

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: 12th Street Industrial Historic District

Other names/site number: VDHR# 118-5498

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: 12th Street (600 & 700 block), Dunbar Drive (700 block) and 603 Grace Street

City or town: Lynchburg 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Not For Publication: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 x C D

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

12th Street Industrial Historic District
Name of Property

Lynchburg, 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

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

Category of Property

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

12th Street Industrial Historic District
Name of Property

Lynchburg, VA
County and State

Number of Resources within Property

Contributing	Noncontributing	
<u> 6 </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> 6 </u>	<u> 0 </u>	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

COMMERCE/TRADE: business, warehouse

HEALTHCARE: hospital

INDUSTRY/PROCESSING/EXTRACTION: manufacturing facility

SOCIAL: meeting hall

Current Functions

VACANT/NOT IN USE

COMMERCE/TRADE: business

12th Street Industrial Historic District
Name of Property

Lynchburg, VA
County and State

7. Description

Architectural Classification

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

Materials

FOUNDATION: BRICK, CONCRETE, STONE

WALLS: BRICK

ROOF: METAL (Tin), STONE (Slate), ASPHALT, SYNTHETICS (Rubber)

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 12th Street Industrial Historic District, located between Diamond Hill and Federal Hill, several blocks west of downtown, defines a commercial and industrial warehouse area in the City of Lynchburg, Virginia. The district encompasses approximately 2.5 acres, bounded by 12th Street to the north, Grace Street to the south, Madison Street to the east, and Federal Street to the west. Dunbar Drive converges with 12th Street at Madison Street to run through the center of the district, following the original alignment of the Lynchburg and Salem Turnpike. This early nineteenth-century route connected Lynchburg and the James River to the agricultural regions of Central and Southwest Virginia. With the completion of the Turnpike in 1836, the 12th Street corridor emerged as a gateway from the west to the commercial center of the city. In the mid-nineteenth century, 12th Street developed as a tobacco center, as industrial enterprises expanded west from the James River and Kanawha Canal and railroad operations in the Lower Basin. During this period, the district emerged as an important processing and transportation point for tobacco and other industries. The district includes six large-scale, brick Industrial Commercial-style buildings with construction dates ranging from ca. 1858 to 1915. Four buildings were originally tobacco prizeeries and two were commercial laundry plants. Their simple, functional designs reflect their respective industrial and commercial processes. All six resources contribute to the significance of the historic district. This intact collection of industrial buildings represents the construction techniques and functional designs used for industrial buildings of the era, as well as the role of 12th Street as an important transportation route and a center for tobacco and other industries. The property at 603 Grace Street also is listed as a contributing resource in the Diamond Hill Historic District (NRHP ___1983__ ; 118-0060).

12th Street Industrial Historic District
Name of Property

Lynchburg, VA
County and State

Narrative Description

The 12th Street Industrial Historic District encompasses 2.5 acres between Diamond Hill and Federal Hill in the City of Lynchburg. Located several blocks west of downtown, the district is bounded by 12th Street to the north, Grace Street to the south, Madison Street to the east, and Federal Street to the west. Dunbar Drive converges with 12th Street at Madison Street and runs through the center of the district. Harrison Street, which connects 12th Street and Dunbar Drive, features historic Belgian block paving. The district includes six resources, most of which are concentrated in the triangle between 12th Street and Dunbar Drive. The earliest buildings in the district are tobacco prizeries and warehouses built in the mid- to late nineteenth century. In the early twentieth century, two buildings were constructed as commercial laundries. Generally, the buildings are one-to-four stories and are of brick construction. The buildings all represent the Industrial Commercial style of the late nineteenth and early twentieth century. Functional in design, ornamentation is limited, however, several buildings feature corbelled brickwork and stepped parapets.

