

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Staunton Steam Laundry

Other names/site number: VDHR# 132-5027

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: 110 W. Hampton Street, 709 Hall Street, and 710 Robertson Street

City or town: Staunton State: VA County: Independent City

Not For Publication: N/A Vicinity: N/A



3. State/Federal Agency Certification

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

national statewide local

Applicable National Register Criteria:

A B C D

 Signature of certifying official/Title:	 Date
<u>Virginia Department of Historical Resources</u> 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	

Staunton Steam Laundry
Name of Property

City of Staunton, 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

Staunton Steam Laundry
Name of Property

City of Staunton, VA
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

<u>3</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>3</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/TRADE: business: commercial steam laundry

INDUSTRY/PROCESSING/EXTRACTION: steam plant

Current Functions

(Enter categories from instructions.)

WORK IN PROGRESS

Staunton Steam Laundry
Name of Property

City of Staunton, VA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTRY AMERICAN MOVEMENTS: Commercial Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK; GLASS; METAL; CONCRETE;
concrete block

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 Staunton Steam Laundry complex is located in the southwest section of the City of Staunton, south of the Beverly Street Historic District (DHR#132-0024) and the Wharf Historic District (DHR# 132-00140), two of the larger commercial districts within the city. In total, Staunton Steam Laundry consists of three buildings accompanied by an interior parking lot. The complex has served as a pillar of the Staunton community to residents and local businesses alike for nearly 100 years. Building I, constructed ca. 1928, is a manufacturing facility constructed for the purpose of the production and utilization of steam and persists as an excellent example of a commercial steam laundry in Staunton. It is situated at the southeast corner of the intersection of W. Hampton and Hall streets. Less than a block farther west, Middlebrook Avenue is a major entry road into downtown Staunton from the Southwest portion of neighboring Augusta County. Another early manufacturing facility can also be found on site. Building II was constructed around the same time as the original Staunton Steam Laundry building and originally functioned as the Croyden Manufacturing mill. Located at the northeast corner of Hall and W. Peabody streets, the mill originally manufactured woolen garments, mainly coats. Both buildings highlight the design and purpose of early 20th century manufacturing and processing. Building II was acquired and put into use by Staunton Steam Laundry in the early 1960s, serving as the staging and distribution warehouse for finished products. Building III, the largest and newest building on the site, has steel

Staunton Steam Laundry

Name of Property

City of Staunton, VA

County and State

structural framing with an open floor plan. Located at the northwest corner of the intersection of W. Peabody and Robertson streets, Building III was built in the mid-1960s in order to expand operations and update technology for Staunton Steam Laundry and is illustrative of how the business adapted and changed alongside the industry as a whole. Since the steam laundry ceased operations in 2020, no notable alterations have been made to the Staunton Steam Laundry complex. The property retains high integrity of location and setting as it is within a densely developed area of Staunton and located in close proximity to Middlebrook Avenue/ Route 252, a principal thoroughfare through the city. The property has high integrity of design, materials, and workmanship as a commercial steam laundry that evolved over time to encompass more space and new technologies. The property's integrity of feeling and association convey its historic use as a commercial steam laundry complex with an economic impact on Staunton that is documented in employment, census, and other records.

Narrative Description

Site Description

The property is a commercial/industrial concern that has grown over the years alongside the steam laundry business. The two main buildings are the original Staunton Steam Laundry (Building I) that was built in 1928 and the Croyden Manufacturing mill (Building II) believed to have been built ca. 1922. Over time, additional land was purchased to accommodate growing operations and incorporate evolving technology of the steam laundry and milling industries, respectively. The Staunton Steam Laundry complex occupies a 2.68-acre site that is equivalent to a full square city block and is only .2 mile south-southeast of Staunton's historic downtown. Middlebrook Avenue/ Route 252 and railroad tracks leading into downtown Staunton are a short distance to the northwest of the nominated property. The property is surrounded on all sides with residential properties, mostly consisting of single-family housing. The nominated area is bordered by Hall Street to the west, W. Peabody Street to the south, W. Hampton Street to the north, and Robertson Street to the east. The site is composed of three separate buildings that over time have been connected via miscellaneous additions and/or covered walkways. Collectively, the buildings form a horseshoe shape around the north, west, and south sides of the property with a paved parking lot occupying the remainder of the space.

Detailed Building Description

Building I: Original Staunton Steam Laundry Building (ca. 1928, contributing)

Exterior

The original building consists of 14,400 square feet, and was built in 1928 by the firm Stoddard & Lambert, who designed it to function as a steam laundry facility. The exterior is constructed of brick with large expanses of multiple windows. Standing two stories tall, Building I is rectangular in shape, running north to south. The upper story is lined with large banks of multiple metal sash to capture and utilize natural light within the building. The hopper windows, a staple in the steam laundry industry at this time, were made to tilt open to allow for the release of steam and heat. The main floor features post-and-beam framing and poured concrete floors. The lower level functions as a walkout basement that housed offices, both administrative and professional, and a garage/workshop. The east (side) elevation has smaller windows and an entry into a

Staunton Steam Laundry

Name of Property

City of Staunton, VA

County and State

covered hallway that leads into a staging facility and loading dock. A distribution staging area with loading docks was added to the northern portion of the main building in the 1960s. This area comprises roughly 2,000 square feet and has metal paneling as the veneer. This section was built slab on grade and has a finished concrete floor and unfinished walls.

Façade: Hall Street

The façade is three bays wide and two-and-a-half stories tall and a parapet wall tops it with a central pediment. Four brick pilasters topped with concrete capitals and concrete bases divide the façade into three bays. The brickwork is laid in six-course American bond. Terracotta is inset into the brick in a diamond pattern above the two central pilasters. Steel-frame windows fill a bank of second-story window openings. The openings are topped with vertically laid, stretcher course brick lintels. The bank of windows is comprised of two arrangements. The central bay of second-story windows is constructed of five sections divided vertically by heavier steel supports. Three-light by five-light window sections are located on the ends followed by a four-by-five-light section, and a three-by-five light section in the center. Each unit includes hopper windows with the four-by-five-light sections located in the upper and lower sections and the three-by-five-light windows located in the center. A band of brick panels extends between the first and second stories. The flanking panels include a vertically laid stretcher course of brick. First-story window openings are filled with modern steel insulated windows and vertical steel panels and include vertical stretcher course headers and concrete sills.

Secondary Elevations

The north (side) elevation along Hampton Street is divided horizontally by an upper story with steel-frame industrial windows and a lower story of red brick laid in running bond. Multiple openings are filled with red brick masonry and the ground level is lined with concrete sills. The building's foundation is poured concrete with a graded aggregate, granolithic finish. The building is divided vertically into bays by brick pilasters. The pilasters toward the rear have little decoration, while those at the front are adorned with concrete caps. The second story consists of curtain wall construction with steel-frame windows. The window sections include awning hoppers. The roof includes a large steel monitor and steel-frame glass windows. Hopper windows line the monitor, providing ventilation. The roofing is industrial standing-seam metal with approximately four-inch-tall standing seams. The roof edge is capped with modern bronze-colored flashing.

Located at the rear (east side) of the building are several additions of modern construction. The rear area includes a large section of asphalt used for parking that leads to concrete loading docks. The construction materials include both concrete block and red brick foundations with upper steel paneled walls. The roof overhangs the aforementioned concrete loading docks. The additions at the southeast corner of Building I are modern steel construction with vertical steel wall panels and concrete foundations. The gable roof is covered with industrial steel roofing, including large industrial scale ventilators.

An addition is located at the south side of Building I that is constructed of a lighter shade of red brick with a running bond pattern. Glass block fills four of the five upper-level window openings. One opening is filled with dark red brick. A connector addition is located between the lighter red

Staunton Steam Laundry

Name of Property

City of Staunton, VA

County and State

brick addition and Building II (discussed below). The connector is constructed of vertical steel panels. The roof edge is covered with large-scale K-style gutters with square downspouts. This infill section appears to cover an older automobile entrance that includes concrete wall caps and a knee wall.

