NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

VLR-6/13/01
NR-1/24/02

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name **Waynesboro Downtown Historic District**
other names/site number **DHR file no. 136-5048**

2. Location

street & number **Federal Street, Main Street, Wayne Avenue** **N/A** not for publication
city or town **Waynesboro** **N/A** vicinity
state **Virginia** code **VA** county **Waynesboro (city)** code **820** zip code **22980**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this **X** nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property **X** meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide **X** locally. (___ See continuation sheet for additional comments.)

M Catherine Bruser — 10/17/2001

Signature of certifying official/Title — Date

Virginia Department of Historic Resources
State or Federal agency and bureau

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

Signature of commenting or other official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is: — Signature of the Keeper — Date of Action

____ entered in the National Register.
___ See continuation sheet.
____ determined eligible for the National Register.
___ See continuation sheet.
____ determined not eligible for the National Register.
____ removed from the National Register.
____ other (explain):

5. Classification

Ownership of Property
(Check as many boxes as apply)

X private
X public-local
___ public-State
___ public-Federal

Category of Property
(Check only one box)

___ building(s)
X district
___ site
___ structure
___ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
43	15	buildings
		sites
	1	structures
		objects
43	16	Total

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

N/A

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

Category	*Subcategory*
DOMESTIC	single dwelling
COMMERCE/TRADE	business
	financial institution
	specialty store
	professional
RECREATION & CULTURE	theater

Current Functions
(Enter categories from instructions)

Category	*Subcategory*
COMMERCE/TRADE	business
	specialty store
	professional
GOVERNMENT	municipal building
RECREATION & CULTURE	museum
	theater
VACANT	

7. Description

Architectural Classification
(Enter categories from instructions)

Federal
Italianate
Classical Revival
Colonial Revival
Gothic Revival
Art Deco
Modernism

Materials
(Enter categories from instructions)

foundation	concrete
walls	brick
	tile
roof	metal
other	wood
	stone
	vinyl

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

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.)

_X_ 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.
_X_ 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.)

Property is:

____ A owned by a religious institution or used for religious purposes.
____ B removed from its original location.
____ C a birthplace or a grave.
____ D a cemetery.
____ E a reconstructed building, object, or structure.
____ F a commemorative property.
____ G less than 50 years of age or achieved significance within the past fifty years.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE
COMMERCE

Period of Significance
ca. 1806-1951

Significant Dates
ca. 1806

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation
N/A

Architect/Builder
see continuation sheet

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):
___ preliminary determination of individual listing (36 CFR 67) has been requested
___ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey
_____
___ recorded by Historic American Engineering Record
_____

Primary location of additional data:
_X_ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
_X_ Other
Name of repository:
Waynesboro Heritage Foundation Museum

10. Geographical Data

Acreage of Property **approximately 16 acres**

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	**17**	**684920**	**4215520**	3	**17**	**685320**	**4215170**
2	**17**	**685370**	**4215450**	4	**17**	**684680**	**4215290**

___ See continuation sheet.

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

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

11. Form Prepared By

name/title	**Leslie A. Giles and J. Daniel Pezzoni, Architectural Historians**		
organization	**Landmark Preservation Associates**	date	**March 13, 2001**
street & number	**6 Houston Street**	telephone	**(540) 464-5315**
city or town	**Lexington** state **VA**	zip code	**24450**

Additional Documentation
Submit the following items with the completed form:

Continuation Sheets
Maps
A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.
Photographs
Representative **black and white photographs** of the property.
Additional items
(Check with the SHPO or FPO for any additional items)

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

name **see attachments**
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.0. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

DESCRIPTION

Summary

The Waynesboro Downtown Historic District, located in the City of Waynesboro, Virginia, encompasses fifty-seven properties located in a compact business district of approximately sixteen acres focused on the downtown's principal thoroughfares, Main Street and Wayne Avenue. The area is roughly bounded by Broad Street (U.S. 250) on the north, Arch Avenue on the east, Federal Street on the south, and Maple Avenue on the west. The basically linear district, with cross streets aligning in a rough grid pattern, occupies land that slopes downward from west to east toward the banks of the South River. Beyond the river, the Blue Ridge Mountains form a dramatic backdrop. The C&O Railroad (now CSX) passes through Waynesboro just north of the district; its passenger and freight depots, now gone, were within a short stroll of the downtown. Residential areas are located to the north and south of the district and were likewise situated for their pedestrian connections to the downtown area.

Resource types represented in the district include churches, houses, mixed-use commercial buildings, banks, specialty stores, offices, a hotel, restaurants, and parking lots. The district's oldest buildings are brick two-story houses, some retaining Federal-style details, that date from the early nineteenth century. The majority of the district's buildings are two- or three-story, three- or four-bay commercial buildings of brick or concrete block construction that date from the late nineteenth through the mid-twentieth centuries. Most buildings are architecturally restrained but where a style is incorporated it is usually in the Italianate, Colonial Revival, or Art Deco mode. Stylistic features are typically restricted to parapets and cornices, and often take the form of simple ornamental brickwork, tiles, or cast stone. Architecturally distinctive individual buildings post-dating the Civil War include the Classical Revival First National Bank, the Art Deco LB&B Building, the Colonial Revival Wayne Theater and General Wayne Inn, and the Gothic Revival Bethany Lutheran Church.

Inventory

The inventory of properties in the district is arranged alphabetically by street and numerically by address (street number). Entries in the inventory include a one-line identification heading that includes the following information: address, historic name, date, 11-digit DHR file number, and a code that designates the property type and contributing/non-contributing status. A brief description of the principal resource, selected historical information, and information on any secondary resources (with codes that designate property type and contributing/non-contributing status) completes the inventory

Description (continued)

listing. Most historic entries rely on the 1884 Hotchkiss map for buildings that were in existence that year, and on Sanborn maps for buildings that were in existence in 1886 and later. Additional information is derived from the 1935 and 1951 city directories.

The following key describes the codes used in the inventory:

CB	=	contributing building
NB	=	non-contributing building
C Structure	=	contributing structure
N Structure	=	non-contributing structure

FEDERAL STREET

327 Federal. Leggett's Bargain Store. Ca. 1950. 136-5048-0001. CB.
One-story concrete block commercial building with brick façade incorporating stepped parapet, basketweave-pattern decorative panels, soldier course of bricks over the large single storefront opening, and aluminum-frame display windows with a double-leaf entry. Glass blocks fill window openings along the west side elevation. In 1951 the building was occupied by Leggett's Bargain Store.

MAIN STREET

307-309 W. Main. Corner Hardware (former). Ca. 1930. 136-5048-002. CB.
Two-story painted brick commercial building with modern brick storefront, and metal sheathing over original brickwork at second story of facade. The flour mill of Gardner Milling Company was formerly attached to the rear of this building, which in 1935 was occupied by Beck's Valley Bakeries Inc. When the Gardner Mill burned in 1950, the fire also damaged this building, which lost its roof and was gutted. Within a year the building had been renovated and was again occupied by Corner Hardware Inc. In 1971 Dollar General Store was located in the building.

310 W. Main. Colonial Grocery Store. Ca. 1950. 136-5048-003. CB.
One-story, Art Deco commercial building constructed of concrete block with a cast-stone façade ornamented with green marble veneers, glass blocks, and a brushed aluminum entry. The building was occupied by Colonial Stores in 1951 and subsequently by Pender's Grocery and then Kroger.

311-313 W. Main. Old Dominion Studios. Ca. 1960. 136-5048-004. NB.
One-story commercial building with modern brick façade incorporating a stepped-back recessed entry with a pair of smoked-glass entry doors and square fixed windows. Metal sheathing affixed to exterior

Description (continued)

at parapet level. Large open interior gym-like space.

315 W. Main. Ca. 1960. 136-5048-005. NB.
One-story commercial building of concrete block construction altered to match adjoining 311-313 W. Main building with modern brick veneer, metal sheathing at parapet level, and metal-framed recessed storefront. Original materials remain exposed at rear of building. In 1971 it was home to Corner Hardware.

317-319 W. Main. Classy Consignments Shop. Ca. 1940. 136-5048-006. CB.
One-story, two-storefront commercial building of masonry construction veneered with plywood paneling at front and rear elevations. Two front entries are recessed behind the original façade, whose original storefront opening is now cast as a four-bay porch with shallow arches springing from slender turned posts. Original cast-stone flat parapet coping with dentil-like detailing remains at façade, and terra-cotta tile coping remains intact at side and rear parapets. Appears on 1948 Sanborn map in its present form, with two stores. In 1951 Wash 'n Shop occupied number 317; The Fabric Shop and Lyndhaven Florist occupied number 319. An A&N Store occupied the building in 1971.

320 W. Main. Leggett's Department Store (former). Ca. 1940; ca. 1950. 136-5048-007. CB.
Two-story brick commercial building, now occupied by Cycle/Recycle Store. Of brick construction with five-course common bond buff-colored vitreous brick veneer on upper floor in fourteen panels between vertical dividers each one-stretcher brick wide. Flat roof obscured by plain parapet with cast-stone coping. A brushed aluminum canopy, cantilevered across the width of the building, further defines the facade. The rear elevation, facing Federal Street, reveals the junction between the earliest portion of the building, erected about 1940 and located at the west end of the structure, and the expansion that dates from ca. 1950. The first story of the facade has been modified with closed-in display windows and modern fenestration including a central recessed entry with two pairs of glazed double doors. Green granite panels detail the pier ends at aprons and transoms of display windows.

321 W. Main. Augusta Interiors. Ca. 1945. 136-5048-008. CB.
Two-story concrete block mixed-use commercial building with stretcher-bond brick veneer and three-panel fixed window with cast-stone sill on second story and rough-cast English-bond Roman brickwork framing the storefront with recessed display windows and entry. The 1948 Sanborn map indicates the building was in use at that time as a restaurant. In 1951 the Cozy Kitchen Restaurant occupied the ground floor while three tenants lived in upper-story apartments. In 1971 Ronnie Mahanes Florist was housed in the building.

Description (continued)

322-324 W. Main. Ca. 1935. 136-5048-009. CB.
One-story, two-storefront commercial building with stretcher-bond brick façade, now painted, that incorporates a flat parapet with a crowning header course and full-width brick panel defined by headers. Display windows at storefronts are framed by aluminum panels, and most have been reduced from their original size to accommodate interior dropped ceilings. A slightly recessed entry features a double-leaf door beneath a transom window. A fixed metal canopy shelters the sidewalk in front of the building. 1935 occupants included A&P Tea Co. and Rosenthal's Style Shop. 1951 tenants included Kroger and Smart & Thrifty Shop. In 1971 housed Standard Drug Company, and presently occupied by Sewing Machine World and Kwik-E-Print businesses.