The oldest surviving resource in the district is the Knight Building (118-5498-0001) at 612 12th Street, a former tobacco prizery that dates to ca. 1858. Tobacco manufacturing was a major component of the Lynchburg economy, especially prior to the Civil War. In 1860, there were an estimated forty-seven tobacco factories in Campbell County. The majority of those were located in Lynchburg.¹ The Knight Building is one of the few remaining antebellum vestiges of the tobacco industry left in the city. It was one of nineteen tobacco factories used as hospitals during the Civil War and stands today as the last extant example.² The three-story masonry building is red brick, of common bond construction, with a stacked stone foundation and a front gable roof. Its functional design includes no superfluous ornament, with its simple rectangular plan informed by the needs of tobacco storage and production. The building is representative of standard tobacco prizeries of this era. Masonry construction was standard for tobacco warehouses due to a General Assembly requirement that they be fireproof. Tobacco warehouses were to be built of brick or stone and covered with slate or tile roofs or a portion of the storage charge per hogshead went to the state, as the Commonwealth was liable in case of fire.³

There are three other buildings related to the development of the tobacco industry in the district. These buildings date to after the Civil War, between 1878 and 1890. The buildings reflect the same general characteristics as the antebellum tobacco prizery in the district. The ca. 1878 tobacco factory at 609 Dunbar Drive (118-5498-0004) is a three-story masonry building of red brick, common bond construction that stands on a stacked stone foundation. Slate covers its side gable roof. A stepped brick parapet extends above the roof on the building's west side. Regularly spaced double-hung wood windows provide light to the interior. The hyphen that connects this building to the adjacent building at 612 12th Street was added in the 1960s when Lynchburg Plate Glass owned both properties.

The ca. 1887 tobacco prizery at 603 Grace Street (118-5498-0006) is a long and low rectangular building. Only one story in height, the red brick building stands on a continuous, brick foundation. A stepped brick parapet dominates the front elevation. Standing-seam metal covers the front gable roof. Regularly spaced double-hung wood windows provide light to the interior. This building is also listed as a contributing resource in the Diamond Hill Historic District (118-0060-0048).

The ca. 1890 tobacco warehouse at 700 Dunbar Drive (118-5498-0005) is a four-story masonry building with two additional stories below the primary entry level. The building is constructed of red brick laid in a common bond and stands on a stacked stone foundation. Stepped parapets extend above the flat roof on

12th Street Industrial Historic District

Name of Property

Lynchburg, VA

County and State

the primary and rear elevations with an elevator shaft extending from the roof in the northwest corner. The building features wood freight doors, as well as wood double-hung and casement windows. Architectural embellishment is limited to the corbelled brick parapet and pilasters on the front elevation.

The two commercial laundries on the 700 block of 12th Street reflect early twentieth-century construction practices for industrial buildings, shaped by the introduction of steel and reinforced concrete framing. These large buildings comprise multiple sections, ranging from one to two stories. A veneer of common bond brick covers their concrete masonry construction. Flat roofs with brick parapets further characterize the buildings. Architectural embellishment is limited to the front elevations, at cornices and parapets.

The ca. 1912 building at 700 12th Street (118-5498-0002) is the former Crutchfield's Dry Cleaners and Dyers. The street elevation features a Mission-style parapet with decorative brickwork. Terracotta coping covers the top of the parapet. Two large multi-light storefront windows flank the main entrance and a third storefront window is located on the east side elevation. The window openings throughout the building are rectangular with brick sills, but there are some segmental arched openings. A painted sign for Crutchfield's Dry Cleaners and Dyers remains visible on the east side elevation. On the far west side of the building are two additions added in the 1940s, which contained cold storage vaults.

The ca. 1915 building at 712 12th Street is the former Virginia Laundry Company. The front elevation features a stepped parapet with an ornamental terracotta crest and lettering that reads "Virginia Laundry Company Inc." Simple concrete coping covers the top of the parapet. Painted signs remain visible on the east side elevation. The building maximizes natural light and ventilation with clerestory windows above the roof and bands of steel sash windows, the use of which became widespread in the early twentieth century. Concrete lintels and brick sills define the window openings. At the rear of the building is a tall brick smokestack, marking the location of the boiler room. On the west side of the building is one-story addition, built in the 1920s. Designed by Clark & Crowe Architects of Lynchburg, the addition matches the original building in its materials and design.

The 12th Street Industrial Historic District retains a relatively high level of integrity. The buildings remain intact with minimal alterations and are in relatively good condition overall. The most common alteration in the district is the covering or replacement of original windows, but even this is limited in its occurrence. All six buildings in the district are contributing resources. As a whole, the buildings that comprise the district retain their integrity of form, location, design, setting, materials, and association and continue to relate to the development of tobacco and other industries in Lynchburg.

