Company to its employees in 2013.¹⁹

In addition to overseeing the many branches of the family business, Lloyd U. Noland Jr. was also active in many community organizations. He served as chair of the annual United Fund campaign, was vice president of the Virginia Museum of Fine Arts, chair of the Building Committee for the north wing of the Virginia Museum, and chair of the Governor's Advisory Board on the Industrial Development Commission. He was the benefactor for the Noland Trail at the Mariner's Museum as well as for the Chesapeake Bay Deep Water Aquarium at the Virginia Living Museum and the surgical center at the Children's Hospital of the Kings Daughters peninsula location. He was instrumental in the funding and building of the Riverside Medical

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

Center in his hometown of Newport News. Based upon conversations with current and former Basic Construction employees, Noland Jr. was highly regarded by his employees and in the community. Lloyd U. Noland Jr. passed on February 7, 2014.²⁰

Architects

Lyle Ernest Swiger

Lyle Ernest Swiger was an architect and engineer born November 21, 1899 in Harrison County, West Virginia and died on September 26, 1948 in Newport News, Virginia. Swiger attended the College of Engineering, University of West Virginia and the Carnegie Institute of Technology, where he studied architectural engineering. He began his career in 1920 as a draftsman in Morgantown, West Virginia before working as an assistant engineer with the C&O Railway Company in Richmond, Virginia in the early 1930s after finishing his education. He then worked as an architect in Richmond, Virginia at several positions before moving to Newport News, Virginia to join the firm of Williams, Coile, and Pipino in the late 1940s. He is listed on his 1942 draft card as working for the Virginia Engineering Company while he lived in Norfolk, Virginia. Just before his death Swiger had established his own architectural firm in the First National Bank Building in Newport News, Virginia.²¹ With his early death limiting the scope of his career, there are few records of his work in Hampton Roads.

Forrest Coile and Associates (Forrest W. Coile)

Forest Winfield Coile was born on September 20, 1905 in Johnstown, Ohio and died on December 25, 1994 in Newport News, Virginia. Coile studied architecture at Carnegie Institute of Technology (Pittsburgh) until 1927 and then at the Ecole Americaine des Beaux Arts Academy in France. He was a partner in several firms before forming his own firm: Williams, Coile & Pepino (1932-1941) and Williams, Coile & Blanchard (1931-1959). By 1959 Coile was head of his own firm, Forrest Coile and Associates and specialized in designing schools including approximately 120 in the greater Hampton Roads area thus tending towards an institutional design style.²²

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

9. Major Bibliographical References

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

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Basic Construction Company Headquarters Building
Name of Property

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County and State

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Jones, Robert, former employee of Basic Construction. Interview and emails from February 15, 2018 through March 13, 2018.

“Lyle Swiger, 48, Architect, Dies At Home,” *The Daily Press* (Newport News), September 27, 1948, p.1.

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Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
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U.S., Find A Grave Index, 1600s-Current. Forrest W. Coile. www.Ancestry.com. Accessed June 28, 2018.

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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 # _____

Primary location of additional data:

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

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

Name of repository: Basic Construction Headquarters, Newport News, VA;
Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): DHR No. 121-5453

10. Geographical Data

Acreege of Property .90

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 36.978920 | Longitude: -76.434860 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

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

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

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

The true and correct boundary encompasses all of tax parcel # 310040112 as recorded by the City of Newport News, Virginia, and is shown on the attached Location Map and Sketch Map.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property boundary includes the full tax parcel originally and currently associated with the building, as well as the adjacent parking lots, the historic setting, and all known historic resources.

11. Form Prepared By

name/title: Marcus R. Pollard
organization: Commonwealth Preservation Group
street & number: PO Box 11083
city or town: Norfolk state: VA zip code: 23517
e-mail: marcus@commonwealthpreservationgroup.com
telephone: 757-651-0494
date: 7-17-2018

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Photo Log

The following information is common to all photographs:

Name of Property: Basic Construction Headquarters Building

City or Vicinity: City of Newport News

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

County: N/A State: VA
Photographer: Marcus Pollard
Date Photographed: May 15, 2018

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

1 of 27: Basic Construction Company Headquarters Building northwest façade, facing south

2 of 27: Basic Construction Company Headquarters Building northeast elevation, facing southwest

3 of 27: Basic Construction Company Headquarters Building east parking lot, facing northeast