Connector between Buildings I and II

The connector between Buildings I and II is a one-story section with a shed roof sloping to the west and two rollup garage doors and a central pedestrian door on the east side. The south side is the exterior wall of Building II and includes a steel-frame window. The west wall appears to be covered with plywood. The floor leading to a loading dock beyond the rollup doors to the east is made of polished concrete. The angled north wall is constructed of vertical steel panels with a modern steel door leading to a large room on the east side. This room has steel framing with steel purlins running across steel I-beam supports. The I-beams are connected to wedge-shaped steel columns that are wide at the top and taper toward the floor. The room includes four sets of the beam-and-column combination. The roof appears to be insulated with vinyl-covered modern insulation. The room also includes a heating and air conditioning (HVAC) unit with ducting. The north and west walls are made of concrete block. The south and east walls are covered with oriented strand board. Two vertically divided, aluminum-frame, slider windows are located in the east wall. There is also a ventilator in the center of the ceiling. There may be a motor and fan above the metal louvers.

A dividing brick wall to the north includes a wide steel pedestrian door leading to another one-story connecting section. The west wall of this section is concrete block with glass block insets. This section includes 2"-by-10" roof joists. The east wall is also concrete block and the floor is polished concrete. The connector continues toward Building I. A section of the window frame has been removed to accommodate a loading lift.

Building I: Interior, Staunton Steam Laundry Upper Level

The upper level of Building I features steel and brick structural framing with the roof supported by large, bolted I-beams. Angle iron trusses extend into and support the roof monitor and I-beam columns reach the concrete floor. Each beam is connected with threaded bolts and plates. The roof I-beams extend from north to south. The beam ends rest upon smaller vertical I-beam columns. The roof deck appears to be painted tongue and groove wood resting on steel I-beams.

Positioned above the center one-third of the room is the roof monitor. Mechanically operated, steel, divided-light window sash line the monitor. The monitor windows are operated by a geared pipe system with pulleys turned by hanging chains. The gears turn a metal shaft with extended arms attached to the steel windows. At the western and eastern ends of the monitor are large, steel, industrial ventilation fans. The fans are mounted in the middle of steel window frames. At the east end of the roof monitor, a series of pulleys are mounted to the steel I-beams under the roof monitor.

Divided-light steel windows with clear glass make up the walls of this large room. The steel window frames pass behind the I-beam columns and rest upon the concrete sill. Above, the frames are bolted to a steel I-beam running the length of the room. A series of steel columns lead down the center of the room with corresponding columns along the exterior walls to the north and south. The west wall is also lit with a series of steel windows resting on the brick wall. The floor is

Staunton Steam Laundry

Name of Property

City of Staunton, VA

County and State

polished concrete. A raised section is located at the southeast corner of the room and includes steel plates over a trench and an uncovered trench drain on the south side of the room.

To the east is a large opening leading to a tall, two-story room. Mounted on steel I-beams in the ceiling are large tanks that historically fed water into the laundry machinery. One is a wood vat that stored the cold water and the other is a large steel tank that held the hot water. The walls are concrete block. A wood garage door raises vertically above the east opening. The door is constructed to raise like a roller door but extends up the wall driven by a counter spring and motor system. The room includes a concrete floor with various pipes.

The south wall includes steel divided-light window sash located in the upper half of the concrete block wall. This room includes a pedestrian door in the northeast corner. A wide steel door and two garage doors open into rooms toward the east. Wedge-shaped steel columns support steel I-beams making up the structure of the northeast end room. The room is two stories tall with a shed roof sloping to the east. A rollup garage door is set into the eastern wall and a pedestrian door leads to the loading dock. At the northeast corner is a set of steel double doors that measure approximately sixteen feet tall and four feet wide. The room is heated with a gas radiant system hanging from the ceiling. There are two covered window openings on the south wall. A steel pedestrian door leads toward the south into an adjacent room. This is a concrete block room with concrete floor that includes large trench drains. The ceiling is the underside of the roof deck and made of modern web trusses supporting painted corrugated steel roof decking. The north and east walls have divided light steel windows covered with insulation. Another opening leads to a narrow room with an exhaust fan and various electrical conduit and breaker boxes.

Building II: Croyden Building (ca. 1922, contributing)

Exterior

Building II is estimated to have been constructed around the same time as Building I and was built to function as a woolen garment factory for the Croyden Manufacturing Company. The earliest known public record found to date for this building is from 1923. The building was subsequently used by the Virginia Army National Guard as an armory from the early 1930s until 1963. In 1963, the Beam family, owner/operators of Staunton Steam Laundry, purchased the armory and utilized it as a staging area for outgoing garments, rugs and linens.

Building II, also known as the “old woolen factory,” is built of red brick with a low pitch, side gable roof. The building stands two stories tall, with a raised basement and an open floor plan featuring large glass windows on the two upper stories.

The building has vertical pilasters dividing the west façade into eight bays with large window openings on the first and second stories. The building rests on a concrete foundation. Due to a change in grade along Hall Street, the raised foundation is not visible on the façade. In five of the seven bays on the façade’s second story, there are six five-light, steel-frame window sash. The two northernmost bays are filled with brick but include concrete sills. All of the first-story window openings are filled with patterned concrete block, with the original steel frame windows in situ behind the blocks. The second bay on the façade’s north end is filled with red brick, and includes a vinyl replacement slider window on the first level. A modern steel door is set into the

Staunton Steam Laundry

Name of Property

City of Staunton, VA

County and State

end bay. A set of concrete steps leads to the door and includes a pipe rail. The door appears to fill an earlier opening. The upper section is filled with red brick with the original lintel of vertical stretchers intact. A newer lintel of brick headers is located above the steel door. On the west and east sides of the building, the roof has a slight overhang and includes rafters extending to the roof's edge. The plank roof deck may be viewed from street level.

Loading bays are located on the south elevation at the corner of W. Peabody and Hall streets. These consist of a loading bay for the upper level and to the east, a ramped entry into the lower level. The south end of the building also includes a steel beam extending from the façade, which seems to be intended to carry the load of a block and tackle. A red brick chimney rises at the southeast corner of the building and has a concrete cap, flashed with galvanized metal. The roof deck is flashed with modern bronze colored flashing/wrap. A one-story, gable-roofed modern addition spans the east half of the south elevation. The addition has metal siding and is devoid of fenestration but for a rollup metal door on the south gable end along W. Peabody Street.

Most of the east (rear) elevation of Building II is visible from within the parking courtyard. The building's poured-concrete, raised foundation has horizontal form marks within the concrete. The concrete also is formed to provide bases for the brick pilasters that divide the upper two stories into eight bays. A small, utilitarian entry door is set into the poured concrete foundation on the third bay from the north and provides access to the basement area. Ventilators are also located at the basement level. Red brick fills the first story's northernmost bay. It appears this bay did not originally include a window opening. A small two-by-three-light, steel-frame window is located in the center of the second bay. The southernmost bay of the first story also is infilled with brick, but a portion of this and the basement level are partly obscured by Building III (described below). The remaining five bays have large steel-frame, multiple-lane windows like those found on the west façade. Two steel beams extend through the pilasters on the second and third bays. The uppermost level of the east side of Building II retains all of its historic fenestration with large steel-frame sash in each bay.

A portion of Building II's north elevation is visible from the northeast. On the first story of the east half of this elevation, two of the original five-by-five-light, steel-frame windows and the central hopper window are largely intact. The remainder of the first story is obscured by the aforementioned addition that connects Buildings I and II. The second-story's four window openings are filled with red brick but include brick lintels with concrete sills.

Building II Interior

First Floor

The first floor of Building II consists of approximately 8,000 square feet and features a post-and-beam structure with steel members. The historic hardwood floors, mostly 1.5" pine flooring, are extant on both floors. The second floor is reached via a single stairwell, situated in the southwest corner. The interior walls are exposed brick. The joist system separating the floors is made up of exposed steel beams.