12th Street Industrial Historic District

Name of Property

Lynchburg, VA

County and State

INVENTORY

The following inventory lists the resources within the 12th Street Industrial Historic District. It is organized alphabetically by street name and then numerically by street number. Each entry provides the address, date of construction, architectural style, current building use, VDHR File number, and the contributing status within the district. Whether a building is considered contributing or non-contributing was determined based on its integrity as it supports the historic district's significance under Criterion A (Commerce and Industry) and Criterion C (Architecture) during the Period of Significance (ca. 1858 - 1968). Resources are keyed to the Sketch Map/Photo Key by their numerical street address.

12TH STREET

612 12th Street **118-5098** Other DHR ID#: 118-5239, 118-5498-0001
Primary Resource: Factory (Building), Stories 3, Style: Commercial Style, ca. 1858
Contributing Total: 1

700 12th Street **118-5498-0002** Other DHR ID#:
Primary Resource: Commercial Building (Building), Stories 1, Style: Commercial Style, ca. 1912
Contributing Total: 1

712 12th Street **118-0225-0671** Other DHR ID#: 118-5498-0003
Primary Resource: Commercial Building (Building), Stories 2, Style: Commercial Style, ca. 1915
Contributing Total: 1

DUNBAR DRIVE

609 Dunbar Drive **118-5498-0004** Other DHR ID#:
Primary Resource: Factory (Building), Stories 3, Style: Commercial Style, ca. 1878
Contributing Total: 1

700 Dunbar Drive **118-0225-0672** Other DHR ID#: 118-5498-0005
Primary Resource: Warehouse (Building), Stories 4, Style: Commercial Style, ca. 1890
Contributing Total: 1

GRACE STREET

603 Grace Street **118-0060-0048** Other DHR ID#: 118-5498-0006
Also listed as a contributing resource in the Diamond Hill Historic District (118-0060)
Primary Resource: Factory (Building), Stories 1, Style: Commercial Style, ca. 1887
Contributing Total: 1

12th Street Industrial Historic District
Name of Property

Lynchburg, 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

12th Street Industrial Historic District

Name of Property

Lynchburg, VA

County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

INDUSTRY

ETHNIC HERITAGE: AFRICAN AMERICAN

Period of Significance

ca. 1858 - 1968

Significant Dates

N/A

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

12th Street Industrial Historic District
Name of Property

Lynchburg, 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 12th Street Industrial Historic District includes a collection of tobacco prizeries, warehouses, and commercial laundry plants that represents Lynchburg's history as a major processing and transportation point for tobacco, as well as its development as a city with commercial businesses requiring the support of large commercial laundry facilities. Lynchburg served as the transportation, industrial, and commercial hub of the Lower Piedmont Region of Virginia from the early nineteenth century to the mid-twentieth century due to its prominent location on the James River. With the completion of the Lynchburg and Salem Turnpike in 1836, the 12th Street corridor emerged as a gateway from western regions to the commercial center of the city. In the mid-nineteenth century, 12th Street developed as a significant tobacco center, with industrial enterprises expanding west from the James River and Kanawha Canal and railroad operations in the Lower Basin. Following the Civil War, the corridor continued to develop in the late nineteenth century with new tobacco factories and warehouses. While most of the buildings in the district were built for the purpose of processing and storing tobacco, some would accommodate a variety of other uses, including a Civil War hospital, an African American school, and an African American lodge. After the decline of Lynchburg's tobacco industry in the early twentieth century, other industries, including commercial laundries, established in the district as the local economy diversified.

The 12th Street Industrial Historic District is eligible for inclusion in the National Register of Historic Places under Criterion A in the areas of Commerce and Industry for its role as a center for tobacco and other industries that developed along an important transportation route. In addition, it is eligible under Criterion A in the area of Ethnic Heritage: African American, as the industries employed a large workforce of African Americans and two of the buildings in the district served as educational and social institutions for African Americans. The district is also eligible under Criterion C in the area of Architecture as an intact collection of mid-nineteenth and early twentieth-century industrial buildings that is representative of construction techniques and functional designs used for industrial buildings of the era. The 12th Street Industrial Historic District is significant on the local level for the period spanning from ca. 1858, the construction date of the oldest standing tobacco prizerie in the district, to 1968, as the district continued to make contributions and achieve the character on which significance is based through the fifty-year mark.