4 of 27: Basic Construction Company Headquarters Building south elevation, facing southwest

5 of 27: Basic Construction Company Headquarters Building west elevation, facing south

6 of 27: Basic Construction Company Headquarters Building west parking lot, facing west

7 of 27: Basic Construction Company Headquarters Building, ca. 1945 building reception area

8 of 27: Basic Construction Company Headquarters Building, ca. 1945 building first floor hallway

9 of 27: Basic Construction Company Headquarters Building, ca. 1945 building first floor filing room, former vault

10 of 27: Basic Construction Company Headquarters Building, ca. 1965 addition first floor office space

11 of 27: Basic Construction Company Headquarters Building, ca. 1945 building stair

12 of 27: Basic Construction Company Headquarters Building, ca. 1945 building second floor hallway

13 of 27: Basic Construction Company Headquarters Building, ca. 1945 building second floor office

14 of 27: Basic Construction Company Headquarters Building, ca. 1965 addition second floor office

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

15 of 27: Basic Construction Company Headquarters Building, ca. 1965 addition office and conference area second floor

16 of 27: Basic Construction Company Headquarters Building, ca. 1965 addition second floor conference space

17 of 27: Basic Construction Company Headquarters Building, ca. 1945 building second floor office

18 of 27: Basic Construction Company Headquarters Building, ca. 1945 building third floor open office area

19 of 27: Basic Construction Company Headquarters Building, ca. 1945 building basement

20 of 27: Basic Construction Company Headquarters Building, ca. 1965 addition stair

21 of 27: Basic Construction Company Headquarters Building, ca. 1965 addition second floor hallway

22 of 27: Basic Construction Company Headquarters Building, ca. 1965 addition second floor lounge area

23 of 27: Basic Construction Company Headquarters Building, ca. 1965 addition second floor office

24 of 27: Basic Construction Company Headquarters Building, ca. 1965 addition third floor training room

25 of 27: Basic Construction Company Headquarters Building, ca. 1965 addition third floor hallway and open office area

26 of 27: Basic Construction Company Headquarters Building, ca. 1965 addition third floor office area

27 of 27: Basic Construction Company Headquarters Building, ca. 1965 addition fourth floor board room

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.

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

ENDNOTES

¹ *The Story of Virginia Engineering Company Incorporated*, Newport News, VA, 1947; Alexander Crosby Brown, *Newport News' 325 Years: A Record of the Progress of a Virginia Community*, The Newport News Golden Anniversary Corporation, 1946, p.142-45; *The Heating and Ventilating Magazine*, New York, Vol. 12, May, 1915, p.78; some secondary sources list the starting date for the Noland-Clifford Company as 1914, but the majority of sources, including a trade magazine and the Virginia Engineering Company self-published history, list the date as 1915.

² "Many Big Projects Handled by Va. Engineering Company," *The Daily Press* (Newport News), May 14, 1939, Sect. D, p.5.

³ *The Story of Virginia Engineering Company Incorporated*; Brown, *Newport News' 325 Years*, p.142-45.

⁴ Army-Navy 'E' Production Award, *Virginia Engineering Company, Inc.* Ceremony pamphlet, December 5, 1942; "Va. Engineering Co. Awarded 'E' Flag Second Time in 6 months," *Daily Press*, Sunday May 23, 1943, p.1; "VA.-Wise Firms Get Army Navy Honor 'E' Flag," *Daily Press*, Friday May 21, 1943, p.1. The original "E" flag awarded to Virginia Engineering Company is retained at the current Basic Construction headquarters building in Newport News, Virginia. The second "E" award was shared with another Virginia company, Wise Contracting Company.

⁵ *The Story of Virginia Engineering Company Incorporated*; Brown, *Newport News' 325 Years*, p.142-45.

⁶ "How to Change a Company's Name," *Engineering News-Record*, McGraw-Hill Publication, November 8, 1962, p.31-32; "Engineering Firm Takes New Name," *The Ledger-Star*, November 1, 1962; "Company Name to Change," *The Virginian-Pilot*, September 30, 1962; Pete Humes, "Anniversary: Basic Construction Co. – 100," *Virginian-Pilot*, December 14, 2015.

⁷ Robert Jones, former employee of Basic Construction, interview and emails, February 15-March 13, 2018; Derrick Patterson, current president of Basic Construction, interview June 7, 2018.