The first floor is nearly identical to the top floor with steel columns dividing the center of the room, but has an additional set of columns flanking the center columns. Heavy steel I-beams span the

Staunton Steam Laundry

Name of Property

City of Staunton, VA

County and State

ceiling supporting the second floor. Six-inch painted tongue and groove wood is laid on top of the steel I-beams. A series of fire suppression lines with sprinkler heads extend along the ceiling. Remnants of metal machinery brackets are also found along the ceiling. Fluorescent light fixtures are suspended from the ceiling throughout the room. In the southeast corner is a small concrete block room with steel double doors. A modern rollup garage door with electric opener and a fire alarm panel is located on the south wall. Various fire suppression piping, valves, and backflow preventers are located along the west wall. A small office is located on the northwest corner with windows to view out onto the work floor. A stairway with walls of beaded tongue and groove paneling is located in the northeast corner. Steel diamond plate and trench drains are installed in the polished concrete floor.

Diagonal maple flooring is found on the west middle section of the room. This flooring, parts of which have been patched with plywood, extends to the north third of the floor area. The patches appear to mark former access points to machinery or to a crawlspace below. The maple flooring stretches to the east wall and then to the southeast corner. The last bay is concrete. The southeast section of wood flooring is raised above the adjacent floor level approximately two to three inches.

Steel divided-light window sash are located within the brick wall and between structural columns. The windows are partially covered with foam board insulation. The window openings have concrete sills and those on the west façade are filled with decorative concrete block. Some of the steel windows remain in place, while others are covered.

The room also includes a heating or air conditioning system with galvanized ductwork. A modern heating unit is suspended from the ceiling. A small bathroom is located under the stairwell. The stairwell is enclosed with narrow, V-groove, tongue and groove paneling. The exterior door located in the northeast corner is rail and stile construction filled with tongue and groove, diagonally laid wood. Older hardware includes a deadbolt latch, D handle and doorknob.

Second Floor

The second floor has painted exposed brick walls, pierced with steel divided-light windows. Modern foam board insulation covers most of the windows. Seven steel columns divide the space down the center. Each exterior wall also has a series of columns supporting roof I-beams. Brick with window openings fills the spaces between the exterior columns. Steel I-beams span the ceiling, sloping from the center columns toward the I-beam columns embedded in the exterior walls. Doubled wood roof joists support the roof structure between each of the steel I-beams. The 6"-wide tongue and groove pine roof deck is visible from the interior. Various metal conduit, white and green enamel industrial light shades, and fluorescent lights are suspended from the I-beams, joists, and roof deck. Two sets of ventilation ductwork extend from the floor to the ceiling. The entire floor is diagonally laid with maple flooring. A small modern utility elevator is located in the northwest corner of the room.

On the south wall are two doorways. One door is made of diagonal tongue and groove beaded wood with strap hinges and bolt locks and a D handle. A bolted steel lintel supports the opening. At the southwest corner, the second opening is filled with a rollup garage door. The door includes a row of glass lights with solid panels above and below and an electric motor for automatic operation. Above the doorway is a steel divided-light window sash, covered on the exterior. To

Staunton Steam Laundry

Name of Property

City of Staunton, VA

County and State

the right (east) are an opening that is covered with metal siding and two windows with multiple-light, steel-frame sash with hoppers. The stairway to the first floor is located at the northwest corner. Located in the southeast corner of the second floor are galvanized water pipes and a cast-iron sewer/vent pipe. Fire suppression pipes rise along the west wall, extending to ceiling-mounted sprinkler heads.

Building III

Exterior

The third building was built by the Beam family in 1964 and was the largest clear span building in Staunton and Augusta County at the time. This rectangular building is the largest of the three on site and stretches from the south end of Building II's east (rear) elevation along W. Peabody Street to the property's eastern edge at Robertson Street. Building III features a steel clear span beam with metal siding, concrete block walls and a gable roof. The east (side) wall shows a brick foundation and brickwork extending up the south corner.

During the expansion process for Staunton Steam Laundry, the City of Staunton allowed the Beam family to close an alley between the buildings, which enabled the company to connect all three buildings on the Staunton Steam Laundry site.

Interior

Housed in Building III are two mechanical bays and several interior offices. The open floor plan provided ample space that served as warehouses for dry- and wet-wash cleaning machinery and drying facilities. The aforementioned offices overlook the open floor plan below. This facility expanded the operations and capacity of Staunton Steam Laundry, allowing the business to keep pace with the evolving commercial laundry industry. The north pedestrian entry leads into a truck bay below the main floor level. A set of steel stairs leads up to the main floor. The steel structure includes large steel I-beams that peak at the center ridge. Steel I-beam purlins extend across the wedge-shaped support I-beams with the narrow end at the center ridge and the wide end at the walls. Here they connect to wedge-shaped steel I-beam columns that are bolted to the polished concrete floor. The main room has trench drains covered with steel plate and the interior walls are unfinished concrete block. The north wall includes a roller door and pedestrian doors that lead outside. Additional doors lead to a large room on the east end.

A gable-roofed extension at the southeast corner of the building also has a steel structure: wedge I-beams with the wide end attached at the central peak and the narrow end extending to the walls with wedge-shaped steel columns mounted to the concrete polished floor. Purlins extend across the roof I-beams. The raised office windows overlook the space. There is an additional first-floor office with modern commercial doors and sheetrock wall finishes. The southwest end includes offices with concrete block walls and a picture window that looks out onto the first floor. The west wall includes steel frame windows with pedestrian doors and an industrial loading door. The door leads to a loading bay with two rollup doors. The structure includes a concrete floor, concrete block walls, and a steel frame with a shed roof sloping to the west.

Staunton Steam Laundry
Name of Property

City of Staunton, VA
County and State

Integrity Statement

The Staunton Steam Laundry complex retains excellent integrity of location and setting in its physical makeup and clearly conveys its significance as a commercial and architectural landmark for the City of Staunton. The parcel is situated on the periphery of historic downtown Staunton and near the Sears Hill neighborhood, where many of the employees of the laundry resided. All three of its buildings can still be found in their original locations with each structure's physical integrity sustained over several decades of use. In terms of design, materials, and workmanship, the original Staunton Steam Laundry Building (Building I), the Croyden Building (Building II) and Building III all reflect the prevalence and evolution of the steam laundry business through much of the twentieth century. All were added onto or modified to meet the changing needs of the industry and help the business to remain competitive and profitable. The interior and exterior of the buildings retain their integrity of design, materials and workmanship. Each of the buildings clearly illustrates their intended industrial use through their construction materials, open floor plans to house large machinery, window placement to maximize sunlight, and their original poured concrete flooring to support heavy machines and aid in fire prevention. The complex is a quintessential example of a commercial laundry constructed in the twentieth century. Spatial relationships among the buildings, interior parking and loading/unloading zones, and the major transportation route of Middlebrook Avenue are all intact. Although the laundering equipment has been removed, each building retains character-defining open spaces, loading areas, and large pipes for conveyance of steam between Buildings I and III. The complex also conveys its feeling and association within an evolving commercial and industrial milieu. The solid concrete floors, open floor plans, and expanses of windows indicate the scale of complex industrial and commercial processes that occurred here. Though the industrial-scale laundering equipment was removed after the company's recent closure, the feeling and association that the complex maintains make it an important landmark for the City of Staunton.