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

COMMERCE & INDUSTRY

In 1805, the Virginia General Assembly adopted an act to incorporate the town of Lynchburg. Three years prior to incorporation, John Lynch effectively expanded the original 1786 town limits by making additional half-acre lots available for purchase to the northwest and southeast of town. The lots were reached by extending the already established system of streets and alleys, which ran parallel and perpendicular to the James River, respectively. Seventh Alley, today 5th Street, was created to reach the lots in the northwest section, while Sixth and Eighth alleys, today 12th and 13th streets, were established to serve the southeast section. The alley that would become 12th Street brought traffic from New London and points southwest to the lower end of town. As 12th and 5th streets were the major transportation corridors at either end of town, they more than likely existed in some form

12th Street Industrial Historic District

Lynchburg, VA

Name of Property

County and State

before 1802.⁴ The act of incorporation in 1805 by the General Assembly formalized the expanded town limits, as well as the new thoroughfares.

In 1818, the Lynchburg and Salem Turnpike Company formed and completed the macadamized road west to Salem in 1836. The Salem and Lynchburg Turnpike was part of the system of turnpikes constructed in central and western Virginia between the 1830s and 1850s. The turnpikes in this network not only allowed farmers to transport crops to towns, but also created a more accessible path for travelers to enjoy Virginia's western landscape.⁵ Fort Avenue, Dunbar Drive, and 12th Street follow the original alignment of the Lynchburg and Salem Turnpike, which connected Lynchburg and the James River with the agricultural regions of Central and Southwest Virginia. Along with 5th Street, which connected the Ferry Road to the turnpike, 12th Street served as a major route from the west to the early commercial center of Lynchburg along Main Street and 9th Street. The location of Jackson Tavern, operated by Major Oliver Towles, at the intersection of Main and 12th streets circa 1815 demonstrates the prominence of 12th Street as a main transportation route into Lynchburg. In addition, historic photographs from the mid-twentieth century depict signs at the intersection of 12th and Main streets, as well as 12th and Federal streets with the greeting, "Welcome to Lynchburg" illustrating the role of 12th Street as a gateway to the city.

As Lynchburg continued to grow and thrive in the early nineteenth century, tobacco emerged as its primary industry and basis of its economy. Situated on the James River, Lynchburg served as the shipping point for tobacco and other agricultural products from the western farms to the markets of Richmond and Petersburg. By 1827, there were at least a dozen stemmers and manufacturers operating in Lynchburg.⁶ The wealth and size of the town continued to grow with the construction of the James River and Kanawha Canal and several years later, the arrival of the railroads. The James River and Kanawha Canal Company completed the canal to Lynchburg by 1840, linking the town to eastern markets. The canal was extended west to Buchanan by 1851. The Virginia & Tennessee Railroad broke ground in 1850, transporting goods from the southwest to its eastern terminus in Lynchburg. The line was completed to Bristol by 1856. The Southside Railroad arrived soon after, bolstering commercial development and earning Lynchburg status as "the hub in the Virginia system of railroads," as reported by a Richmond newspaper in 1855.⁷ It was during this period of growth and prosperity that Lynchburg received its municipal charter in 1852.

The canal and railroad operations along the James River generated commercial trade that spread beyond the Lower Basin. Between 1830 and 1850, the population of Lynchburg increased 74 percent, from 4,628 to 8,071. The influx of workers building and operating the canal and railroads, as well as the many industries they supported fueled the population boom.⁸ Although the types of industries in Lynchburg began to diversify during this period, tobacco continued to dominate.⁹ According to the 1848 census sponsored by Lynchburg's common council, the city claimed 5 tobacco warehouses, 36 tobacco factories, and 8 stemmeries, which together employed more than 1,195 hands.¹⁰ According to *Lynchburg, an Architectural History* by Allen S. Chambers and Richard Cheek, the largest concentration of tobacco factories was located on 12th Street, between Court and Harrison streets, and as it continued up the side of Federal Hill, merging into the Salem Turnpike, which is now Dunbar Drive.¹¹ Ford's, Claytor's, Miller's, Crumpton's, Carroll's, and Langhorne's were all early tobacco factories in this area.¹²

The ca. 1858 Knight Building, located at 612 12th Street, is the only antebellum tobacco factory or warehouse that survives today in the district. Tobacconist James Vernon Knight purchased the land