323-327 W. Main. Ca. 1990. 136-5048-010. NB.
Modern one-story commercial building with three storefronts recessed beneath a three-bay porch supported by square pillars and topped with a false metal-clad mansard roof attached to a brick-veneered parapet.

326 W. Main. The Christmas Store. Ca. 1940. 136-5048-011. CB.
One-story, single-storefront commercial building of stretcher-bond brick, now painted, with shaped front parapet, projecting header course outlining parapet, and diamond-shaped brick "tile" panels at top center and flanking panels. Storefront opening, reduced in height from original, incorporates modern smoked-glass display windows with recessed off-center entry and brick aprons. Occupied in 1951 by Barber's Department Store and in 1971 by Johno's Men's Clothing.

328 W. Main. Valley Framing Studio. Ca. 1935. 136-5048-012. NB.
One-story, two-bay commercial building with multi-pane fixed display window, board-and-batten wood siding, asphalt shingled faux roof, paneled shutters, and a recessed entry with classical entablature and fluted pilasters. Building occupied in 1935 by Virginia Lunch and in 1951 through at least 1971 by the Palace Restaurant.

329 W. Main. Hyman's Department Store (#1; former). 136-5048-013. Ca. 1935. CB.
Two-story, four-bay commercial building with seven-course American bond brickwork on a foundation of poured concrete. Upper-story window openings have soldier-course lintels, slightly projecting side framing, and wooden sills. Shed roof obscured from street by parapet with corbelled brickwork suggestive of modillions or brackets; a cast-stone coping caps the parapet walls. The storefront features a recessed entry of double-leaf glass doors set to the rear of stepped-back aluminum-framed display windows with Roman-brick aprons. The storefront surround, which extends to the height of the second-story window sills, is of enameled metal panels in peach and pale green.

Description (continued)

From the 1930s through the 1950s the building was home to Hyman's Department Store. In 1971 the building was occupied by a Cato's store.

330 W. Main. Casper Coiner House. 136-5048-0014. Ca. 1806. CB.
Two-story, three-bay, side-gabled painted brick house set on a limestone rubble foundation raised several feet above sidewalk level. The building's façade bricks are laid in Flemish bond with queen closers, while the other elevations have three-course American bond brickwork. The elaborate main cornice employs scrolled modillions, Wall-of-Troy frets, and punch-and-dentil work. The rear wall retains an original molded brick cornice. Interior-end brick chimneys occupy the gable ends, which are window-less except for the small attic windows in the west gable. Character-defining interior features include original roof framing, second-floor trim and flooring; mid-nineteenth-century first- and second-floor mantels, and a staircase with a round handrail and scrolled tread brackets.

The house was built for Casper (or Gaspar) and Margaret Barger Coiner in 1806 (according to tradition), which would make it the district's oldest surviving building. According to one nineteenth-century account the house was also Waynesboro's first brick dwelling. The home's form and detail support an early nineteenth-century date of construction. As originally constructed the house had a hall-parlor plan with a centered front door. During the late antebellum period the layout was changed to a side-passage plan, and the main entry was relocated to its present east-bay position. Later occupants included George Baylor and Judge George W. Greiner, who owned it for much of the second half of the nineteenth century. In 1937 it was acquired by W. Doyle Quesenbery, who used it as an office. The house was rehabilitated by Wine Bros. Contractors of Verona in 1972-73. Also known as the Coiner-Quesenbery House, the property was individually listed in the National Register in 1976. (Loth, "Casper Coiner House;" Hawke, *History of Waynesboro*, 51-53, 55)

400-410 W. Main. J. J. Newberry Building (former). 1955. 136-5048-0015. NB.
One-story, three-storefront commercial building with a flat front parapet and a veneer of Roman brick laid in courses with unstaggered mortar joints, a pattern known as stack bond that creates strong vertical lines in the facade. The storefront at 402 W. Main appears to remain in original condition, with aluminum transom-level sheathing, aluminum-framed display windows with a recessed double-leaf entry door topped by transom, and a Roman-brick apron extending to ground level. The Lemon's Jewelry storefront at 400 W. Main has been remodeled with metal panels and small eye-level display windows. Heilig-Meyers Furniture occupies 404-410 W. Main portion of building; the storefront has been remodeled with rustic brickwork and smaller display windows.

Built on the site of a two-story brick house thought to have been built by Dr. A. Wayte in 1826 and

Description (continued)

sold to William Withrow Jr. in 1856. ("Celebrating Waynesboro's 200 Years;" Bowman, *Waynesboro Days of Yore* vol. 1, 131)

401-405 W. Main. Bruce Mall. 1843; ca. 1900. 136-5048-0016. CB.
This two-part building consists of a mid-nineteenth-century two-story brick dwelling (405 W. Main) to which a two-story brick commercial wing (401 W. Main) was added in the late nineteenth or early twentieth century. The three-bay house features first- and second-story centered entries with transoms and sidelights. Projecting bays on the first story have multi-pane fixed windows and metal hipped roofs. The ca. 1900 wing has a standing-seam-metal hipped roof and features a recently rehabilitated ground-level storefront and three-bay upper story. The storefront cornice has crown and dentil moldings. A wide frieze and deep overhanging eaves help tie the two sections of the building together. Recent alterations include the replacement of original windows with vinyl sash, the installation of shutters, and the replacement of the original front entry door.

According to historian George R. Hawke, the building may have originally served as the Bruce Hotel. In 1875 it contained a general store, and twentieth-century occupants included a print shop, the Brady Barber Shop, and the Grey Rose Tea Room. In 1951 number 401 housed Martha-Laurance Inc. and number 405 was the location of Wayne Office Supply Company. In 1971 the building was occupied by Sharon Book Store. (Hawke, "Waynesboro Historic Buildings & Sites"; "Celebrating Waynesboro's 200 Years;" Bowman, *Waynesboro Days of Yore*, 5; and Shaw, Ranzini and Wood, "Waynesboro Downtown Historic District").

411 W. Main. Hyman's Department Store (#2; former). Ca. 1965. 136-5048-0017. NB.
One-story commercial building with simple modern stylistic features, including scored stucco or cast-stone-panel façade set within a brick frame having "mitered" top corners. Built as Hyman's Department Store, with a recessed entry features mosaic tiles that spell out HYMAN'S in a panel. The stepped-back aluminum-framed display windows lead to double-leaf entry doors with transoms above. Building is two stories tall at rear due to drop in ground level. Housed Karalot shop in 1971. Currently houses a number of commercial tenants in a venue known as "Chip's--the Mini Mall."

412 W. Main. Haney's Pharmacy Building. Ca. 1920. 136-5048-0018. NB.
Two-story, two-bay commercial brick building with veneer of brick laid in stretcher bond, with modern (salvaged?) six-over-six double-hung sash at upper level. The remodeled storefront, capped by an awning-like metal roof that obscures the transom, has a recessed entry with metal-framed display windows and single-leaf door. The interior retains tall ceilings with coffered pressed-metal ceiling panels and cornice. Pender's Grocery occupied the ground floor in 1935; Haney's Pharmacy occupied

Description (continued)

the building in 1951 and through at least 1971. Presently occupied by Pearl Classic Lunch.

413 W. Main. Virginia ABC Store (former). Ca. 1950. 136-5048-0019. CB.
One-story Art Deco commercial building of brick on a poured concrete foundation, with cast-stone façade panels flanked by fluted pilasters that extend from ground level to the flat parapet. Façade ghost marks reveal signage spelling out "A&N/ Mens's Wear / Sport Goods." The recessed storefront retains aluminum-framed fixed display windows atop buff-colored brick aprons, with double-leaf glass entry doors. In 1951 through at least 1971 the ABC Store was located at this address. A&N was located in the building more recently; Waynesboro Rapid Print currently occupies the building.

414 W. Main. Barksdale Building. 1895. 136-5048-0020. NB.
Two-story, two-bay commercial building whose façade has been heavily altered. While the ca. 1950 metal-framed storefront retains large display windows, tall transoms, and separate entries to the ground-floor commercial space and upper-level stairhall, the upper story's original brickwork is veneered with modern stretcher-bond brick that links it to the adjoining building (412 W. Main), and the original fenestration pattern has been modified with the insertion of two double-hung six-over-six sash with inoperable shutters where once there were three windows. The building's side elevations retain their original character, revealing that the original portion of the building had three levels. A two-story concrete block addition, with cast lintels and sills at sash windows, was made to the rear of the building ca. 1900. The interior retains high ceilings in the main commercial space, which was most recently used as a hair salon.

J.L. Barksdale Furniture occupied the building for most of its history, through at least 1971. (Shaw, Ranzini and Wood, "Waynesboro Downtown Historic District"; Wells, "A Distant Past," part 1; and Bowman, *Waynesboro Days of Yore* vol. 1, 19).

415 W. Main. Southern Restaurant (former). Ca. 1940. 136-5048-0021. CB.
One-story, three-bay commercial building of brick laid in seven-course American bond (Flemish variant) with a central fixed display window flanked by single-leaf wood and glass-panel doors set beneath fanlights. The two entries are recessed behind arched openings in the façade. A storefront cornice, extending over the arched façade openings and the obscured transom of the display window, features ornate crown and dentil moldings. From at least the 1950s through the 1970s the Southern Restaurant was located in the building, most recently known as Mama Ollie's Restaurant.

416 W. Main. Augusta Furniture Company Building. 1890s; façade ca. 1925. 136-5048-0022. CB.
Two-story, two-bay commercial building of brick construction with stretcher-bond brick façade, paired

Description (continued)

upper-story windows with modern fixed pane sash separated by original wooden mullions, cast stone sills, and slightly projecting pilasters. A tall flat parapet on the façade and stepped parapets down the side walls hide the shed roof from view. A modern awning-like sign projects from the façade over the metal-framed display windows, obscuring the original transom and other decorative storefront elements. Two entrances at the ground level lead into the first-story commercial space and to the stairhall to the second story. The building was occupied by Augusta Furniture Company from at least 1935 through 1971 and currently houses Artistic Framing & Gallery shop and A Touch of Love Dolls & Gifts.

416- 1/2 W. Main. Shoe Shop Building. Ca. 1920. 136-5048-0023. CB.
This very narrow building, less than ten feet wide, occupies a former alley. The one-story building has its original wood-framed storefront display window and transom. The single-leaf entry door is a modern glass replacement. A striped awning obscures the transom over the storefront, but the original cornice remains at the roof parapet. The building, previously Ideal Shoe Shop, West Shoe Store and Modern Shoe Shop, is now occupied by a take-out restaurant, Sam's Hot Dog Stand.