⁸ "Basic Co. Wins N.Y. Contract," *The Virginian-Pilot*, December 23, 1963.

⁹ "Building Employs Novelty," *The Virginian-Pilot*, December 31, 1963.

¹⁰ "Basic Construction Co. stops erecting buildings," *The Ledger Star*, June 7, 1983; *Basic Construction*, Marketing brochure, ca 1960s; *Basic Construction*, Marketing brochure, ca 1970s.

¹¹ Pete Humes, "Anniversary: Basic Construction Co. – 100;" *Basic Construction*, Marketing brochure, ca 1960s; *Basic Construction*, Marketing brochure, ca 1970s.

¹² E. Griffith Dodson, *The General Assembly of the Commonwealth of Virginia, 1940-1960*, Richmond: State Publication, 1961, p.566; Anne Barrett, John Salmon, Ashley Neville, *Noland Company Building National Register of Historic Places Nomination*, May 21, 2010, p.11-12; "Noland Company History," <http://www.fundinguniverse.com/company-histories/noland-company-history/>, accessed July 11, 2018; Brown, *Newport News' 325 Years*, p.133.

¹³ Brown, *Newport News' 325 Years*, p.134.

¹⁴ The Noland Company Building was listed on the National Register of Historic Places in May of 2010 under Criterion A for Commerce and Criterion B for its link to Lloyd U. Noland, Sr.

¹⁵ Dodson, *General Assembly*, p.566; Brown, *Newport News' 325 Years*, p.134; Barrett, Salmon, Neville, *Noland Company*, p.14-15; Virginia State Chamber of Commerce, *The Commonwealth*, Richmond, VA: Vol.1, No.1 (May, 1934), p. 21; Virginia State Chamber of Commerce, *The Commonwealth*, Richmond, VA: Vol.19, No.12 (December, 1952, p.5; Derek Patterson, September 7, 2018 email.

¹⁶ Dodson, *General Assembly*, p.566; Brown, *Newport News' 325 Years*, p.134; Barrett, Salmon, Neville, *Noland Company*, p.14-15; Virginia State Chamber of Commerce, *The Commonwealth*, Richmond, VA: Vol.1, No.1 (May, 1934), p. 21; Virginia State Chamber of Commerce, *The Commonwealth*, Richmond, VA: Vol.19, No.12 (December, 1952, p.5.

Basic Construction Company Headquarters Building
Name of Property

Newport News, VA
County and State

¹⁷ Board of Directors, Virginia Engineering Company, Inc, *Resolution in Memoriam of Lloyd Usilton Noland*, April 21, 1953.

¹⁸ "Lloyd U. Noland, Jr.," *The Virginian-Pilot*, Obituary, February 11, 2014;

¹⁹ "Lloyd U. Noland, Jr., Obituary; Derrick Patterson, "Basic Construction Co. Celebrates its 100th Year," www.basicconstructionco.com, Accessed July 11, 2018; Barrett, Salmon, Neville, Noland Company, p.14-15; winsupplyoftampabay.com, company website accessed July 11, 2018;

²⁰ "Lloyd U. Noland, Jr., Obituary.

²¹ "Lyle Swiger, 48, Architect, Dies At Home," *The Daily Press* (Newport News), September 27, 1948, p.1; "Rights Tomorrow For Lyle Swiger," *The Daily Press* (Newport News), September 28, 1948, p.2; Registrar's Report (WW II Draft Card), Lyle Ernest Swiger, 1942, www.Ancestry.com, Accessed June 28, 2018; U.S City Directories, 1822-1995, Morgantown, WV: 1920; Richmond, VA: 1930-1940; Norfolk, VA: 1941-44; Newport News, VA: 1946-48, www.Ancestry.com, Accessed June 28, 2018.

²² John E. Wells and Robert E. Dalton, The Virginia Architects, 1835-1955, Richmond, VA: New South Architectural Press, 1997, p.92; U.S, Find A Grave Index, 1600s-Current, Forrest W. Coile, www.Ancestry.com, Accessed June 28, 2018; Rogers Dey Whichard, The History of Lower Tidewater Virginia, Vol.3, New York, 1959, p.63.