12th Street Industrial Historic District

Lynchburg, VA

Name of Property

County and State

on which the building would eventually be constructed in 1846. Records show that he had improved the property by 1847. Around 1850, the Lynchburg & Salem Turnpike was rerouted with a new arm (now Dunbar Drive) which diagonally bisected Knight's land, creating a triangular parcel north of the arm and a larger polygonal parcel south of the arm. In 1851, James Knight and his wife, Mahala, sold the triangular lot to their son John P. Knight. The deed noted that the parcel included a factory and a dwelling. In January 1858, a fire devastated the property. The same year, John and Mahala Knight also sold the larger parcel south of the arm to their son-in-law, William D. Miller. By spring of 1852, Miller had built a four-story, brick tobacco factory on his land. In 1858, a fire destroyed Miller's factory and affected two frame tobacco factories owned by James and John Knight. According to a newspaper account, one was destroyed and one was damaged. Miller rebuilt his brick tobacco factory by 1859. The brick tobacco factory at 612 12th Street, belonging to the Knights, was built soon after the fire, between 1858 and 1862.¹³

Both the Knight and Miller buildings served as confederate hospitals during the Civil War along with most other large tobacco warehouses in the city.¹⁴ Beginning in 1862, due to an overpowering need for hospitals, approximately nineteen of Lynchburg's tobacco warehouses were converted into Confederate hospitals. Typically, one surgeon would oversee a general hospital, made up of multiple buildings, known as "divisions." One or two assistant surgeons would serve in each division. Each general hospital had about 100 to 150 attendants, most of whom were African Americans.¹⁵ Both the Knight and Miller buildings served as a division of General Hospital No. 2. According to Peter Houck's book, *A Prototype of a Confederate Hospital Center in Lynchburg, Virginia*, the Knight and Miller buildings were the only two remaining buildings in Lynchburg used as Civil War hospitals as of 1986.¹⁶ The Miller building was demolished in 2012 because of a partial structural failure. Therefore, the Knight Building is believed to be the only surviving tobacco factory to have served as a Civil War hospital in Lynchburg.

The tobacco industry remained strong in Lynchburg after the Civil War. In 1886, *Harper's Weekly* declared that Lynchburg "was still the largest dealer in loose tobacco in the world."¹⁷ The other three tobacco factories and warehouses that survive in the district date to the 1870s, 1880s, and 1890s. Tobacconist John W. Carroll had constructed the tobacco factory at 609 Dunbar Drive by the spring of 1878.¹⁸ Land tax records and the 1877 Gray Map of Lynchburg show the parcel without buildings in 1877. The building appears on the 1885 Sanborn Map with a notation, "To be occupied by Smyth, Woodson & Co. Smoking Tobacco Factory," indicating that the property had changed hands by 1885. The building housed a number of other tobacco-related businesses in the late nineteenth and early twentieth centuries, including Woodson & Hughes Smoking Tobacco and Cigarette Factory, Wm. S. Carroll Smoking Tobacco & Cigarette Factory Cutting & Drying, and Dunnington & Co. Tobacco Prizery. Hatcher's Tobacco Prizery operated in the ca. 1887 building at 603 Grace Street. Ford, Moorman and Co. operated in the ca. 1890 tobacco warehouse at 700 Dunbar Drive. From 1892 to the turn of the century, city directories listed the building as Moorman School, an African-American public school. African Americans made up a significant portion of Lynchburg's labor force before and after the Civil War, particularly in the tobacco industry. Based on its name, the school was likely related to the Ford, Moorman & Co. tobacconists. Sanborn Maps indicate that other tobacco warehouses and factories, which no longer survive, were also located in the area at various points, including: Ford, Moorman & Co. Plug, Twist & Smoking Tobacco Factory; G.W. Smith's Tobacco Factory; E.A. Allen's Plug & Twist Tobacco Factory; Edmunds, Suhling & Co. Leaf Tobacco Factory; W.A. Ford & Co. Plug, Twist and Smoking Tobacco Factory; Lone Jack Tobacco Works; Allen Bros. Tobacco Co.; and J.R. Kyle and Co. Leaf Tobacco. Tenement houses were also abundant

12th Street Industrial Historic District

Lynchburg, VA

Name of Property

County and State

in the area, presumably providing housing to workers in the tobacco factories. Based on late nineteenth-century listings in city directories, many residents of the area were African American.