Staunton Steam Laundry
Name of Property

City of Staunton, 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

Staunton Steam Laundry
Name of Property

City of Staunton, VA
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

Period of Significance

c. 1928-1964

Significant Dates

1963 Expansion

1964 Construction and Expansion

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Stoddard & Lambert (builder)

Staunton Steam Laundry

Name of Property

City of Staunton, 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 Staunton Steam Laundry complex is an example of a twentieth-century commercial steam laundry. The property served as a cornerstone of the local economy, employing over 125 people (just under 1 percent, of the local Staunton population). The local neighborhoods were rumored to set their watches according to the steam whistle that governed the employee shift changes. The service area of Staunton Steam Laundry helped push Staunton into new economic areas outside of the scope of the local city and county. The customer base extended to Winchester, Roanoke, and Charlottesville, Virginia, and to Charleston, West Virginia -- north, south, east and west respectively. The three buildings and their renovations mirror the expansion and evolution of the commercial laundry industry on a larger scale. The property has the character-defining features of twentieth century steam laundry operations, such as large windows to provide access to sunlight and proper ventilation, poured concrete floors to aid in fire prevention and support heavy machinery, a floor plan that reflected the laundry functions, multiple loading and unloading docks, and open interior spaces designed to house specialized equipment. The Staunton Steam Laundry is locally significant under Criterion A in the area of Commerce, with two early-20th-century industrial buildings housing successful area businesses that contributed greatly to Staunton's economy and specifically became the base of operations for the Staunton Steam Laundry, a leader in the regional steam laundry business for over 100 years. The company was featured in Virginia Business (July 1994) and Nation's Business (September 1987). After being passed down through three generations of the Beam family, it is believed to have been one of the longest running family-owned businesses in western Virginia until the COVID-19 pandemic forced its closure in 2020. The buildings are also locally significant under Criterion C in the area of Architecture as good examples of Commercial Style industrial buildings designed, constructed, and adapted for use as a steam laundry, including alteration to accommodate new technology and commercial laundering practices. Character-defining aspects of Commercial Style that are notable at the property include the horizontal massing of Buildings I and II with large banks of windows that provided light and ventilation, the west façade of Building I that features a central bay topped with a parapet, brick pilasters with concrete bases and caps, courses of soldier bricks above the windows, and decorative brickwork consisting of the parapet's small diamond shapes set within a field of stretcher bricks. The period of significance begins with establishment of the Staunton Steam Laundry and construction of Building I circa 1928 and ends with construction of the latest building on the site in 1964. Significant dates are 1963 and 1964, when the firm experienced sufficient growth to warrant acquisition of Building II and construction of Building III.

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

Historical Background of Staunton Steam Laundry and the Steam Laundry Industry

Brief History of the Steam Laundry Industry

The commercial steam laundry industry materialized at the end of the nineteenth century due to the increased commercialization and mechanization of laundering. Through the late nineteenth and

Staunton Steam Laundry

Name of Property

City of Staunton, VA

County and State

early twentieth century, the burgeoning field saw not only advancements in terms of technology but in the introduction of new services as well.

Prior to the emergence of the commercial laundry industry, domestic laundering was primarily completed by women in their homes using a washtub and scrub board. Those households with a surplus of wealth were able to afford to pay washerwomen to carry out this taxing labor.¹ With the invention of steam-powered laundry machines in the mid-nineteenth century, the process slowly started becoming mechanized. Machines dedicated to individual steps of the laundering practice were invented. This allowed the physical demand of this laborious work to be lessened significantly. The 1880s brought with them the widespread distribution of large washing machines and steam-powered mangles, which dramatically reduced the skill required to launder various types of textiles. Additionally, from 1900 to 1910 machines designed to carry out more specialized tasks emerged, such as starching and ironing. The expanding popularity of mechanized equipment, exponential growth of commercial laundries, and increased division of labor furthered the separation of commercial-scale and domestic laundering.

The commercial laundry industry grew in prevalence during the early years of the twentieth century. In 1909, the first census of laundries in the United States was conducted. Counting only the establishments that utilized power-driven machinery, a total of 5,186 laundries were recorded along with 124,214 people employed by them. Women comprised 71.2 percent of the laborers, likely due to the connection of commercial laundering to its domestic roots. Leading up to World War I, the number of people employed by laundry enterprises grew by nearly 20 percent² and, by 1920, all major steps in the laundry process had been mechanized.³

History of Staunton Steam Laundry (1912-1964)

For 108 years, Staunton Steam Laundry was a flourishing business that serviced much of the Shenandoah Valley area. Though it leaves behind a long and successful legacy, the historic steam laundry emerged from humble beginnings.

In 1912, Robert C. Beam Sr. and his wife, Mae, bought and combined two existing laundries to create New Method Laundry. This establishment was located on Johnson Street and South Central Avenue and was soon renamed Staunton Steam Laundry. In a matter of a dozen years, the enterprise flourished and the need for a larger facility became apparent. To fill this need, the Staunton Steam Laundry building (Building I) was erected circa 1928. This building was designed and constructed to function as a classic early twentieth century steam laundry. At this time Staunton Steam Laundry offered not only a comprehensive household laundry service, but rentals for aprons, towels, and supplies for beauty salons and barber shops.

In 1944, the family-run company experienced a tragic loss on both a personal and commercial level. Robert Beam Sr. passed away unexpectedly at the age of 59 after suffering a heart attack. On top of having to navigate the loss of a loved one, the family also was forced to scramble to preserve the business. Unfortunately, because Robert had not left behind a will, his sons returned from their military service to beseech the court to allow them to run the enterprise in the stead of their late father.

Staunton Steam Laundry

Name of Property

City of Staunton, VA

County and State

Despite the upheaval the family experienced in the wake of Robert Beam's passing, Staunton Steam Laundry continued to grow and evolve. The business employed 75 people and had an approximate annual payroll of \$100,000 in 1949. This same year the operation was described to be utilizing cutting-edge equipment and methods to complete their offered services as well as being regarded as a "model establishment of its kind."⁴ In the wake of World War II in the late 1940s, dry cleaning was added as a service and, in the 1950s, towel rentals. These additional services were followed closely by the introduction of uniform, garment, and mat rentals in the 1960s and allowed the business to remain competitive even though commercial-size washing and drying machines were becoming more readily available.⁵

Adjacent to the original Staunton Steam Laundry facility (Building I) was the Croyden Mfg. Corporation textile mill (Building II), which was constructed in 1922. The corporation also had another plant located on West Beverly and Hays Avenue in Staunton that mainly manufactured pajamas. Before the building was purchased by Staunton Steam Laundry, the Croyden building produced a variety of woolen garments with the primary garment manufactured onsite being coats. The mill was utilized by the corporation from 1923 through the early 1930s. At this time, the Virginia Army National Guard purchased the building and it served as an armory until 1963 when the Beam family acquired it. Staunton Steam Laundry initially used the former mill/ armory to fit their need for a space to stage outgoing items such as garments, linens, and rugs. With the firm's rapid growth and expansion, the building soon became the new home of its dry-cleaning operations. Building III was constructed in 1964 to accommodate this growth as well.

Relationship of Staunton Steam Laundry with the Railroad and the Sears Hill Neighborhood

The Staunton Steam Laundry's Buildings I and II face west. Therefore, the façades face toward Hall Street and, farther west, Middlebrook Avenue, beyond which are the tracks for the Chesapeake & Ohio (C&O) Railroad. Historically, this area of Staunton was known as C&O Flats and included the C&O Railroad roundhouse. Associated industrial buildings are still located along Middlebrook Avenue, including the city stables. The neighborhoods surrounding the Staunton Steam Laundry complex expanded from the mid-19th century to the mid-20th century.

Sears Hill

The Sears Hill Neighborhood largely developed over a 65-year span. Period newspapers recount stories of community celebrations punctuated by bonfires and cannon shots from Sears Hill. In the early 19th century, the area was also noted as Garber's Hill, Stuart's Hill, and Oak Hill. Early dwellings belonged to Barnas Sears, Newton Argenbright, and J.J. Lad. Surrounding properties were owned and later developed in three distinct periods by prominent Staunton landowners Jedidiah Hotchkiss, Alexander H.H. Stuart, Captain G. G. Gooch, and Captain James and Caroline Marquis.