417 W. Main. White's Department Store (former). Ca. 1950. 136-5048-0024. CB.
One-story commercial building of brick construction with plain stuccoed façade featuring a flat parapet and recessed aluminum-framed storefront with large display windows and off-center entry. Rear elevation, with ground-level service entry and large main-level windows, stands two stories high due to slope of lot down from front to back. Crumpler's Inc. occupied the building in 1951, and White's Department Store moved to the location in 1956. Presently occupied by Valley Games & Hobbies. (*News-Virginian*, September 19, 1967).

420 W. Main/ 100 S. Wayne. First National Bank (former). 1908-09. 136-5048-0025. CB.
This two-story bank building designed by Waynesboro architect R.G. Vance in the Classical Revival style occupies the southeast corner of the principal intersection in downtown. Constructed of buff-colored brick with two-story pilasters, the building features elegant cast-stone classical ornament at pilaster bases and capitals, door and window surrounds, and parapet-level entablature with modillion detail. Originally two bays wide on the Main Street elevation and six bays wide on the Wayne Avenue façade, the building incorporates a slightly projecting corner pavilion with ground-story entrances and upper-story paired arched double-hung windows. This pavilion treatment is also employed at the bank's original end bay and at the current end bay, added when 104 S. Wayne was incorporated into the building. The building's cast-stone door surrounds are embellished with segmentally arched hoods supported by scrolled consoles. Most of the bank's windows have operable double-hung sash, but on Main Street a fixed plate glass window and transom fills the first story's left bay. Cast-stone sills, lintels,

Description (continued)

keystones, and impost blocks frame the openings. A decoratively detailed alarm box, supported by wrought iron brackets, is attached to the Wayne Avenue façade. The ground-level storefront of the former commercial building at 418 W. Main, altered in the mid-twentieth century, has a fixed plate-glass window and transom. The building's second story remains essentially unchanged, with a tall parapet featuring an ornamental brick cornice, and four one-over-one double-hung sash set within segmentally arched decorative brick surrounds.

Prior to 1908 the bank occupied a ca. 1830 brick building located on the same site. The Waynesboro Female Institute occupied a portion of this earlier building in the 1880s. The architect of the present 1908-1909 building, R.G. Vance, also designed the 1908 Presbyterian Church in Waynesboro. Originally the bank occupied only the 1908-09 building; a two-story L-shaped commercial building occupied by the Coiner & Yancey Store wrapped around it with entrances at 418 W. Main and 104 S. Wayne. In the 1910s the bank acquired the wraparound building and remodeled the façade of 104 S. Wayne to match the bank façade. In 1935, 418 W. Main housed Kroger Grocery & Baking Company. By the 1950s the bank had expanded into the ground floor of 418 W. Main and altered that storefront to coordinate with its façade. The building presently is home to the Waynesboro Heritage Foundation Museum of local history, and has second-floor apartments and offices ("Celebrating Waynesboro's 200 Years"; Bowman, *Waynesboro Days of Yore* vol. 1, 19; Wells and Dalton, *Virginia Architects* 454).

421 W. Main. Edmunds Building. Ca. 1950. 136-5048-0026. CB.
Originally Roses 5 10 and 25c Store, this one-story painted brick commercial building features simple Moderne motifs including a recessed corner block that emphasizes the building's corner site and interrupts three projecting brick courses that wrap around the two principal elevations at parapet level. Windows along the Wayne Street elevation are placed high on the wall, typical of the over-shelf height preferred by retailers. The storefront has been remodeled with modern fixed display windows and recessed entries of smoked glass, but the original band-like metal storefront cornice has been retained.

503 W. Main. Charles T. Yancey Municipal Building. 1979. 136-5048-0027. NB.
Two-story side-gabled building of brick laid in Flemish bond, with paired exterior end chimneys, a recessed two-level entry portico, molded cornice, and double-hung windows. The side of the building is turned toward W. Main, while the façade looks over a parking lot and small urban plaza toward N. Wayne Avenue. Fishburne's Drug Store, built on this corner in 1892, was demolished in 1979 along with several other buildings to make way for this bank building erected for Virginia National Bank, a successor to the Citizens-Waynesboro Bank that had previously occupied a portion of the site. The architect for the building was G. Lewis Craig & Associates, Architects, based in Waynesboro. The building later housed Sovran Bank, then NationsBank, and was recently remodeled for use as city

Description (continued)

offices and public meeting spaces. ("Celebrating Waynesboro's 200 Years"; Bowman, *Waynesboro Days of Yore* vol. 1, 19).

518-522 W. Main. Grand Home Furnishings. Ca. 1980. 136-5048-0028. NB.
One-story, brick-veneered warehouse-scale commercial building with four fixed-glass display windows sheltered beneath metal mansard-like roofs and a recessed center bay with metal-framed double-leaf glass entry doors. The stretcher-bond brick façade has quoin-like corner detailing, is crowned by a plain metal cornice. Previously Grand Piano & Furniture Co., this building and its adjoining parking lot replaced several older buildings at this location that had been occupied by White's Department Store and Neese's Hotel. (*News-Virginian*, September 19, 1967).

521 W. Main. Wayne Theatre. 1926. 136-5048-0029. CB.
This two-story, three-bay Georgian Revival theater is built of six-course American bond brickwork on a poured concrete foundation and features a tripartite façade treatment with a projecting central bay, brick quoins, and an elaborate modillion cornice and pediment. The second story has a pair of semicircular multi-pane stained glass windows (ten-over-ten-over-ten triple-hung sash) with cast-stone keystones and impost blocks, set within brick arches. Two end bays feature second-story brick circular panels flush with the façade that mark the locations of original lantern fixtures. The recessed ground-floor entry has a tiled floor, modern doors, and elaborate ceiling decorations including console brackets, dentil moldings, and rosettes. The ground-level stairhall entry retains an original wooden door with a large glass panel, set into a pedimented surround that features console brackets and dentil moldings. A formerly separate two-story building on the east side of the theater has been incorporated as a wing. It retains a ground-level storefront with a central display window and flanking store and stairhall entries; the second story features a pair of eight-over-eight double-hung windows and a simple wooden entablature. In the second half of the twentieth century, to accommodate another movie screen, the building was expanded to the rear with a large concrete block addition and a one-story office addition.

Max Patterson and the Loth family, proprietors of the Star Theatre (see 544 W. Main), had this cinema built in 1926. The silent films were accompanied on the organ by Frank Vanderherschen, who also gave half-hour recitals before the movie. An RCA "talking machine" was installed in 1928 or 1929 and Al Jolson's *The Jazz Singer* was the first movie with sound to show. In the 1930s the theater marquee proudly announced the R.C.A. High Fidelity Sound System contained within. The Wayne continued in operation as a movie theater until the 1990s. Owned by the city of Waynesboro, the building is under consideration by the Wayne Theatre Alliance for potential reuse as a performing arts center. (*News-Virginian*, September 19, 1967; Bowman, *Waynesboro Days of Yore* vol. 2, 87; Calder Loth personal

Description (continued)

communication; and "Celebrating Waynesboro's 200 Years").

531 W. Main. Main Street Building. 1949. 136-5048-0030. CB.
Two-story Modern commercial building with projecting end bays and a recessed central block. Exterior features include brick laid in stretcher bond, a flat roof, large rectangular window openings with flat arches and cast-stone sills, and steel windows with fixed center panels and transoms and flanking operable casements. The front entrance, with a metal-framed double-leaf door with sidelights and a transom on which is painted "Main Street Building," is recessed within the building's central bay, which is flanked by lanterns that incorporate translucent glass panels into a metal framework with shallow Tudor arches and Art Deco motifs. The building, used for offices, has a simple interior consisting of a double-loaded central corridor that begins just past the front stairhall. Contractor Robert W. Gray, whose office was located in the building, was responsible for its construction. (Shaw, Ranzini and Wood, "Waynesboro Downtown Historic District").

533 W. Main. John and Catherine Long House. 1830s. 136-5048-0031. CB.
Two-story, four-bay, side-gabled dwelling with an exterior end brick chimney, an original one-story gabled ell, and a modern one-story concrete-block rear addition. Original features include the Flemish bond brick walls, upper-story window openings with symmetrical moldings and corner blocks, and a molded brick cornice. Two-over-two sash in the window openings probably date to the late nineteenth century. The first story has been altered with the enclosure of one opening and the expansion of other door and window openings. The east gable end has received a stucco coating, the entire building has been painted, and a standing-seam metal roof covers the historic block and ell sections.

John and Catherine Long purchased an unimproved lot in 1830 and in 1838 they sold the present brick house to David Bush. According to tradition, Confederate soldiers wounded in the Battle of Waynesboro (March 1865) were cared for in the house. The house has been occupied as an office by at least two physicians, a Dr. Fulton in the nineteenth-century and Dr. Andy McLaughlin in 1945 and later. The east end of the house was damaged in 1949 when an adjoining house was demolished to make way for the Main Street Building being built next door. (Shaw, Ranzini and Wood, "Waynesboro Downtown Historic District"; *News-Virginian*, August 25, 1975; "Celebrating Waynesboro's 200 Years"; and VDHR survey file 136-0013).

534 W. Main. Progressive Cleaning and Dyeing Works Complex. Ca. 1935. 136-5048-0032. NB.
This multi-part building consists of one- and two-story flat- or shed-roofed brick, tile-block and concrete-block sections set behind a more modern plywood- and metal-clad front section. The original three-story brick and tile front building was apparently demolished in recent decades. Intact historic

Description (continued)

components of the building include the two-story brick fur-storage unit at mid-block, and one-story rear sections that house the full-service laundry, including boiler and pressing rooms. Home of Augusta Cleaners in 1951; now operated as Augusta Cleaners & Tailors.

535 W. Main. New Harvest Church. Ca. 1950. 136-5048-0033. CB.
One-story painted brick commercial building with large five-panel display window atop band of glass blocks. Front door has an aluminum-framed glass door with Moderne handles and hardware, and is topped by a plain glazed transom. The front façade parapet has recessed panels incorporating a soldier course over the storefront opening, and a centered basketweave-pattern rectangular panel. The parapet is topped with a slightly projecting single header course. Building housed Seiger Electrical Service in 1951, and at that time had the modernistic store front as well as a vertical neon sign.