The market for Lynchburg's dark chewing tobacco peaked in the 1880s, and began to decline with the popularity of cigarettes that used bright leaf tobacco. Although a number of tobacco factories and warehouses still existed into the early twentieth century, the industrial economy of the city had grown significantly diversified.¹⁹ While most of the buildings in the district continued to serve tobacco-related functions, some were adapted for other uses. After functioning briefly as a tobacco prizery, the building at 603 Grace Street was converted into a chewing gum factory for the Dental Chewing Gum Company in the mid-1890s. Several years later, around the turn of the twentieth century, the building became Good Samaritan Hall, an African-American lodge. The lodge continued to occupy the building through the end of the period of significance, in 1968. By 1907, the N & W Manufacturing Company Overall Factory occupied the former tobacco warehouse at 700 Dunbar Drive. A painted sign with the company name remains visible on the side of the building. Sanborn Maps show that the building also continued to be used intermittently for leaf tobacco storage through the 1950s. A variety of industrial uses also occupied the adjacent buildings at 609 Dunbar Drive and 612 12th Street after the turn of the twentieth century through the end of the period of significance, including the Chap Stick Company, Morton Manufacturing Corporation, Whitehouse Chemical Company, and Lynchburg Plate Glass.

The construction of the Crutchfield Dry Cleaning and Dye Company in 1912 at 700 12th Street and the Virginia Laundry Company in 1915 at 712 12th Street illustrates the continued role of 12th Street as an industrial center for the city. The Virginia Laundry Company likely provided linen service to the Virginian Hotel, which opened in downtown Lynchburg in 1913. The Virginian Hotel was the premier hotel in downtown Lynchburg during a period when the city was the third wealthiest per capita in the United States. Both the Virginia Laundry Company and Crutchfield Dry Cleaning and Dyers occupied retail spaces on the ground floor of the hotel. The Virginia Laundry Company expanded its building with an addition in the 1920s, reflecting the continued growth of Lynchburg during this period. Crutchfield would also expand its building with additions to accommodate cold storage vaults in 1940 and 1945. Lynchburg resident James Kyle operated both businesses. These two dry cleaning plants would continue to operate under the same names through the end of the period of significance in 1968, according to city directories. Although no businesses original to the buildings in the district survive today, its industrial and commercial character lives on through the light industrial and commercial uses that continue to occupy the buildings.

ETHNIC HERITAGE: AFRICAN AMERICAN

African Americans lived and worked in and around the 12th Street Industrial Historic District from before the Civil War through the twentieth century. The city directories from the 1890s list many African American residents along Grace Street, Salem Avenue (today Dunbar Drive), and 12th Street. Freed and enslaved African Americans provided a significant portion of Lynchburg's labor force before the Civil War, particularly in the tobacco industry. During the Civil War, when most of the area's tobacco factories were converted into Confederate hospitals, the African Americans who worked in those buildings switched from industrial jobs to hospital jobs such as cooks and laundresses.²⁰ Even after Emancipation, African Americans continued working in the tobacco factories and warehouses. Other freed slaves found work in these factories after the Civil War as well, significantly increasing the African American population both in this industry and in Lynchburg as a

12th Street Industrial Historic District

Lynchburg, VA

Name of Property

County and State

whole. By 1880, 3,353 African Americans lived in Lynchburg, representing over 53 percent of the population.²¹

In the 1890s, according to Sanborn Maps and city directories, the Moorman School, a public school for African Americans, operated in the tobacco warehouse at 700 Dunbar Drive. The Moorman family was a prominent Quaker family and the Moorman Brothers were leaders in Lynchburg's tobacco industry. It is likely that their Quaker faith influenced their decision to open an African American school in their warehouse during Reconstruction. From the eighteenth century through the twentieth century, Quakers were known for their philanthropic commitment to providing African Americans with free education, especially to improve their literacy.

Due to the large African American population in Lynchburg in the late-nineteenth century, many African American fraternal organizations were founded in response to racial segregation and discrimination. These fraternal organizations provided social, educational, and leadership opportunities for members, as well as charitable support to impoverished and isolated African Americans within the broader community. African American civic and social organizations first formed in large Northern cities, then in large Southern cities, and finally in smaller Southern towns and cities such as Lynchburg. These groups met in a variety of places, such as homes, churches and rented lodges and halls. From the mid-nineteenth century to the 1980s, African Americans in Lynchburg and surrounding areas founded around 150 civic and social groups, with some established as early as the 1850s.²²