Partlow

In the late 19th and early 20th century, the lots and streets of Sears Hill took shape upon subdivision and sale of larger land holdings. The neighborhood developed with a grid pattern of streets, bounded by brick sidewalks and alleyways. Constructed mostly of wood frame, the houses are vernacular adaptations of popular architectural styles. Shingle-clad gable ends, hip roofs with bracketed eaves, clapboard siding, and single-story porches with turned and pattern-sawn balustrades relate to Victorian-era styles. As noted in the 1885 Hotchkiss Historical Atlas of

Staunton Steam Laundry

Name of Property

City of Staunton, VA

County and State

Augusta County, Virginia, occupying these houses were engineers, auctioneers, printers, teachers, watchmakers, carpenters, cigar makers and policemen. During this period small groceries, churches, and a volunteer fire company all were established specifically serving Sears Hill. Between 1910 and 1929, Sears Hill experienced its third phase of development with the subdivision of the Marquis property and construction of bungalow and two-story Four Square dwellings. Third Presbyterian Church constructed a brick Classical Revival church that is now the Nelson Street Teen Center.

The residential neighborhood immediately adjacent to the Stanton Steam Laundry is contemporary with the laundry. Sometimes referred to as Dogwood Hill, this area can be considered the fourth extension of the Sears Hill neighborhood beginning between 1921 and 1929. Many of the houses were constructed in the first half of the 20th century with some possibly dating to the 1950s. Architectural historian Rosemary Thornton visited Staunton in 2013 to conduct a basic survey to note examples of catalog mail-order kit houses. The neighborhood directly to the south and west of the Staunton Steam Laundry includes both pattern book and mail-order kit dwellings. Opposite the nominated property at the corner of W. Peabody and Hall streets is a Harris Brothers kit house #1025.

The industrial characteristics of the Stanton Steam Laundry are not in opposition or unrelated to the character of the neighborhood surrounding the facility. This industrial building was placed at the edge of a neighborhood context, where many of the laundry's employees resided over the years. It is contemporary with the neighborhood and relates to the early-to-mid-20th century period of development of Staunton.

Criterion A: Commerce

Staunton Steam Laundry served as the industry leader in Staunton through its utilization and implementation of the latest technological advancements in the field. It became a catalyst for local economic growth by employing up to nearly 1 percent of the city's population at various points in its history. A 1949 pictorial in a local periodical best described the laundry as "Progressive and ever watchful for new methods, equipment and improvement, this company has a well sustained reputation for its work and is regarded as one of the model establishments of its kind in VA."⁶

Staunton Steam Laundry was in business for 108 years as a steam laundry operation owned by the Beam family. Staunton Steam Laundry was started in 1912 when Robert C. Beam Sr. and his wife, Mae, purchased New Method Laundry, located at Johnson Street and South Central Avenue in Staunton. At the time, Robert Beam was in partnership with J. R. Rohr. J. R. Rohr also owned the Croyden Manufacturing Company mill in 1922. As the business grew, the need for a bigger building arose, and the Staunton Steam Laundry's Building I was built in 1928. Another building, at 709 Hall Street, is believed to have been constructed around the same time but is first seen on a 1949 Sanborn map. Robert Beam Sr. died unexpectedly in 1944 without a will. His sons had to return from military service and petition the court to let them run the business. During the 1940s, dry cleaning was added to the company's services. In 1949, it employed 75 employees and its annual payroll was \$100,000. By the end of the 1950s, the delivery system and customer base had more than doubled. In the 1960s, the company rounded out its catalog with uniform and mat rentals. Over time, the Beams also acquired White Way, another commercial laundry that was operating in a space across town. The space White Way had occupied burned down in 1963.

Staunton Steam Laundry
Name of Property

City of Staunton, VA
County and State

Around 1963, the Croyden mill (Building II) and the land adjoining it was purchased by the Beam family in order to better meet the needs of their expanding business. The dry-cleaning operation was moved into Building II to provide ample space for the growth the business was experiencing. An increased focus on dry-cleaning helped the company remain relevant because this was a process that is not replicated in individual dwellings.

By the end of the 20th century, the plant had expanded to 64,000 square feet. A typical week meant 120 employees engaged in cleaning 70,000 pounds of linen. Included in this were more than 16,000 sheets, 45,000 towels, 22,000 napkins, and 4,000 tablecloths. A fleet of vehicles traveled 10,000 miles a week making deliveries to approximately 3,000 customers. Staunton Steam Laundry was a foundational institution in the working-class neighborhood on Sears Hill since the business located there in 1928. It was very common for many of the employees to walk to work and residents could set their clocks by the steam whistle. For over 100 years, Staunton Steam Laundry and the Beam family were a linchpin in the Staunton community and made an immense contribution to the City of Staunton's commerce. Despite the business's success, Vice President Tom Beam made the company's values abundantly clear in his quote in *Nation's Business's* September issue in 1987 when he said, "Dad always preached to us that it's not the big customers who make you grow, it's all the little customers." That sentiment seemed to work well for the family as their business grew to be a cornerstone of Staunton's economic prosperity and history.

Criterion C: Architecture

With their functional, industrial plans and designs as well as the building materials used, the three main buildings of the Staunton Steam Laundry facility are not only a reflection of commercial laundering processes for this particular enterprise, but of evolution of the industry as a whole. Additionally, character-defining aspects of the Commercial Style, which was the style of choice for industrial buildings in Staunton in the first half of the 20th century, include the horizontal massing of Buildings I and II with large banks of windows that provide light and ventilation and the west façade of Building I featuring a central bay topped with a parapet, brick pilasters with concrete bases and caps, courses of soldier bricks above the windows, and decorative brickwork including the parapet's small diamond shapes set within a field of stretcher bricks.

The original Staunton Steam Laundry building (Building I) retains its historic design specific to the steam cleaning industry. For instance, the building is designed and positioned to maximize sunlight through its monitor roof and large banks of windows, while the floor plan and engineering of the interior ceiling lines and levered window panels allowed for the escape of heat and steam. This functioned as a way to create suitable conditions for employees engaged in the steam laundry process. Poured concrete floors are also present and indicative of a steam laundry operation, as this type of flooring was a staple in other steam laundries constructed in the twentieth century, such as Peacock-Salem Launderers and Cleaners (NRHP 2019; DHR #129-5143) located in Salem, Virginia. These hardy floors helped to prevent fires and provided a stable surface for heavy machinery. Constructed by the firm Stoddard & Lambert based out of Staunton, Virginia, the Staunton Steam Laundry's Building I also features a very open floor plan made possible with post and beam framing, a character-defining feature of industrial buildings of its era. Trench drains, both covered and uncovered, can be found in the main room of the building. The mechanical roof monitor features hopper windows operated by a geared pipe system and pulleys turned by hanging

Staunton Steam Laundry

Name of Property

City of Staunton, VA

County and State

chains as well as large, steel ventilation fans, all to aid in ventilating the area, are further indications of the type of work historically done here. Several additions of modern construction can be found at the rear of the building, showing the expansion of not only the building itself but the business as well.

Building II (the former Croyden Mfg. Company's mill), constructed in 1922, features a similar rectangular shape with large glass panels for the same maximization of sunlight, exposed post and beam construction with pine flooring and exposed brick walls with sliding barn-style cargo doors. The building's open floor plan, combined with its steel-frame window sash, ventilators, joist system comprised of exposed steel beams, and other industrial features, are similar in character and quality to Building I, despite the different functions originally housed here. Due to its original design to be the site of textile manufacturing, a series of fire prevention lines complete with sprinkler heads can be found along the ceiling in Building II. When the space was later repurposed by Staunton Steam Laundry, these lines would also have been useful in preventing fires. There also appear to be remnants of metal machinery brackets on the ceiling. Steel diamond plate and trench drains are installed in the polished concrete floor to help direct and contain water.