LOCATION MAP

Basic Construction Company

Headquarters Building

City of Newport News, VA

DHR ID 121-5453

Location Coordinates:

Latitude: 36.978920

Longitude: -76.434860



Historic Boundary



Feet

0 20 40 60 80
1:1,200 / 1"=100 Feet

Title: Basic Construction Company Headquarters Building, Newport News, VA Location Map **Date:** 7/12/2018

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

SKETCH MAP

Basic Construction Company
Headquarters Building
City of Newport News, VA
DHR ID 121-5453

A- ca. 1945 office building (solid)

B- ca. 1965 office building addition
(dashed)



Feet

0 20 40 60 80
1:1,200 / 1"=100 Feet

Title: Basic Construction Company Headquarters Building, Newport News, VA Sketch Map **Date:** 7/12/2018

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

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PHOTO KEY - Exterior Views

Basic Construction Company Headquarters Building
City of Newport News, VA
DHR No. 121-5453

Legend



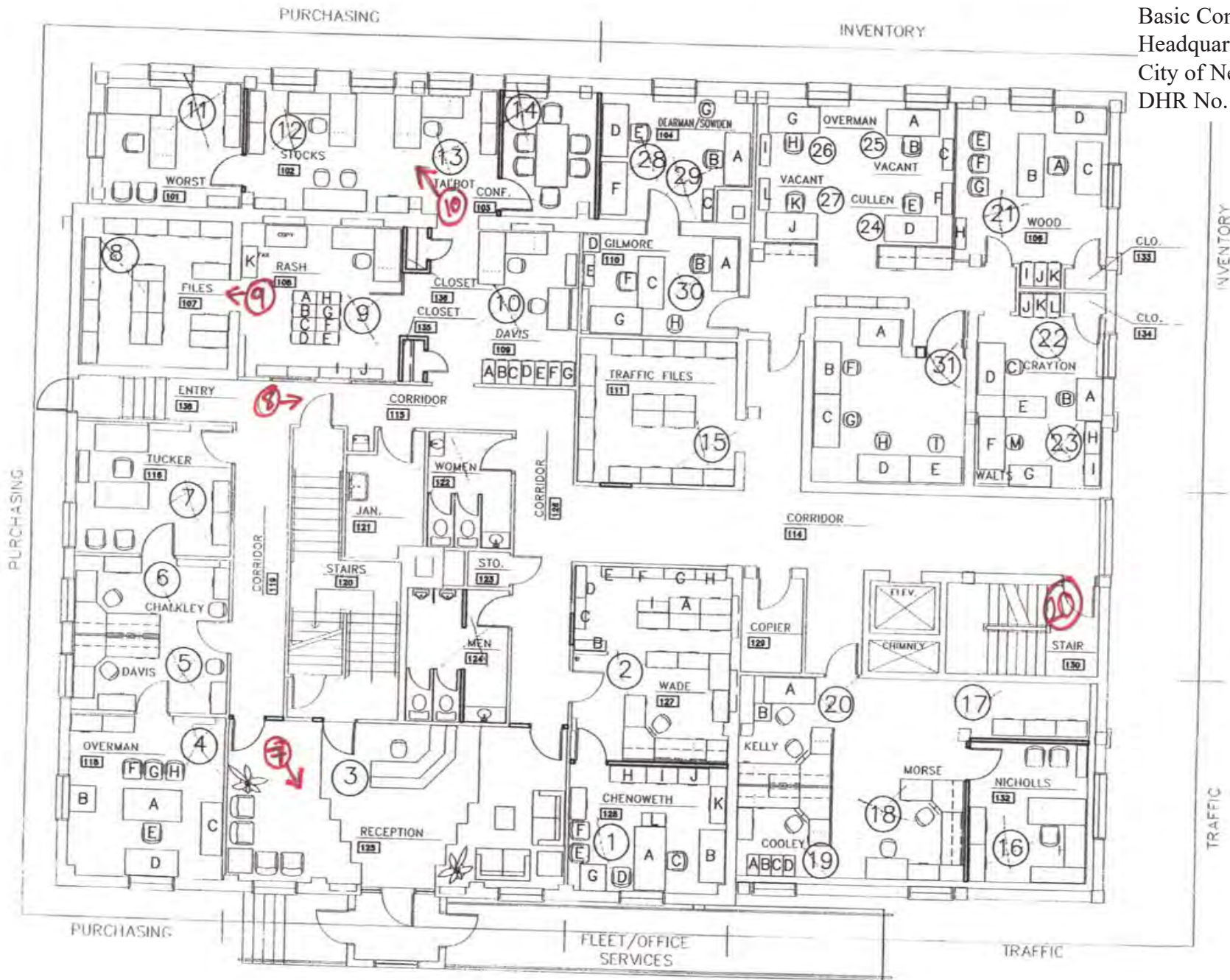
Google Earth

Image Landsat / Copernicus

200 ft



PHOTO KEY
 Basic Construction Company
 Headquarters Building
 City of Newport News, VA
 DHR No. 121-5453