In the district, the building at 603 Grace Street was utilized as a Good Samaritan Lodge from the turn of the twentieth century through at least the late-1960s. The location of this lodge is likely for the convenience of members that worked in the nearby factories. These organizations typically aligned themselves to churches in the area and supported local African-American businesses. The clubs also practiced cultural activities influenced by their African heritage, such as the Good Samaritans participating in African ceremonial dances. These organizations provided for those in need in their community, often stepping in when the government chose not to help African American citizens. These groups also provided leadership training for black men to help advance their place in society. These organizations were especially valuable during the Great Depression as they provided outlets for African-American creativity and entertainment during a time of racial oppression and segregation.²³

ARCHITECTURE

The 12th Street Industrial Historic District is one of several historic districts in Lynchburg with a collection of commercial or industrial buildings. The district boasts two intact examples of commercial steam laundries and one of the oldest remaining tobacco factories in the city. With the presence of these early commercial laundries at 700 and 712 12th Street, this district is unique in exhibiting the type of industrial architecture associated with laundries: one or two stories constructed of concrete and brick with strong floors to endure the heavy machinery, as well as the water and steam associated with the laundry process.²⁴ Bands of steel sash windows and clerestories maximized natural light and ventilation, which was important due to the heat and steam associated with industrial laundries. The four other buildings, originally constructed for tobacco manufacturing and storage, are typical of buildings associated with the industry with their open rectilinear plan and brick construction on stone foundations. The simple utilitarian designs of the industrial and commercial buildings in the district—characterized by their sturdy masonry, non-combustible construction, ample fenestration providing natural light, and accessible freight entrances—continue to reflect their original

12th Street Industrial Historic District
Name of Property

Lynchburg, VA
County and State

function and illustrate the basic premises of this building type from the mid-nineteenth to the mid-twentieth century.

12th Street Industrial Historic District
Name of Property

Lynchburg, VA
County and State

9. Major Bibliographical References

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

Blanton, Alison S. (Hill Studio) Court House Hill/Downtown Historic District, National Register nomination 118-5163. Virginia Department of Historic Resources, Richmond, Virginia, 2001.

Chambers, S. Allen, and Richard Cheek. Lynchburg, an Architectural History. Charlottesville: Published for the Sarah Winston Henry Branch of the Association for the Preservation of Virginia Antiquities by the University Press of Virginia, 1981.

Classic Commonwealth: Virginia Architecture from the Colonial Era to 1940. Richmond, VA: The Virginia Department of Historic Resources, 2015.

Division of Historic Landmarks Staff. Lower Basin Historic District, National Register nomination 118-0211. Virginia Department of Historic Resources, Richmond, Virginia, 1987.

Fitzgerald, Kimberli. Yale Union Laundry Building, National Register nomination 1023-0018. Oregon State Historic Preservation Office, Portland, Oregon, 2007.

Hill Directory Company's Lynchburg, Virginia City Directory. Richmond, Virginia: Hill Directory Company, Inc., 1915-1960.

Houck, Peter W, and Lynchburg Historical Foundation. A Prototype of a Confederate Hospital Center in Lynchburg, Virginia. Warwick House Pub, 1986.

Sanborn Map and Publishing Company: 1885, 1890, 1895, 1902, 1907, 1951, 1955. New York, NY: Sanborn Map and Publishing Company.

Sarvis, Will. "Turnpike Tourism in Western Virginia, 1830-1860." *Virginia Cavalcade*, 1999 14. <http://proxygw.wrlc.org/login?url=https://search-proquest-com.proxygw.wrlc.org/docview/217299680?accountid=11243> (accessed October 27, 2017).

Schewel, Michael J. "Local Politics in Lynchburg, Virginia, in the 1880s." *The Virginia Magazine of History and Biography*, vol. 89, no. 2, 1981, pp. 170-180. JSTOR, www.jstor.org/stable/4248478.

Smith, W. Scott Breckinridge and Emily Patton Smith. Fifth Street Historic District, National Register Nomination. Virginia Department of Historic Resources, Richmond, VA: December 2011.

Smith, W. Scott Breckinridge. Salem Turnpike Tobacco Factories Land Study and Draft Preliminary Information Form, 2012. History Tech, LLC. Lynchburg, VA. Copies in DHR Archives, Richmond.

12th Street Industrial Historic District

Lynchburg, VA

Name of Property

County and State

Swann-Wright, Dianne. "For Our Own Good." *Lynch's Ferry: A Journal of Local History*.
Lynchburg, VA 2009: 5-20. Print.