Building III, erected in 1964, allowed for the expansion and adaptive practices for the facility to grow into an economic powerhouse and featured heavy, state-of-the-art manufacturing and construction with its massive steel beams that allowed for clear span design and flexibility of use within. This building also provides a very open floor plan and poured concrete floors allowing for storage and use of larger machines as well as administrative and professional offices that overlook the spacious workspace below. The addition of this building gave the steam laundry the necessary space to keep up with the rapid growth of business and remain competitive in the evolving industry. This space served as warehouses to store dry- and wet-wash cleaning machinery.

All three buildings were impeccably maintained for their intended usage up until 2019, when the laundry closed. Preservation of Staunton Steam Laundry presents a unique opportunity to capture the distinctive design features of a commercial steam laundry operation and pay homage to an innovative economic agent in Staunton's history.

Staunton Steam Laundry
Name of Property

City of Staunton, VA
County and State

9. Major Bibliographical References

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

“1949 Staunton Pictorial,” 1949.

Anderson, Belinda. “Estate Planning: No Will? No Way!” *Virginia Business*, July 1994.

Beam, Lee. Interview with President of Staunton Steam Laundry, Lee Beam. Verbal, 2021.

Croft, Nancy L. “Still Alive at 75.” *Nation’s Business*, September 1987.

Fitzgerald, Kimberli. “National Register of Historic Places Registrar: Yale Union Building, National Register Nomination 1023-0018.” Oregon State Historic Preservation Office, Portland, Oregon, 2007.

Gutshall, Katherine. “National Register of Historic Places Registrar: Peacock-Salem Launderers & Cleaners (Salem Steam Laundry; VDHR# 129-5143).” United States Department of the Interior: National Park Service/National Register of Historic Places Registration Form, March 2018.

Interview with Director of the Historic Staunton Foundation, Frank Strassler. 2021.

Mohun, Arwen. “Steam Laundries: Gender, Technology, and Work in the United States and Great Britain, 1880-1940.” *Johns Hopkins University Press*, 1999, 27, 70.

Nutt, Joe. “Staunton Steam: An Area Institution.” *Daily News Leader*. July 12, 1994, sec. Focus on History.

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Staunton Steam Laundry
Name of Property

City of Staunton, VA
County and State

___ University

___ Other

Name of repository: Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): DHR #132-5027

10. Geographical Data

Acreage of Property 2.68

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: 38.142990 Longitude: 79.075200

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.)

The property is bounded as follows: to the west, Hall Street; to the north, W. Hampton Street, to the east, Robertson Street; and to the south, W. Peabody Street. The historic boundary is coterminous with tax parcel PIDs 400, 403, 404, and 8934 as recorded by the City of Staunton, Virginia. The true and correct historic boundary is shown on the attached Location Map and Sketch Map/ Photo Key.

Staunton Steam Laundry
Name of Property

City of Staunton, VA
County and State

Boundary Justification (Explain why the boundaries were selected.)

The historic boundary includes the full extent of the Staunton Steam Laundry as it existed during the property's period of significance and therefore captures the property's historic setting and all known associated historic resources.

11. Form Prepared By

Name/Title: Dain T. Hammond/President
Organization: Hammond Asset Management, Inc.
Street & Number: 5 East Beverley Street
City or Town: Staunton State: VA Zip Code: 24401
E-mail: Dain@Hammondasset.com
Date: March 2, 2022

Additional Documentation

Submit the following items with the completed form:

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

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

Photographs

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

Photo Log

Name of Property: Staunton Steam Laundry
City or Vicinity: Staunton
County: N/A
State: VA
Photographer: Benjamin White
Date Photographed: March 14th, 2022

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

Staunton Steam Laundry

Name of Property

City of Staunton, VA

County and State

- Photo #1 of 30 West facing, 110 W. Hampton St. loading dock exterior view from parking lot
- Photo #2 of 30 North facing, 110 W. Hampton St. loading dock exterior side view from parking lot
- Photo #3 of 30 West facing, 110 W. Hampton St. exterior side view from parking lot
- Photo #4 of 30 South facing, 110 W. Hampton St. exterior side view from W. Hampton St.
- Photo #5 of 30 Southeast facing, 110 W. Hampton St. exterior view from intersection of W. Hampton St. and Hall St.
- Photo #6 of 30 East facing, 110 W. Hampton St. office exterior entry view from Hall St.
- Photo #7 of 30 North facing, 110 W. Hampton St. basement level garage area interior view
- Photo #8 of 30 North facing, 110 W. Hampton St. first floor connector building warehouse area interior view
- Photo #9 of 30 South facing, 110 W. Hampton St. basement level garage area interior view
- Photo #10 of 30 West facing, 110 W. Hampton St. first floor level interior view
- Photo #11 of 30 West facing, 110 W. Hampton St. first floor level interior view
- Photo #12 of 30 East facing, 110 W. Hampton St. first floor level interior view
- Photo #13 of 30 Southwest facing, 709 Hall St. side exterior view from parking lot
- Photo #14 of 30 North facing, 709 Hall St. rear exterior view from W. Peabody St.
- Photo #15 of 30 Northeast facing, 709 Hall St. side exterior view from Hall St.
- Photo #16 of 30 Southeast facing 709 Hall St. side exterior view from Hall St.
- Photo #17 of 30 South facing, 709 Hall St. first floor interior view
- Photo #18 of 30 North facing, 709 Hall St. first floor interior view
- Photo #19 of 30 South facing, 709 Hall St. second floor interior view
- Photo #20 of 30 South facing, 709 Hall St. second floor interior view

Staunton Steam Laundry

Name of Property

City of Staunton, VA

County and State

- Photo #21 of 30 Southwest facing, 710 Robertson St. exterior side and rear view from parking lot
- Photo #22 of 30 West facing, 710 Robertson St. exterior rear view from Robertson St.
- Photo #23 of 30 Southwest facing, 710 Robertson St. exterior side and rear view from parking lot
- Photo #24 of 30 West facing, 710 Robertson St. exterior rear view from parking lot
- Photo #25 of 30 South facing, 710 Robertson St. exterior side view from parking lot
- Photo #26 of 30 East facing, 710 Robertson St. interior view in main warehouse area
- Photo #27 of 30 West facing, 710 Robertson St. interior view in main warehouse area
- Photo #28 of 30 East facing, 710 Robertson St. interior view in secondary warehouse area
- Photo #29 of 30 West facing, 710 Robertson St. interior view in main warehouse area
- Photo #30 of 30 North facing, 710 Robertson St. interior view in fenced storage area

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

ENDNOTES

¹ Fitzgerald, 17

² Mohun, 27

³ Mohun, 70

⁴ 1949 Staunton Pictorial

⁵ Nutt, A6

⁶ 1949 Staunton Pictorial

TOPOGRAPHIC MAP

Staunton Steam Laundry

City of Staunton, VA

DHR No. 132-5027



Title:

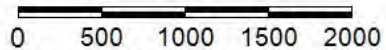
Date: 4/22/2022

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.