Basic Construction Co., Newport News, VA.
 Interior Photo Key 1 of 5

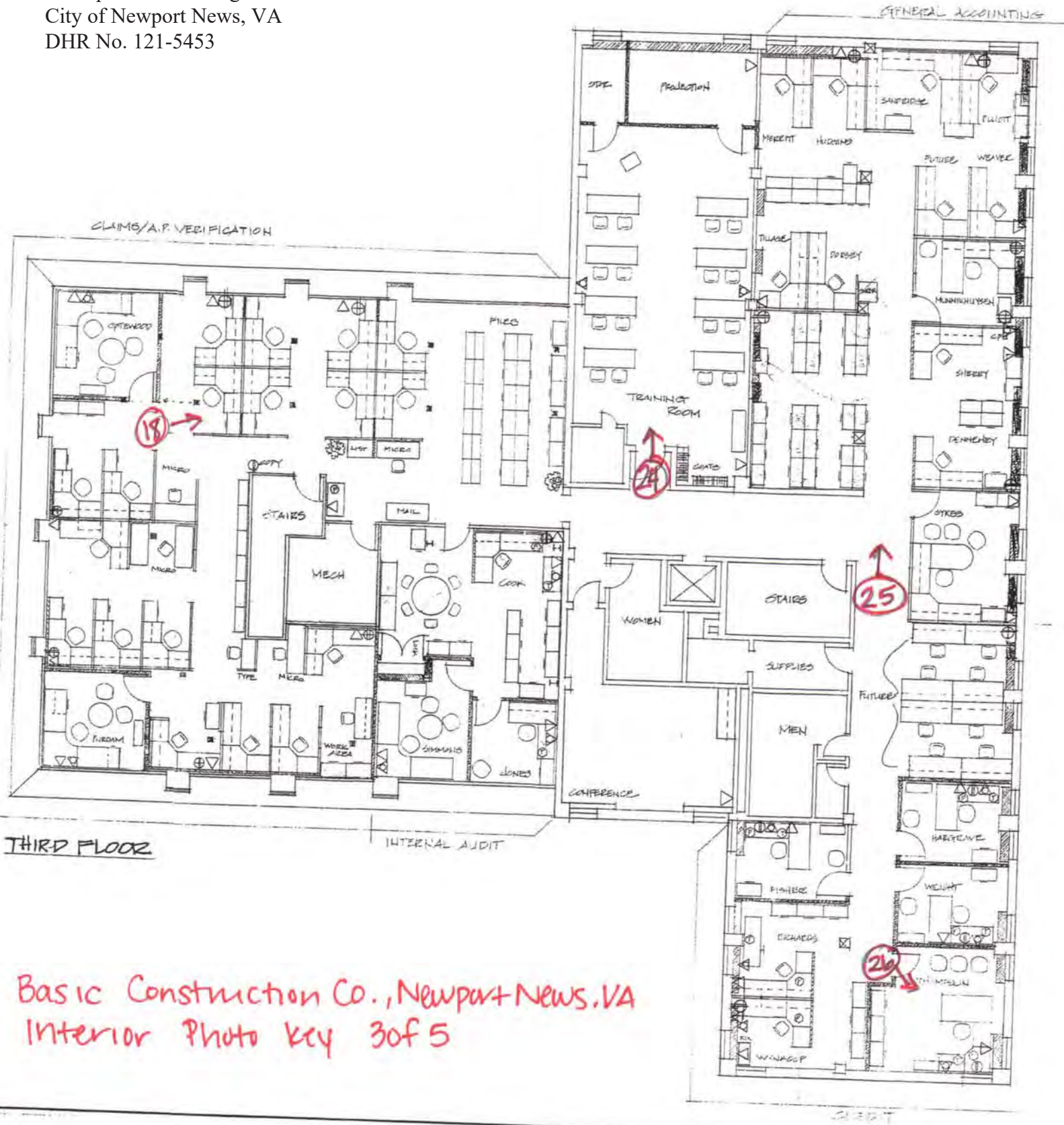
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 Basic Construction Company
 Headquarters Building
 City of Newport News, VA
 DHR No. 121-5453