539 W. Main. Methodist Parsonage (former). Ca. 1905. 136-5048-0034. CB.
Sited at the northeast corner of Main and Church, the building is set back from the street with a shallow front yard defined by an ashlar-pattern concrete block retaining wall and piers. This two-story, three-bay house of frame construction with vinyl siding over weatherboards has a center-front gable feature on its otherwise side-gable form. Intact original features of the house include one-over-one double-hung sash, a wraparound one-story porch with turned posts and balusters and a rounded corner, and a multi-pane Queen Anne attic window in the front gable. The front entry, a single-leaf wood door with five raised panels and a beveled glass upper panel, is set within a surround that includes a divided transom and sidelights.

A two-story brick dwelling, occupied by a Mrs. Smith in 1884, stood on this site from the antebellum period until the first years of the twentieth century. Between 1902 and 1907 it was replaced by the present house. From 1908 to 1942 the house served as the Methodist parsonage, and in later years it served a number of commercial functions. The property is also known as the Hilltop Building and the Loomis-Yount Building, and presently houses the Valley Community Services Board. (VDHR survey file 136-0015; Bowman, *Waynesboro Days of Yore* vol. 1, 151).

544 W. Main. News-Virginian Building. 1874-78; 1922; 1946; 1963-64; 1997. 136-5048-0035. CB.
One-story brick church building converted to many alternate uses over time, with a series of twentieth-century additions associated with ownership by local newspaper. Original building is of solid brick construction, three bays wide and five bays deep, with a central entry set into a slightly projecting pavilion. The walls have recessed panels and are capped by an ornate brick cornice with modillion-like details and a tall parapet. Some original segmentally arched windows, with twelve-over-twelve double-hung sash, survive on the west elevation, but the façade windows have been reduced to six-over-six

Description (continued)

sash. The focal point of the front entry is the original double-leaf wood door with arched beveled glass panels, octagonal wood panels, and original hardware. The doors are set beneath a multi-pane transom, which is set beneath a segmentally arched brick panel that was once a window opening. The two-story rear wing, dating from 1946 and 1963-1964, is a simple modern brick box with a flat roof and large steel-framed windows. The rearmost one-story section of the building is similarly constructed, and its flat roof is used as a terrace to access the second-story rear entry, which was added in 1997 along with a peaked parapet and large multi-pane glass wall. The one-story brick addition with large display windows, located to the side of the front entry, also dates from the 1960s expansion phase, and provides a clear view of the large newspaper printing press machinery housed within.

This building, which originally served as Waynesboro's Presbyterian Church, was begun in 1874 and completed in 1878. Materials from an earlier Presbyterian church built in 1824 are said to have been used in its construction, and its interior walls were decoratively painted. In the 1910s the congregation moved to a new church at the corner of Eleventh and Wayne and in 1922 Max Patterson and Carl C. Loth converted the building into the Star Theatre, giving it a stage and removing the steeple in the process. The Fishburne Military School briefly used the building as a gym, and in 1940 the *News-Virginian* newspaper moved its offices and press room here. The paper added a rear wing designed by Hurt & Hurt Architects of Waynesboro in 1946, added a second story to that in 1963-64, and undertook a remodeling in 1997. In the 1930s a miniature golf course, pictured in Bowman vol. 2, adjoined the building (Hawke, *History of Waynesboro*, 68-69; Bowman, *Waynesboro Days of Yore* vol. 1, 85, 189-90l, vol. 2, 85; and *News-Virginian*, September 19, 1967; Wells and Dalton, 220-221).

600 W. Main. Shenandoah Valley Arts Center. Ca. 1915. 136-5048-0036. CB.
Located at one of the highest points on Main Street and at the southwest corner of the intersection of Main and Church, this former dwelling is a prominent fixture along the streetscape. The building is set on a large residential lot with concrete block and stone retaining walls, mature and recently planted ornamental shrubs and trees, and a rear entry drive leading to a *porte cochere* attached to the rear elevation of the house. The two-story, three-bay stuccoed frame building incorporates traditional features such as six-over-six and eight-over-eight double-hung sash, a hipped roof, hipped dormers, and a one-story, single-bay entry porch with square wood columns. The main block is flanked by one-story wings housing a conservatory-like sunroom on the east side and a kitchen on the west side.

The building's original address was 604 W. Main Street. Occupant in 1935 was Dr. Ernest Mosby. In 1951 the building served as a lodge for a local fraternal group.

601 W. Main. Main Street Methodist Church. 1950; 1956. 136-5048-0037. NB.

Description (continued)

One-story, neo-Gothic Revival front-gabled brick church, three bays wide and six bays deep to the transept. Located on the northwest corner of Main and Church, replacing the congregation's previous church on the site. Exterior features include walls of brick laid in Flemish bond, vertical windows with stained-glass panels and cast-stone peaked surrounds, a recessed front entry with doors flanking a cast-stone cross, a square belfry topped by a pyramidal roof and a tall slender spire, and a large Sunday school annex to the rear that was built in 1950 as an addition to the earlier church.

617 W. Main. George S. Etter House. Ca. 1910. 136-5048-0038. CB.
Two-story, three-bay, hipped roof brick dwelling in the Queen Anne style, featuring one-over-one double-hung sash, pressed metal roof shingles, an interior brick chimney with a corbelled cap, metal roof finial, gabled attic wall dormers with semicircular windows, a rusticated concrete block foundation, and a wraparound porch. The porch columns or posts have been replaced with wrought metal supports, a rear bay of the porch has been enclosed for a bathroom, and brickwork has been painted, but otherwise the house has been well preserved. House was occupied by George S. Etter in 1935.

George S. Etter, Jr. House. Ca. 1940. CB.
One-story, side-gabled, five-bay cottage with textured stuccoed walls and a poured concrete foundation. Windows typically have three-over-one double-hung sash. Front entry is recessed beneath a shallow arched opening. The house also has a porch over the rear entry steps, a central brick flue, and asphalt roof shingles.

Storage shed. Ca. 1980. N Structure.
One-story plywood clad frame storage structure with cross-braced double-leaf door and gable roof.

618 W. Main. Reynolds Funeral Service and Crematory. 1941; 1984. 136-5048-0039. NB.
Two-story, four-bay building erected for Etter Funeral Home in 1941 of brick-faced cinder blocks, and completely remodeled in 1984. Designed to resemble a Colonial Revival dwelling, the building has a side-gabled main block veneered in stretcher-bond brick with jack arches over window openings. While most of the exterior is brick-veneered, some walls are covered in vinyl siding. False interior end brick chimneys, modern double-hung windows, and a recessed front entry with a broken-pediment surround, paneled embrasure, and double-leaf door complete the detailing of the building. The building's original plan, shown on the 1948 Sanborn map, has been little altered. Front reception rooms, a large chapel, and service areas to the side and rear have been left in place, and are augmented by a large enclosed rear garage.

Description (continued)

620 W. Main. General Wayne Inn. 1937-38; 1950; 1956; 1960. 136-5048-0040. CB.
The General Wayne Inn, originally called the Hotel General Wayne, is a three-and-a-half-story, seven-bay brick-faced cinder block hotel building in the Colonial Revival style built in three major phases. As originally constructed the hotel consisted of the main block facing onto W. Main and an ell to the rear. The building's architectural features included the five-course American bond (Flemish variant) brickwork, eight-over-eight double-hung windows with wooden architrave moldings, a wood cornice with modillions, a two-story, a three-bay portico with unfluted Doric columns and pilasters, wide frieze, and dentil molding, and a prominent centered entry with a pedimented and pilastered surround. The façade's first-story exterior wall incorporates six arched recesses at other door and window openings, creating an arcaded effect that is enhanced by the use of header bricks laid in a grid pattern in the arches over the square-headed windows and doors. The hotel's side-gabled roof has three gabled dormers, each with a six-over-six double-hung window. Interior end brick chimneys define the main block's end walls, and fan-shaped attic windows flanking the chimney decorate the east gable.

The two later expansions of the building were located to the rear as extensions of the ell, and were designed to match the rest of the building in every exterior detail except for the adoption of a hipped roof, linking back to the ell's gable, for the final section. At the rear of the property, the expanded ell actually stands four-and-a-half stories high; since floor levels were maintained from the older to the newer sections, and since the lot slopes downhill from front to back, a half-buried basement level was then possible.

In early 1937 the Waynesboro Hotel Corp. retained Waynesboro architect Daley Craig to design a hotel in the "Southern Colonial style." In April Craig and another Waynesboro architect, Fleming R. Hurt, completed their design for a forty-room hotel with a banquet hall, coffee shop, lounge, and the city's first passenger elevator. Craig specified cinder block--then a novel material--with a facing of brick, and he sited the hotel back from the street so as to create "ample lawn in front to carry out the Colonial Inn idea." Harry Brooks was the general contactor. The hotel opened to much fanfare in Spring 1938. A twenty-room addition was made to the rear in 1950, ten more rooms were added in 1956, and the building was remodeled in 1960 and renamed the General Wayne Motor Inn after the motel annex built across Main Street in 1958-59. Now owned by Fishburne Military School and assigned the name Barger Hall, the building is presently vacant and awaiting rehabilitation (*News-Virginian*, March 13, April 15 and 27, 1937, April 13, 1938, and September 19, 1967; Wells and Dalton, *Virginia Architects* 100).

6XX W. Main/100 Maple. Bethany Lutheran Church. 1925; 1952; ca. 1990. 136-5048-0041. CB.

Description (continued)

One-story Gothic Revival front-gabled church located on the southeast corner of Main and Maple. Constructed of brick laid in three-course American bond (Flemish variant), with a gabled sanctuary four bays deep, shed-roofed side aisles, and two-story square tower located on the west elevation. Contrasting with the dark red brickwork is the pale Indiana limestone used to define door and window surrounds, a watertable course, and as coping on the buttresses and parapets of the building. The north-facing front elevation features Gothic elements such as the pointed-arch entry whose recessed double-leaf door has ornamental wrought iron hardware, and the pointed-arch stained- and leaded-glass window with stone tracery forming interlaced trefoils, quatrefoils, circles, and pointed arches. The south gable, visible from the rear of the property, incorporates three narrow pointed-arch windows.

The original building also incorporated other one-story sections into the church complex, including several classrooms and offices situated at the rear of the building. Multi-pane double-hung and casement windows, stone sills and surrounds, and steep gabled roofs link them stylistically with the sanctuary. A one-story gabled brick educational wing was made to the east side of the complex in 1952 and expanded to the front in the 1990s. This most recent addition, linked into the sanctuary by a short hyphen, incorporates simplified Gothic and Tudor Revival elements into its design, which is compatible with the older building but also clearly a modern addition.