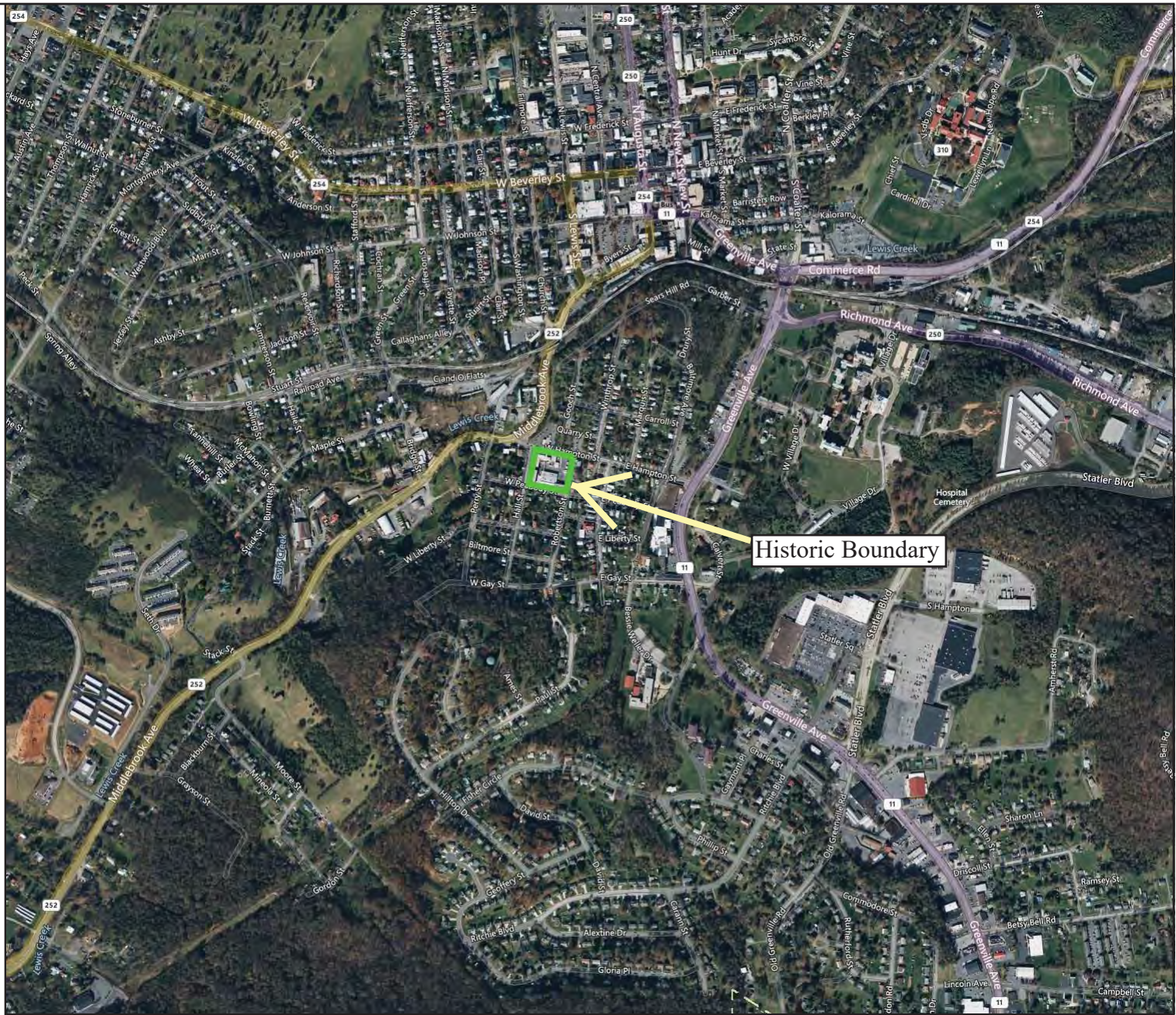
Feet



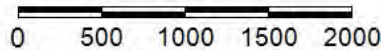
1:18,056 / 1"=1,505 Feet



AERIAL VIEW - Vicinity
Staunton Steam Laundry
City of Staunton, VA
DHR No. 132-5027



Feet



1:18,056 / 1"=1,505 Feet

Title:

Date: 4/22/2022

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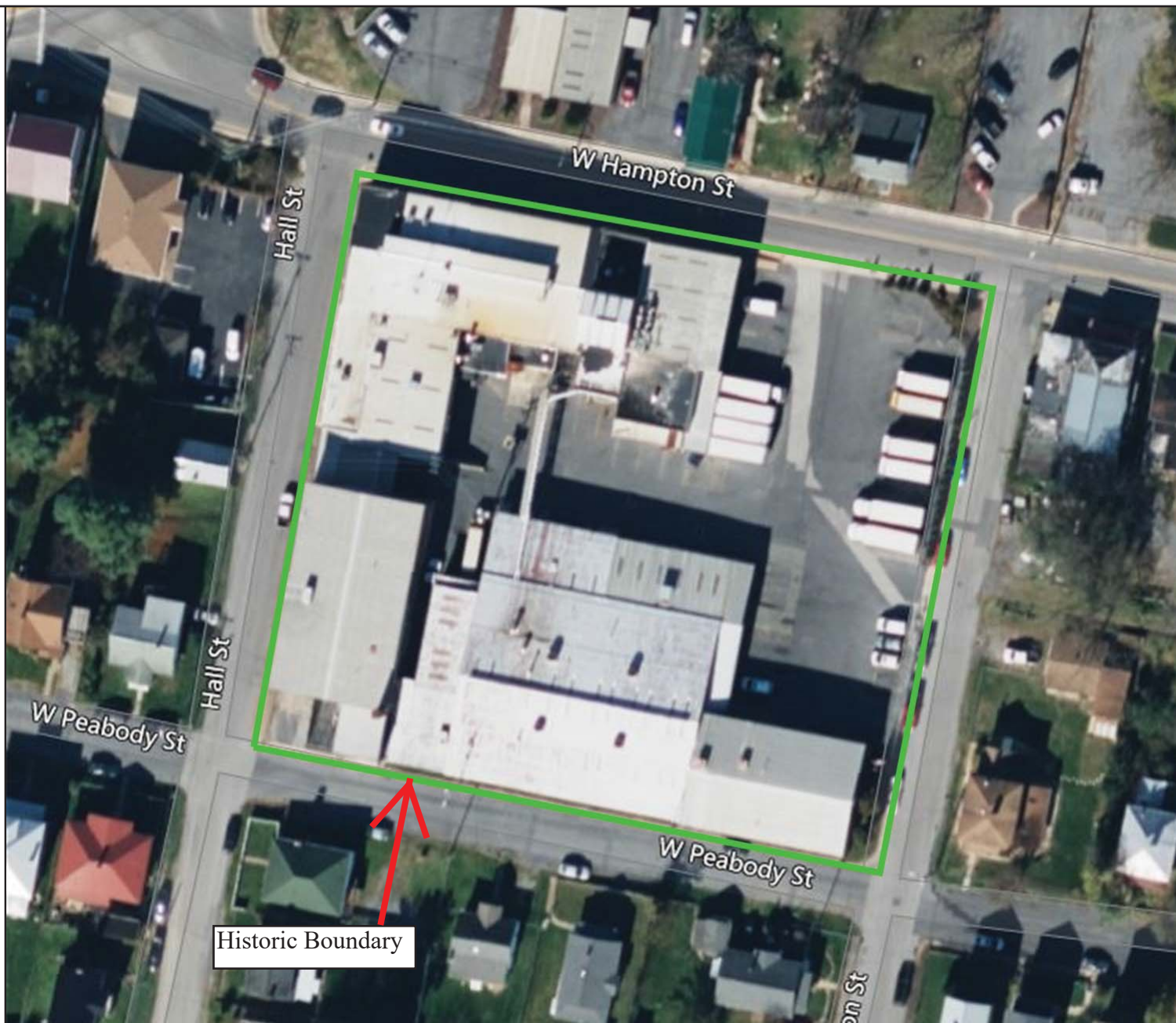


LOCATION MAP

Staunton Steam Laundry
City of Staunton, VA
DHR No. 132-5027

**Latitude/Longitude
Coordinates**

1. Latitude: 38.142990
Longitude: 79.075200



Historic Boundary



Feet

0 20 40 60 80
1:1,128 / 1"=94 Feet

Title:

Date: 5/3/2022

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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SKETCH MAP/PHOTO KEY

(exterior views)

Staunton Steam Laundry

City of Staunton, VA

DHR No. 132-5027

Historic Boundary

Buildings I, II, and III are contributing.