Basic Construction Co., Newport News, VA
 Interior Photo Key 2 of 5

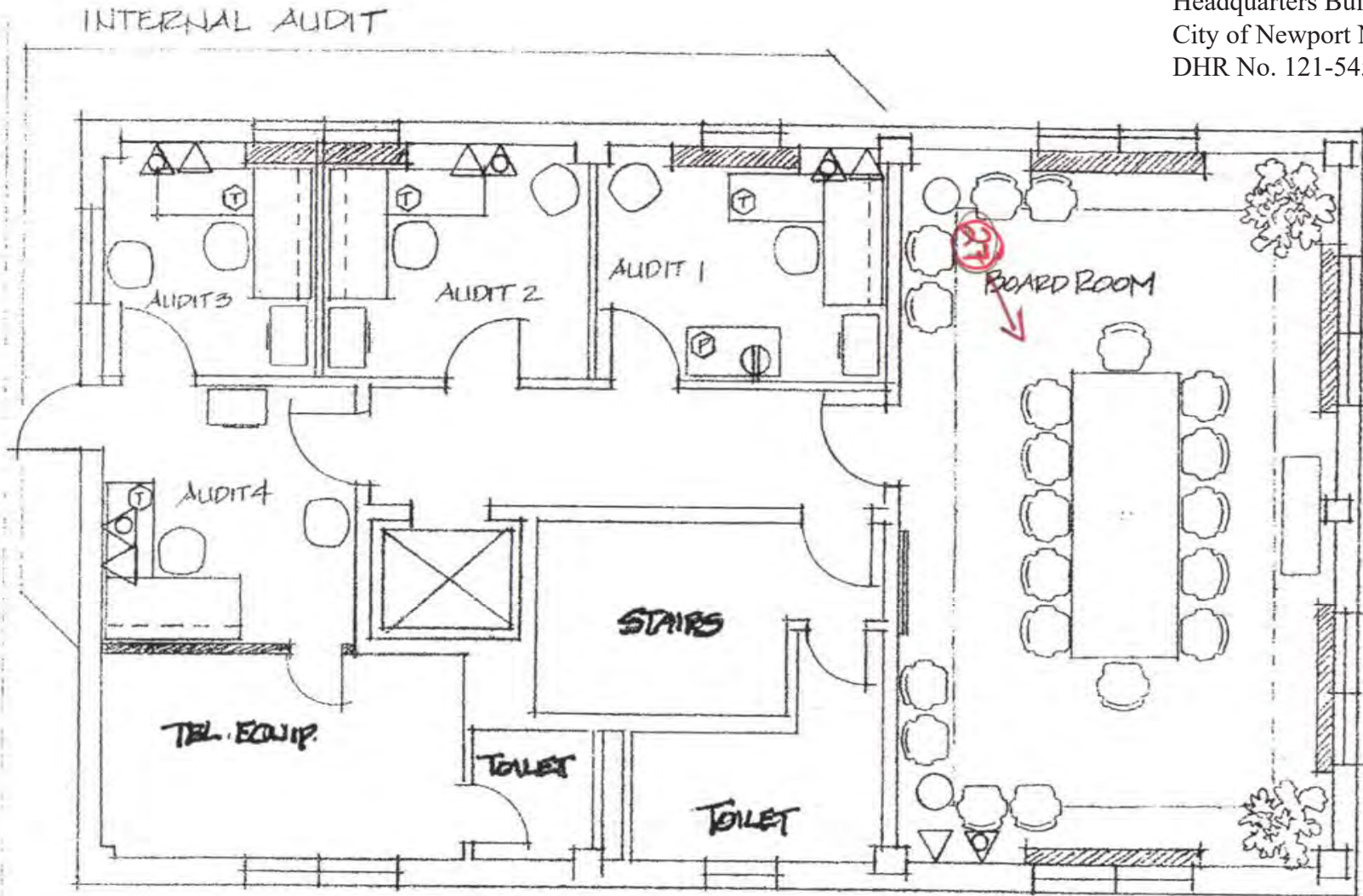
PHOTO KEY

Basic Construction Company
Headquarters Building
City of Newport News, VA
DHR No. 121-5453