The original building may be the work of Staunton architect William M. Collins, of the architectural firm T.J. Collins & Son. In 1923 the firm was commissioned to design a Church and Sunday School Building (denomination not named). By 1924 Bethany Evangelical Lutheran Church was under construction, and it was completed in 1925. The church's architectural sophistication suggests the involvement of an experienced designer, probably Collins in this instance, who was working contemporaneously at nearby Fishburne Military Academy. Architect Eldon Wood of the Charlottesville architectural firm Wood, Sweet, & Swofford designed the modern addition to the fellowship hall building, which was built by contractor J.S. Mathers Inc. of Waynesboro (Wells and Dalton, *Virginia Architects* 96; *Daily News Leader*, June 17, 1990).

N. WAYNE AVENUE

118 N. Wayne. Ca. 1950; ca. 1980. 136-5048-0042. NB.

Two-story concrete block commercial building with brick veneer. Original façade nearly completely encased with materials designed to evoke the image of a vernacular Colonial Revival style dwelling, with a clapboard-clad first story, multi-pane windows, shutters, a six-panel single door, a slate-shingled side-gabled false roof, and four gabled dormers. In 1951 the building housed the Farmer's Service Store.

Description (continued)

120 N. Wayne. City Building. 1962. 136-5048-0043. NB.
Located on the site of Waynesboro's first City Hall, this severely Modernist office building is three stories high, with dark brown brick-veneered walls, a recessed corner entry with glass walls, and fixed windows. Dedicated 7 April 1962 (*News-Virginian* 19 Sept 1967).

129-131 N. Wayne. Time Building. Ca. 1925. 136-5048-0044. CB.
Located on the southwest corner of Wayne Avenue and Spring Alley, this two-story mixed-use commercial building is one of a matched group of three brick buildings that occupy a portion of the block destroyed by fire in 1924. Like the two adjoining buildings (133-135 and 137 N. Wayne), this building exhibits characteristics of the Spanish Colonial Revival style, including an angled parapet clad in Spanish roofing tiles and classical detailing consisting of jack arches and keystones over window openings, a dentil-pattern brick cornice, and a metal storefront cornice with dentils. Both of the second-story façade window openings have a pair of six-over-six double-hung sash. The building's two storefronts, sheltered beneath striped canvas awnings, were installed during the recent rehabilitation work. Conner's Cut-Rate Drug Store occupied number 129 from 1933 to 1955. In 1935 People's Market occupied number 131. Rehabilitated in 1999-2000 with assistance of local façade improvement grant funds, the building now serves as offices for the law firm of Franklin Denney Ward & Lawson.

130-132 N. Wayne. Ca. 1950. 136-5048-0045. CB.
Two-story, eight-bay mixed-use commercial building with retail tenants occupying the ground floor and residential apartments on the second floor. Of brick laid in five-course American bond, the shed-roofed building features six-over-one double-hung windows in the upper story, over-shelf windows in the southern retail space now occupied by Carpet Village, simple brick-framed rectangular panels at parapet level, and a dentil-like brick cornice. The storefront has been altered over time, though the pattern of recessed entries has been retained. The storefront transom is presently obscured by an awning-like shed roof addition. In 1951 A&P Tea Company occupied number 130 and Waller Apartments (eight units) occupied number 132 in 1951.

133-135 N. Wayne. Reid Building. Ca. 1925. 136-5048-0046. CB.
One of three separate yet coordinated commercial buildings (with 129-131 and 137 N. Wayne) in the south half of the block, this two-story, two-bay structure with Spanish Colonial Revival overtones has a painted brick façade, Spanish tile parapet roof, dentil-pattern brick cornice, cast-stone jack arches with keystones, and two pairs of six-over-six double-hung windows above a projecting brick belt course. The storefront appears to be original, with a cornice featuring dentils, a prism-glass transom, large display windows, and recessed entrance to a ground-level commercial space and a stairhall that leads to

Description (continued)

the second floor. In 1935 Reid's Billiard Room occupied 133. In 1951 Valley Restaurant was number 133 and Reid Building was number 135 (upstairs address). Building was rehabilitated in 1999-2000 with assistance of local façade improvement grant funds.

134 N. Wayne. Waynesboro Paint Store (former). Ca. 1920; ca. 1980. 136-5048-0047. CB.
Two-story, two-bay commercial building of painted brick with a tall front parapet detailed with a stepped brick cornice. The original copper-framed storefront with recessed entries remains intact beneath a classically inspired modern cornice. Above the cornice, obscuring the original transom, is a false mansard roof of standing seam metal; it is replicated above the second story windows. The building's windows have been replaced with vinyl double-hung sash; the original openings do remain unaltered. Attached to the rear of the building, accessed by an unpaved alley, is a one-story concrete block garage or storage room with a pair of garage doors having braced-batten lower panels and multi-pane-glazed upper panels. In 1935, 1951, and 1971 principal occupant was Waynesboro Paint Store; the second floor typically housed two additional tenants.

137 N. Wayne. Ca. 1925. 136-5048-0048. CB.
One of three separate yet coordinated commercial buildings (with 129-131 and 133-135 N. Wayne) in the south half of the block, this two-story, one-bay structure with Spanish Colonial Revival overtones has a buff-colored brick façade, Spanish tile parapet roof, dentil-pattern brick cornice, cast-stone jack arches with keystones, and one group of three six-over-six double-hung windows above a projecting brick belt course. This is the only one of the three buildings whose brick façade remains unpainted. The storefront's recessed-entry form remains relatively intact, although the display windows and transoms have been either covered or replaced with plywood panels. Home to the Virginia Alcoholic Beverage Control Board Store No. 141 in 1935 and to an Advance Store in 1951.

139-141 N. Wayne. Waynesboro Masonic Temple (former). Ca. 1925. 136-5048-0049. CB.
One of two separate yet coordinated buildings (with 143 N. Wayne) in the middle of the block, this two-story structure originally housed the local Masonic Temple upstairs and commercial tenants down Contrasting materials used on the façade include dark red brick with pale cast-stone trim located at jack arches and keystones over the two pairs of second-story windows, and belt courses at parapet level and window sill height. The original upper-story double-hung sash have been replaced with fixed single-pane windows. Two storefronts with large display windows and recessed entries, and a stairhall entry to the second floor, occupy the ground floor. The original storefront transoms appear to remain in place behind metal and plywood panels. Many details reference the adjoining but not matching group of buildings at 129-131, 133-135, and 137 N. Wayne. In 1935 and 1951 Western Union Telegraph Company occupied number 139 and the Masonic Temple was located upstairs at 139 1/2;

Description (continued)

number 141 was occupied by A&P Tea Company in 1935 and by Waynesboro Home & Auto Supply in 1951.

143 N. Wayne. Waynesboro Fire Department No. 1 (former). Ca. 1925. 136-5048-0050. CB.
One of two separate yet coordinated buildings (with 139-141 N. Wayne) in the middle of the block, this two-story structure originally housed the Waynesboro Fire Department, until its move to Broad Street in the mid-1950s. It replaced an earlier fire department building on the same site. Contrasting materials used on the façade include dark red brick with pale cast-stone trim located at jack arches and keystones over the two pairs of second-story windows, and belt courses at parapet level and window sill height. The original upper-story double-hung sash have been replaced with fixed single-pane windows. One storefront, added after the fire department moved out and the building was converted to retail and office uses, has metal-framed display windows and transoms (presently covered with signage) and a recessed entry. The stairhall entry to the second floor retains its original multi-pane transom and a wood glass-panel door. Many details of this structure reference the adjoining but not matching group of buildings at 129-131, 133-135, and 137 N. Wayne.

145 N. Wayne. Hamilton-Cook Hardware Company Building #1. 1910. 136-5048-0051. CB.
Three-story, four-bay brick commercial building matching the adjoining, later building at 147 N. Wayne. Upper-story fenestration consists of one-over-one double-hung wood sash with cast-stone sills and jack arches. Side and rear elevations have segmentally arched window openings. A decorative brick cornice with modillion-like detailing crowns the parapet that, along with stepped side parapets, obscures the shed roof. The ground-level storefront features large aluminum-framed display windows, a recessed entry, a transom obscured by an asphalt-shingled shed roof, and a separate stairhall entrance. A two-story brick rear addition is partially integrated into the adjoining Colonnade shopping center, located outside the boundary of the historic district (Shaw, Ranzini and Wood, "Waynesboro Downtown Historic District").

147 N. Wayne. Hamilton-Cook Hardware Company Building #2. Ca. 1925. 136-5048-0052. CB.
Three-story, four-bay brick commercial building matching the adjoining, earlier building at 145 N. Wayne, and originally built to accommodate the expansion of Hamilton-Cook Hardware Company. Upper-story fenestration consists of one-over-one double-hung wood sash, shorter than those at 145 N. Wayne, with cast-stone sills and jack arches. The rear elevation has segmentally arched window openings. A decorative brick cornice with modillion-like detailing crowns the parapet that, along with stepped side parapets, obscures the shed roof. The ground-level storefront features large display windows, a recessed central entry with a glazed wood door, a transom obscured by an vertical aluminum siding, and a separate stairhall entrance. A one-story rear brick addition has a flat roof, metal

Description (continued)

windows on the street elevation, and a rear garage door. This building was occupied by Wingfield Furniture Company in 1951 and now houses the Recovery Room Thrift Shop.

S. WAYNE AVENUE

101-127 S. Wayne. LB&B Building. 1929. 136-5048-0053. CB.
The largest early-twentieth-century mixed-use commercial building in downtown, the Art Deco LB&B Building is prominently sited at the southwest corner of Wayne and Main. Three stories tall, the masonry building is arranged with twelve bays on the Wayne elevation and three on Main. The first story, which reads as the base of the building, features segmentally arched storefront openings set into ashlar stonework. The building's office lobby, located in a bay at mid-block, is sheltered by a suspended canopy with an egg-and-dart molding presently covered by metal panels. Three sets of double-leaf glass panel doors, set beneath transoms, provide entry to the vestibule and lobby that access the upper floors. The second and third stories of the building, with the window openings for the offices on those floors, are clad in buff-colored brick with stone and cast-stone detailing that includes vertical piers, chevron- and geometric-patterned cornice panels, and a dramatic carved stone triptych depicting icons of rail, air, and water transport in low sculptural relief.

The majority of the building's historic exterior fabric remains intact, although storefronts and windows have been replaced over time on the two principal facades. A rear service alley, accessing several of the storefront spaces, retains some original doors, windows, transoms, and screened doors.