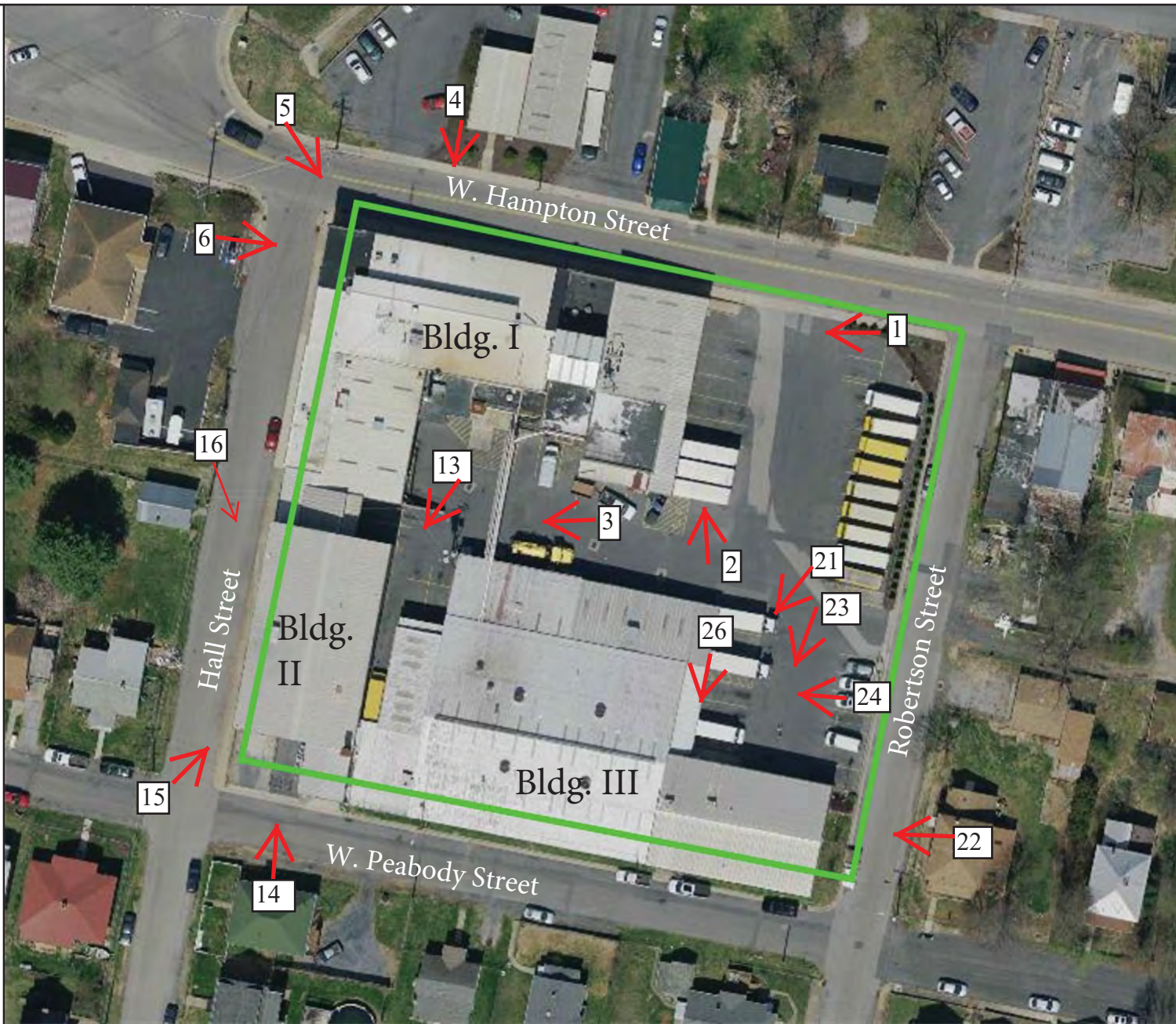
Photo Locations



Feet

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1:1,128 / 1"=94 Feet



Title:

Date: 4/22/2022

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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TAX PARCEL MAP

Staunton Steam Laundry

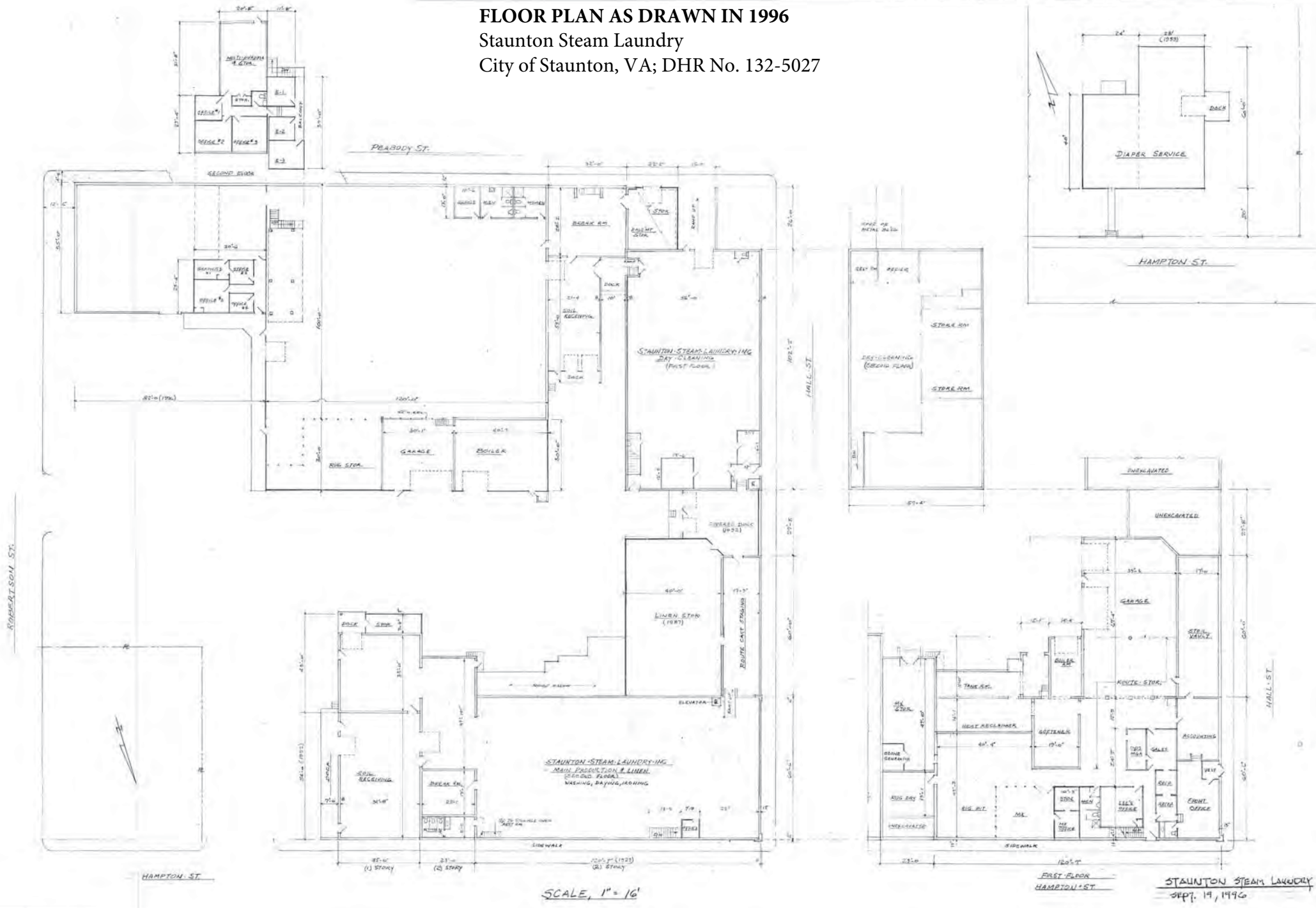
City of Staunton, VA

DHR No. 132-5027

Accessed 5/3/2022

<https://gis.vgsi.com/StauntonVAMap/>

FLOOR PLAN AS DRAWN IN 1996
 Staunton Steam Laundry
 City of Staunton, VA; DHR No. 132-5027



SCALE, 1" = 16'

FIRST FLOOR
 HAMPTON ST
 STAUNTON STEAM LAUNDRY
 SEP. 19, 1996