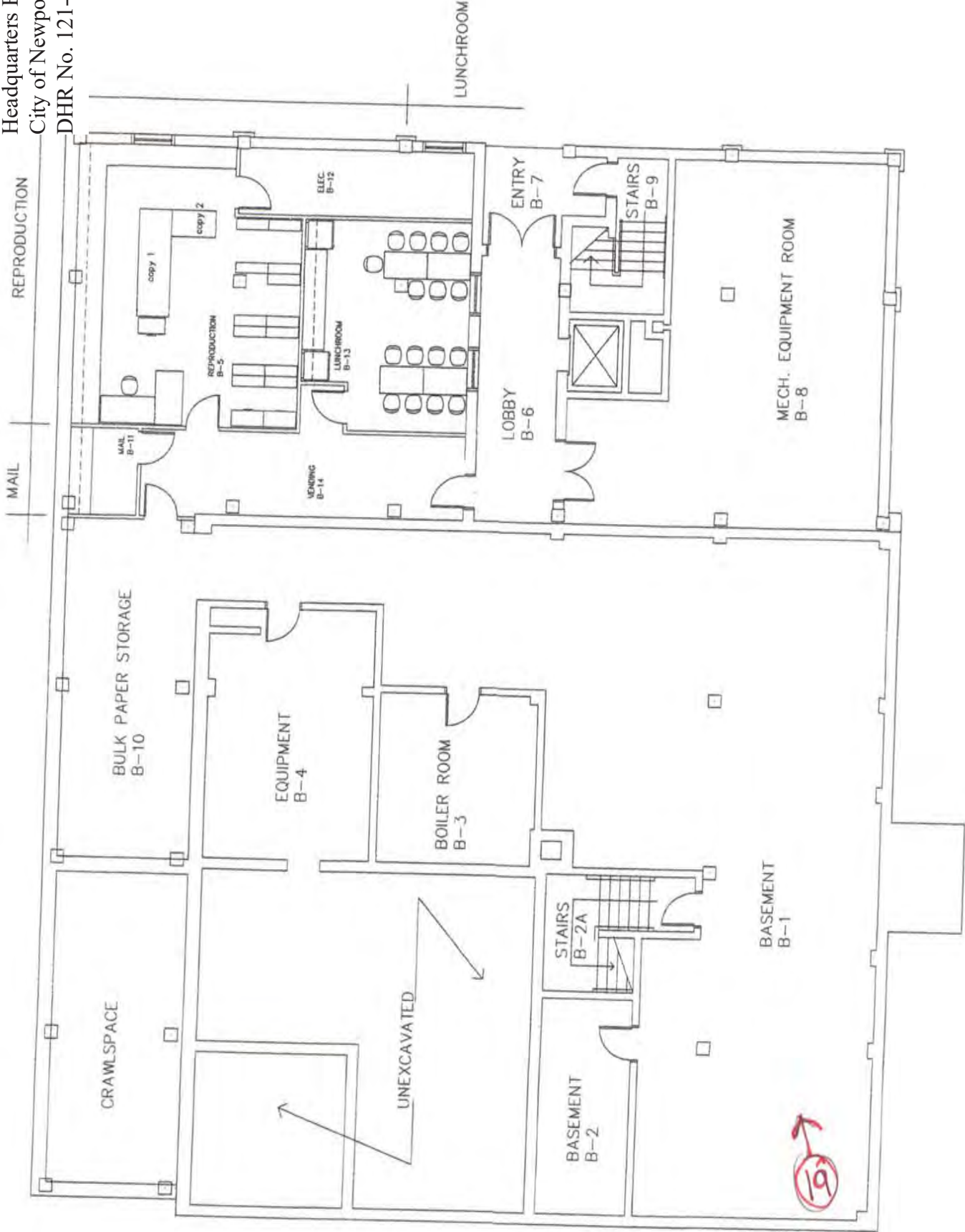
Basic Construction Co., Newport News, VA
Interior Photo Key 3 of 5

PHOTO KEY
Basic Construction Company
Headquarters Building
City of Newport News, VA
DHR No. 121-5453



FOURTH FLOOR

Basic Construction Co., Newport News, VA
Interior Photo Key 4 of 5



Basic Construction Co., Newport News, VA
Interior Photo Key 5 of 5