Construction on the Lambert, Barger & Branaman Building began during the first half of 1929. Charles Ebenezer McLear was the excavator and foundation contractor, Harry Brooks was the building contractor, and Henry Pleasants was the brick mason. According to local historian Curtis Bowman, the third story interior was not finished for a number of years, probably because of the depression. Businesses including Huwil Stores (a five-and-dime), the Overton & Smith Shoe Store, and the Wayne Grocery Co. opened in the building in November. Attorney G. H. Branaman and architect Daley Craig maintained offices in the building in the 1930s, and the Waynesboro Drug Store occupied the corner on Main and Wayne (Frazier Associates, "L, B & B Building"; Shaw, Ranzini and Wood, "Waynesboro Downtown Historic District"; Bowman, *Waynesboro Days of Yore* vol. 1, 92; *Waynesboro News*, November 15, 1929; *News-Virginian*, January 2, 1930).

108 S. Wayne. Ca. 1910; ca. 1940. 136-5048-0054. CB.
Original constructed jointly with 104 S. Wayne as a portion of the building that housed the Coiner & Yancey Store and wrapped around the back of the First National Bank Building. The building's façade

Description (continued)

was remodeled about 1940 to create an appearance similar to the LB&B Building located across the street. New buff-colored brick veneered the upper story, while the storefront level received a coating of stucco and addition of the cast-stone panels that frame a Tudor-arched display window and a recessed entry employing modern metal and tinted glazing. One-over-one double-hung wood sash and cast-stone sills remain at the upper story window openings. Casey's Café occupied the space in 1935.

112 S. Wayne. Ca. 1910. 136-5048-0055. CB.
This two-story, four-bay, mixed-use commercial building retains one of the least-altered upper-story façades among the downtown's Italianate structures. Like the adjoining building at 116 S. Wayne, the building's segmentally arched second-story openings are topped with brick arches that suggest hood moldings. One-over-one double-hung sash remain in the openings, which have cast-stone sills. The third window opening from the left originally was a doorway, which led out to a covered balcony suspended over the sidewalk Two square louvered vents occupy the area above the second-story windows and below the decorative brick cornice, which abstractly suggests a full classical entablature with dentil moldings, a frieze, and modillions. The ground-level storefront has been enclosed with a brick wall, with two unrecessed entries and a small modern window. A shed roof obscures the transom area of the storefront. The building housed Virginia Gas Distribution Corporation in 1935.

116 S. Wayne. Ca. 1910. 136-5048-0056. CB.
This two-story, three-bay, mixed-use commercial building retains a relatively intact upper-story façade among the downtown's Italianate structures. Like the adjoining building at 112 S. Wayne, the building's segmentally arched second-story openings are topped with brick arches that suggest hood moldings. Replacement windows with snap-in grids creating a nine-over-nine pattern fill the openings, which have cast-stone sills. Two square louvered vents occupy the area above the second-story windows and below the decorative brick cornice, which abstractly suggests a full classical entablature with dentil moldings, a frieze, and modillions. The ground-level storefront has been enclosed with a plywood-covered wall, with a single unrecessed entry and a multi-pane display window. A mansard-like roof with decorative corner brackets obscures the transom area of the storefront. Occupied by Grocery and Variety Store in 1935.

122-126 S. Wayne. Gaw Building. 1910. 136-5048-0057. CB.
This two-story painted-brick mixed-use commercial building, divided by piers into three bays, retains a relatively intact upper-story façade among the downtown's Italianate structures. Like the adjoining buildings at 112 and 116 S. Wayne, the building's segmentally arched first- and second-story openings are topped with brick arches that suggest hood moldings. Replacement windows with snap-in grids creating a twelve-over-six pattern fill the openings, which have cast-stone sills. Five square louvered

Description (continued)

vents occupy the area above the second-story windows and below the decorative brick cornice, which abstractly suggests a full classical entablature with dentil moldings, a frieze, and modillions. The left bay's ground-level storefront, with a recessed center entry and large display windows, appears to be essentially original in form if not materials. The right-hand bay of the façade has a modern fixed display window where originally two double-hung windows were located. The middle bay retains the original arched recess leading to stairs to the second floor.

Building contractor Charles S. Gaw had this building erected and rented space in it to *The Valley Virginian* newspaper, law and insurance offices, a jewelry store, and other businesses. A decorative metal sign inscribed "Valley Virginian Building Established 1896" formerly rose above the parapet. Occupied in 1935 by Waynesboro News-Virginian (122), Sanitary Barber Shop (126), and Hiserman Studio (126a). (Shaw, Ranzini and Wood, "Waynesboro Downtown Historic District"; VDHR survey file 136-405).

Integrity Statement

While few buildings in the district have remained unchanged from their original appearance, most alterations have been limited to storefront modifications, window replacements, and painting of historic masonry. Where original fenestration patterns and other architectural features such as cornice moldings are intact, and façade coverings such as metal or plywood panels or vinyl siding are removable without harm to historic fabric, the buildings (such as 307-309 and 317-319 W. Main) retain contributing status. In a few instances, such as when brick veneers and other non-removable modern materials were installed with no attempt made to preserve or restore original fabric (328, 414, and 416 W. Main, for example), or when a major street-oriented component of a property was removed (534 W. Main), historic buildings have been assigned non-contributing status.

STATEMENT OF SIGNIFICANCE

Architect/Builder (continued)

Brooks, Harry
Collins, William M.
Craig, Daley
Gaw, Charles S.
Gray, Robert W.
Hinnant, Clarence Henry
Hurt, C.D.
Hurt, Fleming R.
McLear, Charles Ebenezer
Pleasants, Henry
Vance, R.G.

Narrative Statement of Significance

Summary

The Waynesboro Downtown Historic District embraces the historic core of the City of Waynesboro, Virginia. Platted in 1798, the downtown developed into a place of business and residence over the course of the nineteenth century. The district's earliest surviving building stock is domestic in form and scale, and includes stylish brick dwellings such as the circa 1806 and later Casper Coiner House, the oldest building in the district and the only resource individually listed in the National Register. Following a development boom circa 1890 the downtown grew more exclusively commercial in character, and by the mid-twentieth century stores, banks, hotels and other buildings crowded along Main Street and the principal cross street, Wayne Avenue. The dominant building type of the period is the two-story brick commercial block, distinguished by decorative parapet cornices and storefronts with large display windows and recessed entries. A number of architecturally notable buildings were erected including the 1908-09 First National Bank, a columned Classical Revival edifice; the 1929 LB&B Building, designed by architect H. L. Hinnant in the Art Deco style; and the 1937-38 General Wayne Hotel, designed by architect Daley Craig in the "Southern Colonial style." The Waynesboro Downtown Historic District retains its status as the commercial heart of the City of Waynesboro.

Applicable Criteria

The Waynesboro Downtown Historic District meets criteria A and C and is eligible in the areas of

Statement of Significance (continued)

commerce and architecture. The district represents the historic commercial hub of the City of Waynesboro from the early nineteenth century through the mid-twentieth century, and it possesses a range of commercial building types from the historic period. The district is significant under architecture for the inclusion of a number of architecturally distinguished buildings, and for the inclusion of the Casper Coiner House, which was listed in the National Register under the architecture area of significance in 1976. The period of significance extends from circa 1806, the date of the earliest fabric to survive in the district, through 1951, embracing nearly a century and a half of commercial and architectural development. The district is eligible at the local level of significance. Information in support of designation appears throughout the historic context.

Acknowledgments
A number of individuals and organizations assisted in the preparation of this report. Foremost among these were Jim Shaw, Planner with the City of Waynesboro; Maureen Kelly, Executive Director of Waynesboro Downtown Development Inc.; Waynesboro historians Joan Ranzini and Alice Wood; staff of the Augusta County Clerk's Office; staff of the Waynesboro and Staunton public libraries; and the volunteers of the Waynesboro Heritage Foundation Museum.

Others who provided assistance included architect Kathleen Frazier of Frazier Associates; architectural historian Alison Blanton of Hill Studio, P.C., and staff of the libraries of Washington & Lee University, Lexington, Rockbridge Regional Library, Lexington, and the Library of Virginia, Richmond; and David Edwards, June Ellis, Quatro Hubbard, Calder Loth, Margaret Peters, and Marc Wagner of the Virginia Department of Historic Resources.

Historical Background

Commerce and Architecture Contexts
Waynesboro's downtown owes its physical existence to a subdivision of the lands of Samuel Estill and James Flack completed in 1798. According to historian George R. Hawke, the nucleus of a community already existed in the vicinity of the downtown consisting of a mill, an inn, one or two churches, and presumably several dwellings. Samuel Estill acquired the town site through purchase from his mother-in-law, innkeeper Mary Teas, in 1790, and when he sold the site to James Flack in April 1798 streets and alleys had already been laid off and trustees designated. Over the summer Flack had lots laid out within the framework of the town plat and a lot sale was held on October 16-17, 1798, at which thirty-three of the original eighty-three lots were sold. In September 1800 Flack and others petitioned the

Statement of Significance (continued)

General Assembly to officially recognize the town, and on January 8, 1801 the legislature complied.[1]

The pre-existing inn of Mary Teas presumably ranked among the town's first commercial enterprises. A French officer, the Marquis de Chastellux, visited the inn in 1782 and declared it "one of the worst in all America." From this inauspicious beginning Waynesboro's commercial district began to take shape in the early nineteenth century. An account of the town as it was in the 1810s lists a saddlemaker, a shoemaker, two tailors, the general store of W. B. Coalter (where the vicinity's first iron plow mouldboards were sold), and the inn of Major Thomas Wilson. An 1846 sale advertisement noted that Wilson's "Waynesborough Tavern" comprised a frame hostelry with outbuildings, an adjoining blacksmith shop, and a noncontiguous brick stable. One early merchant was Daniel Fishburne, who moved to town about 1819 to operate a branch of a Staunton store. Fishburne later went into business for himself, and a nineteenth-century account describes his business as "being that usual in those days in country stores where everything was kept and sold: silks, satins, broadcloths, cassimere, medicines, drugs, groceries, iron, grain, etc." But not liquor--Fishburne was a "strictly temperate man." Waynesboro's economic life was bolstered by the town's location on an important regional route linking Piedmont Virginia with the Shenandoah Valley through Rockfish Gap. Nevertheless, population growth was slow during the antebellum period, the number of inhabitants increasing from 250 in 1810 to only 457 by 1860.[2]

Architecturally, Waynesboro's antebellum downtown possessed a remarkable degree of visual uniformity. Buildings were domestic in scale and form--even though they housed a variety of functions. They were generally two stories in height and constructed of brick, and the ridge lines of their gable roofs aligned parallel to the street. The placement of buildings contributed to the creation of a regular street frontage. Buildings usually abutted at their gable ends, and they were erected at a common setback from Main Street so that together they created a relatively unbroken building wall that continued on each side of the street for several blocks and that neatly defined the linear void of the street.[3]

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[1] Hawke, *History of Waynesboro*, 44-48; Shaw, "Waynesboro Downtown Historic District." Waynesboro takes its name from Revolutionary War General Anthony Wayne.