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
 University
 Other
Name of repository: Virginia Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): DHR File No. 118-5498

10. Geographical Data

Acreage of Property: 2.5 acres (approx.)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | | |
|--------------|----------------------|------------------------|
| 1. NW Corner | Latitude: 37.409317° | Longitude: -79.145501° |
| 2. NE Corner | Latitude: 37.410330° | Longitude: -79.143795° |
| 3. SE Corner | Latitude: 37.409778° | Longitude: -79.143326° |
| 4. SW Corner | Latitude: 37.408774° | Longitude: -79.145037° |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

12th Street Industrial Historic District

Lynchburg, VA

Name of Property

County and State

- | | | |
|----------|-----------|-----------|
| 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 boundaries include all tax parcels indicated within the boundary lines on the attached tax parcel map entitled "Tax Parcel Map, 12th Street Industrial Historic District (118-5498)."

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the 12th Street Industrial Historic District encompass a cohesive collection of industrial resources on 12th Street, Dunbar Drive, and Grace Street, between Madison and Federal streets. The boundaries include two tobacco prizeries in the 600 block of 12th Street, two commercial laundry plants in the 700 block of 12th Street, one tobacco prizery on Grace Street, and one tobacco warehouse on Dunbar Drive. The residential historic districts of Diamond Hill (118-0060) and Federal Hill (118-0056) are located to the south and north and the Courthouse Hill/Downtown Historic District (118-5163) is located to the east.

11. Form Prepared By

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organization: Hill Studio, PC

street & number: 120 Campbell Avenue SW

city or town: Roanoke state: Virginia zip code: 24011

e-mail: kgutshall@hillstudio.com

telephone: 540-342-5263

date: October 2017

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.)

12th Street Industrial Historic District

Name of Property

Lynchburg, VA

County and State

Photographs

Photo Log

Name of Property: 12th Street Industrial Historic District

City or Vicinity: Lynchburg (City)

State: Virginia

Photographer: Kate Kronau

Date Photographed: September 2017

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

Photo 1 of 9: Intersection of 12th Street, Dunbar Drive & Madison Street, view SW

Photo 2 of 9: Intersection of 12th Street & Dunbar Drive, view SW

Photo 3 of 9: 12th Street, 600 & 700 blocks, view SW

Photo 4 of 9: Former Tobacco Prizeries, 12th Street, 600 block, view SE

Photo 5 of 9: Commercial Laundries, 12th Street, 700 block, view SW

Photo 6 of 9: 12th Street, 600 & 700 blocks, view SE

Photo 7 of 9: Dunbar Drive, view NE

Photo 8 of 9: Dunbar Drive, view NW

Photo 9 of 9: Front Elevation, Tobacco Prizery & Samaritan Hall, 603 Grace Street, view NW

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.

12th Street Industrial Historic District

Lynchburg, VA


Name of Property

County and State

Endnotes

- ¹ Chambers, 154
- ² Houck, 33
- ³ Chambers 7-8
- ⁴ Chambers, 28-29
- ⁵ Sarvis, 15
- ⁶ Chambers, 86.
- ⁷ Lower Basin Historic District, 8:8.1
- ⁸ Court House Hill & Downtown Historic District, 8:8.75
- ⁹ Chambers, 131
- ¹⁰ Chambers, 129
- ¹¹ Chambers, 155
- ¹² Chambers, 155
- ¹³ Smith, Salem Turnpike Tobacco Factories Land Study
- ¹⁴ Houck, 33
- ¹⁵ Houck, 17
- ¹⁶ Houck, 33
- ¹⁷ Chambers, 267
- ¹⁸ Smith, Salem Turnpike Tobacco Factories Land Study
- ¹⁹ Chambers, 409
- ²⁰ Koerting
- ²¹ Schewel, 177
- ²² Swann-Wright, 18
- ²³ Swann-Wright 6-17
- ²⁴ Yale Union Laundry Building NRHP Nomination

Legend

 12th Street Industrial Historic District
Lynchburg, VA

NW Corner
Latitude: 37.409317° Longitude: -79.145501°

NE Corner
Latitude: 37.410330° Longitude: -79.143795°

SE Corner
Latitude: 37.409778° Longitude: -79.143326°

SW Corner
Latitude: 37.408774° Longitude: -79.145037°

WGS84



Feet

0 50 100 150 200

1:2,257 / 1"=188 Feet

Title: Digital Location Map

Date: 9/12/2017

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.