[2] Hawke, *History of Waynesboro*, 43, 55, 64, 72, 82.

[3] Historic photographs and maps illustrate the antebellum regularity of the downtown, which persisted into the late nineteenth century. See the Hotchkiss map of 1884 and Bowman, *Waynesboro Days of Yore* vol. 1, 117, 151 and 169.

Statement of Significance (continued)

Waynesboro was not unique in these regards. Other western Virginia towns of the antebellum era possessed a similar architectural cohesiveness as a result of cultural preferences, economics, fire prevention measures, and local building ordinances (generally in the form of deed covenants). The downtown appears to have achieved its antebellum character relatively quickly. The first generation of buildings was likely of wooden construction, chiefly log, but within ten years of the town's establishment one brick dwelling had been built--the circa 1806 Casper Coiner House, which survives--and by the 1830s most of the buildings erected near the principal intersection at Main and Wayne were of substantial brick construction. Antebellum brick buildings that stand today include the former Bruce Hotel at 405 W. Main and the Long House at 533 W. Main.

One of the best preserved is the Casper Coiner House at 330 W. Main, a small two-story brick building with a stone foundation and a delicately ornamented cornice with miniature modillions, Wall-of-Troy frets, and punch-and-dentil work. As originally constructed the house had a hall-parlor plan with a center entry, but several decades later the entry was shifted to the left-hand side and the interior converted to a side-passage plan.[4]

In 1854 passenger rail service on the Virginia Central Railroad commenced between Richmond and Staunton via Waynesboro, and in 1858 with the completion of the Crozet Tunnel freight traffic was accommodated. A depot was erected just north of the district on First Street. During the Civil War the iron truss bridge that carried the Virginia Central over the South River at Waynesboro was the target of a Federal raid in September 1864, and the community was directly affected by the fighting again during the Battle of Waynesboro on March 2, 1865, the last battle to be fought in the Shenandoah Valley. Prosperity returned after the war but Waynesboro grew slowly. The 1880 population of 484 was only slightly larger than the population in 1860. The 1884 Jedediah Hotchkiss map shows most development still confined to Main Street, although streets had been laid out beyond the original town boundaries. One important development of the post-bellum period was greater participation of the African American population in the economic life of the community. In 1884 a black man operated the Jefferson House hotel near the northeastern tip of the district, however most African American settlement and commercial development occurred to the north of the railroad (then operated by the C&O) on Port Republic Road.[5]

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[4] Hawke, *History of Waynesboro*, 55; Loth, "Casper Coiner House."

[5] Ibid., 95-102, 107-108; Hotchkiss, "Maps of the Town of Waynesboro."

Statement of Significance (continued)

Even as Jedediah Hotchkiss portrayed a small town that differed little from its antebellum character, important changes were underway. In 1881 the Shenandoah Valley Railroad completed its line to Waynesboro and linked the town to the vast markets of the Northeast and to Roanoke and the coal fields of Southwest Virginia. The Shenandoah Valley line--soon to be absorbed into the Norfolk & Western system--actually passed east of town on the other side of the South River; nevertheless its importance and its proximity stimulated the local economy and set the stage for Waynesboro's real estate boom of the circa 1890 period. In 1888 local promoters formed the West Waynesboro Land Company with the objective of developing a large acreage to the west of town. The "Double W" concern was followed by The Waynesboro Company, chartered in December 1889, and together the two land companies gave birth to the large residential area now known as the Tree Streets neighborhood. Waynesboro's population rose to 646 individuals in 1890, and according to at least one boosterish source of the period the population reached 2,500 in May 1891. While these events were unfolding in Waynesboro, equally dramatic initial development occurred across the river in the optimistic metropolis of Basic City.[6]

The breadth of change in the circa 1890 period is illustrated by the "Perspective Map of the City of Waynesboro, Va.," published in 1891. Large industrial plants sprawl along both sides of the South River in the view, each belching plumes of progressive smoke. Gracious Victorian homes dot the Tree Streets area to the south of the downtown, and a new commercial area fronts onto the C&O depot square just to the north. Main Street retained its domestic character in the view, but not for long. Soon large brick business blocks rose among the street's antebellum houses. The 1892 Fishburne Drug Store, which formerly stood on the northwest corner of Main and Wayne, typified the new breed of commercial building: two stories in height with an ornate brick parapet concealing a back-sloping shed roof, side parapets studded with stove flues for upstairs offices, and a cast-iron storefront with a recessed entry, Queen Anne transoms, and an awning supported on slender metal poles. Construction presumably slowed during the brief depression that followed the financial panic of 1893, but the town's industrial base survived and prosperity continued into the twentieth century.[7]

The importance of banking during the period found expression in sumptuously appointed bank buildings. The First National Bank operated out of a corner of an antebellum house on the southeast

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[6] Hawke, *History of Waynesboro*, 137-138, 176-178, endsheets.

[7] Ibid., frontsheets; Bowman, *Waynesboro Days of Yore*, vol. 1, 124; and Wells, "A Distant Past," part 2.

Statement of Significance (continued)

corner of Main and Wayne during the 1890s, but in 1908-09 the bank raised a Classical Revival stone-columned edifice at the same location (420 W. Main/100 S. Wayne). Across the corner the Waynesboro National Bank erected a similarly grand colonnaded building next to the Fishburne Drug Store about 1911. (The First National Bank survives as the Waynesboro Heritage Foundation Museum; the Waynesboro National Bank was torn down in 1979.) The modest taverns of the antebellum period were soon joined by larger hotels such as the 1906 Neese Hotel, which stood on the 500 block of Main Street until its demolition in 1981. Movie theaters made their debut in the 1920s, beginning with the 1922 Star Theatre in the converted Presbyterian Church at 544 W. Main, the 1926 Wayne Theatre at 521 W. Main, and the 1929 Cavalier Theatre, which formerly stood at 307 W. Main. The 100 block of N. Wayne--the quickest route to the C&O depot from Main Street--also witnessed considerable construction during the period. A fire devastated half of the block on December 21, 1924, but merchants quickly rebuilt at the same location.[8]

Waynesboro participated in the nationwide building boom of the 1920s, as the account above indicates, and construction remained strong through 1929. On January 2, 1930 a *News-Virginian* headline proclaimed "City Enjoys Greatest Building Year" with over $600,000 spent on construction, $176,000 of it for commercial work. The flagship project of the year was the Lambert, Barger & Branaman (LB&B) Building, a three-story Art Deco business block designed by architect C. H. Hinnant and erected on the southwest corner of Main and Wayne. The building features a smooth Indiana limestone street level with broadly segmental-arched storefronts, two upper stories of beige brick, chevron and geometric designs in the cornice, and panels over the Wayne Avenue entrance depicting such icons of progress as a locomotive, an airplane and an ocean liner. As business tenants began to move into the LB&B Building in November 1929 they were probably nervous about the stock market crash of the preceding month. Local economic reportage acquired a note of barely concealed panic, and indeed the effects of the downturn were soon felt. C. H. Hinnant had been tapped to design for the town a Colonial Revival hotel of brick and stone construction (his rendering was published in the November 15, 1929 issue of the *Waynesboro News*), but the project was placed on indefinite hold as the economic situation worsened.[9]

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[8] Bowman, *Waynesboro Days of Yore*, vol. 1, 19, 144, 150; Wells, "A Distant Past," parts 1 and 2; and *News-Virginian*, February 26, 1935. Despite losses of building stock from the late nineteenth and early twentieth century, the district retains many buildings from the period as demonstrated in the section 7 inventory.

[9] *News-Virginian*, January 2, 1930; *Waynesboro News*, November 15, 1929; Frazier, "L, B & B Building"; and Wells and Dalton, *Virginia Architects*, 198.

Statement of Significance (continued)

Despite local concerns, Waynesboro fared relatively well during the Great Depression. In 1929 the DuPont Rayon Company began the construction of a large acetate plant on the Basic City side of the river (Basic City and Waynesboro merged in 1923), and although production at the new plant was intermittent during the worst years of depression, in 1933-35 the facility underwent a major expansion and Waynesboro's economic well-being was assured. A degree of prosperity had returned by 1937, especially in the home construction sector, and at the beginning of the year a local corporation announced plans for the General Wayne Hotel, a gracious Colonial Revival hostelry erected at 620 W. Main. The General Wayne presumably represented the delayed realization of the 1929 hotel project.[10]

The 300 block of W. Main underwent a dramatic transformation in 1950-1951, following a devastating fire at the nearby Gardner Mill that also damaged the Corner Hardware Company building at 307-309 W. Main. When the decision was made to not rebuild the mill, city leaders saw the opportunity to rationalize the street system in the area by closing Mill Street on both sides of W. Main and extending Arch Avenue north to intersect with Broad Street. The street closure introduced new building lots with Main Street frontage to the downtown, led Leggett's to expand from its small store that predated 1939 into a much larger complex (320 W. Main), and encouraged additional new construction on the east end of the street by the close of 1951.

In 1951 Directory Publishers, Inc., publishers of the *Waynesboro City Directory*, introduced a new feature: an extensive photograph section. The two hundred views of Waynesboro buildings and scenes contained in the 1951 directory provide a barometer of architectural trends in the city, especially in the commercial district. The crisp modernism introduced by the LB&B Building had become the standard for storefront design, with architectural glass, neon signage with sans serif lettering, and complex display window steppings common. Often the modernist detail represented reworkings of older storefronts, but the traditional modulated transparencies of display window and entry recess were preserved, and the remodeling rarely altered or concealed upper-story facades. Unfortunately, later modernizations were less sympathetic, and included wholesale façade remodeling in some instances. By the early seventies improvements to storefronts typically involved solid walls with domestically scaled door and window treatments. Some buildings received coverings, fortunately often reversible of metal or plywood paneling.

[10] Bowman, *Waynesboro Days of Yore*, vol. 2, 45-46; *News-Virginian*, March 13, April 15, and November 8, 1937.

Statement of Significance (continued)

The downtown also endured a rash of demolitions during the late 1970s and early 1980s. A series of articles by *News-Virginian* staff writer John Wells with titles such as "City's progress has left its past in a cloud of dust" and "Waynesboro history `vanishing' in the face of progress" chronicled the devastation. Losses during the period included the Waynesboro National Bank and Fishburne's Drug Store at the northwest corner of Main and Wayne, and the Neese Hotel at 526 W. Main.[11]

Even as the downtown lost some of its more impressive buildings, steps were taken to acknowledge and preserve other landmarks. In the early 1970s The Waynesboro Bicentennial and Historical Commission placed historic plaques on key buildings, and although the commission was not empowered to prevent demolitions, its efforts helped foster an appreciation for the downtown's historic character. In 1971 efforts to revitalize downtown included the completion of a pedestrian mall between the 300 and 400 blocks of W. Main and the introduction of public parking facilities. The following year, the Quesenbery family preserved the deteriorated Casper Coiner House, thus successfully completing one of the downtown's first historic rehabilitations. By 1986 new efforts to enhance the downtown's character, using community-posed suggestions, were being implemented, including the burial of overhead power lines on Main Street. The 1995-1998 Comprehensive Plan review process identified preservation of the historic downtown as a leading community priority, and empowered a Downtown Improvement Task Force to develop a strategic plan that City Council adopted in 1998. In doing so, the City committed program and financial support to the downtown's redevelopment, leading to the formation of Waynesboro Downtown Development, Inc. The city has also committed funds to a rehabilitation grant program that has been utilized for at least two downtown buildings to date. Waynesboro's commitment to the preservation of its community appears to be an ongoing effort, as evidenced by several recent successes--in mid-2000, the City was named a participating community in the Virginia Main Street Program, and received matching funds from the Virginia Department of Historic Resources to undertake a survey and historic district nominations for the downtown and two adjoining residential areas, the Port Republic Road and Tree Streets neighborhoods.[12]

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[11] Wells, "Waynesboro history `vanishing' in the face of progress," *News-Virginian*, August 17, 1981; Wells, "City's progress has left its past in a cloud of dust," *News-Virginian*, August 18, 1981.

[12] Wells, "Waynesboro history `vanishing' in the face of progress," *News-Virginian*, August 17, 1981; Loth, "Casper Coiner House"

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GEOGRAPHICAL DATA (continued)

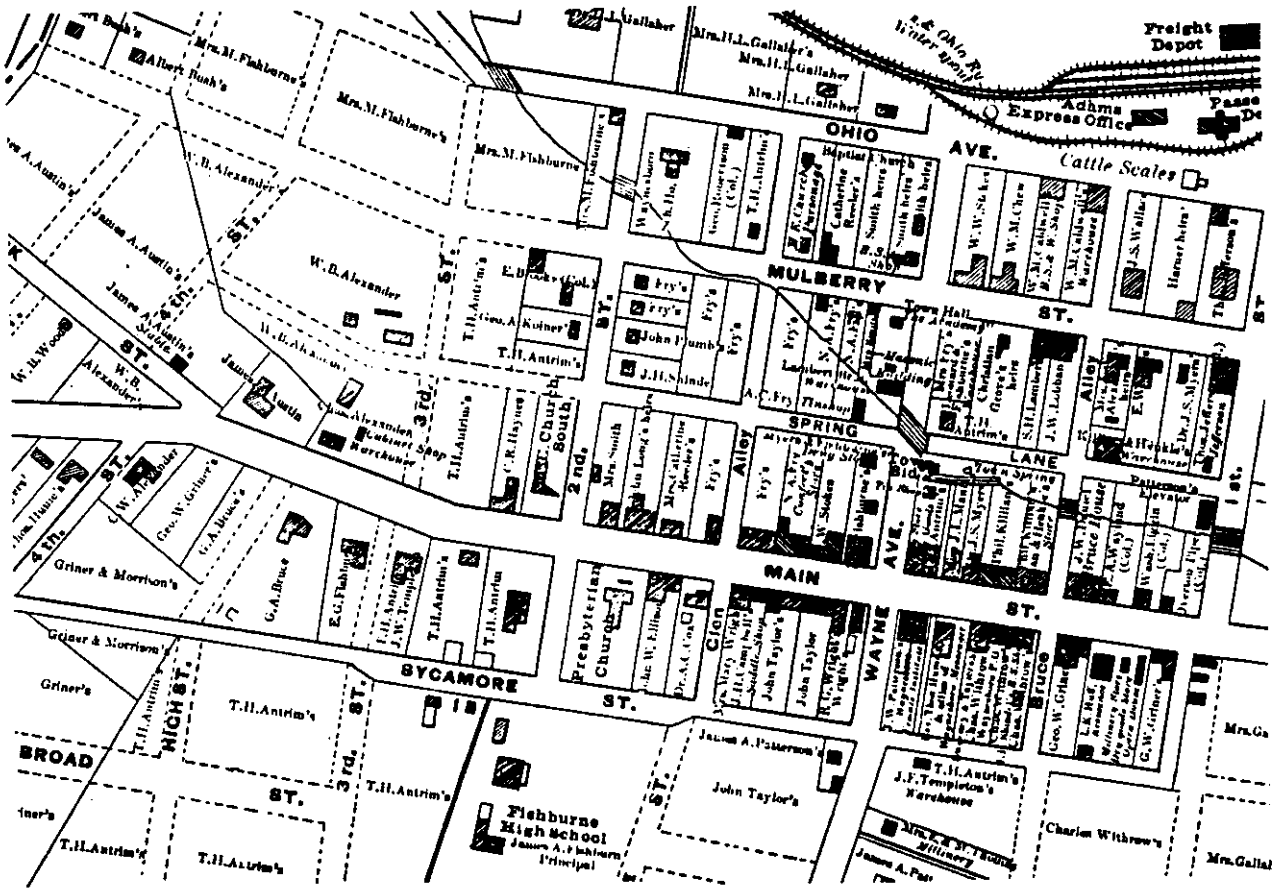
Verbal Boundary Description

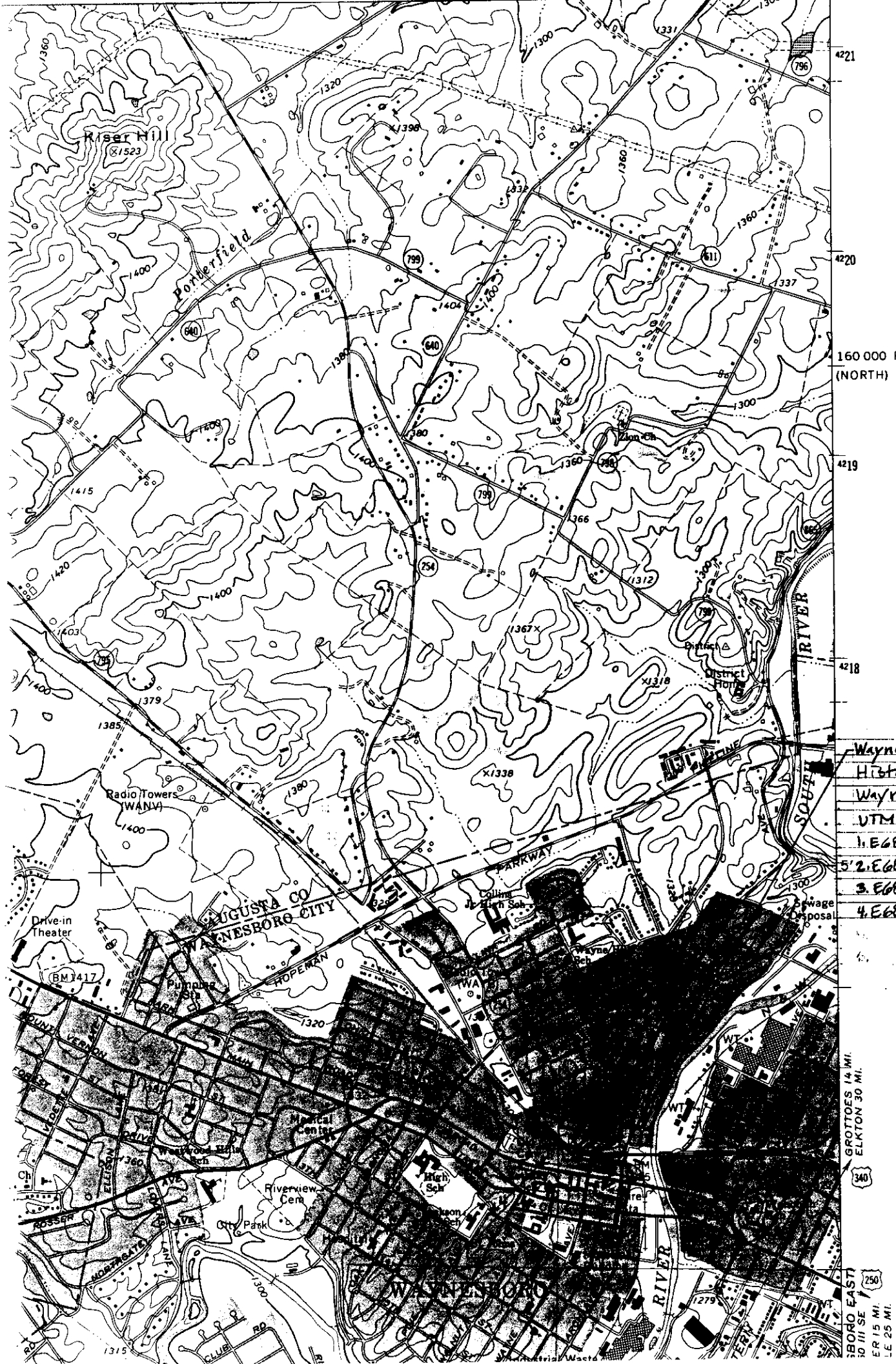
The boundary of the district is shown on the accompanying map, derived from City of Waynesboro tax maps and drawn at a scale of 1"=200'.

Boundary Justification

The boundary of the district is drawn to include all those contiguous contributing properties that relate to the historic architectural and commercial development of the downtown, and to exclude as many non-contributing resources as possible.

Excerpt of the downtown area, from the Jedediah Hotchkiss "Map of the Town of Waynesboro [1884]," published in his 1885 *Illustrated Historical Atlas of Augusta County, Virginia.*





Waynesboro Downtown
Historic District
Waynesboro, VA
UTM refs. (zone 17)
1. E684920 N4215520
2. E685370 N4215450
3. E685320 N4215170
4. E684680 N4215290