NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service

SG-1854

National Register of Historic Places Registration Form

RECEIVED
OCT 10 2017
Natl. Reg. of Historic Places
National Park Service

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

1. Name of Property

Historic name: Tower Building

Other names/site number: VDHR File #127-6136-0004

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 3212 Cutshaw Avenue

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

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide X local

Applicable National Register Criteria:

___A ___B X C ___D

Julie V. Langan 10-4-17

Signature of certifying official/Title: **Date**

Virginia Department of Historic Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

for Edson H. Beall 11.24.17

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
COMMERCE/TRADE: business

Current Functions
(Enter categories from instructions.)
VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)
MODERN MOVEMENT: International Style

Materials: (enter categories from instructions.)
Principal exterior materials of the property: CONCRETE; BRICK; GLASS

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

Summary Paragraph
The Tower Building is located in the southwestern corner of the block bounded by Cutshaw Avenue on the south, Tilden Street on the west, W. Broad Street on the north, and Cleveland Street on the east in Richmond, Virginia. It is located in Richmond's Museum District neighborhood, but it is also within the boundaries of the Scott's Addition Historic District (NRHP 2005; VDHR #127-6136). Designed by David Warren Hardwicke, the office building was constructed in 1961 in the International Style on a small 0.389-acre parcel. To address issues of heat and parking, the architect designed a rectangular building enclosed by a brise-soleil on piers to allow for parking underneath. The building has a high degree of physical integrity and the property has no other resources.

Narrative Description

Setting
The Tower Building is located in the City of Richmond on the northeast corner of Cutshaw Avenue and Tilden Street. The block on which the building is located, bound by Cutshaw Avenue and W. Broad, Cleveland, and Tilden streets, consists of office and commercial buildings separated by asphalt parking lots. An alley divides the block east-west just north of the Tower Building. While there are commercial buildings opposite the Tower Building, there is a quick transition to residential construction immediately across the street within what is now called the West of Boulevard Historic District (NRHP 1994; VDHR #127-0742). The building is located near the historic WTVR communication tower; built in 1952, it was the first television broadcast source south of Washington D.C.

The Tower Building's parcel fronts Cutshaw Avenue 172 feet and Tilden Street 108 feet to the alley. An asphalt parking lot for the neighboring building forms the eastern border of the lot while the alley forms the northern border. Concrete flower beds, with low shrubs and overgrown vegetation, line the concrete sidewalks along the streets; breaks in the flower beds allow access to the building's parking lot. Given its dense urban setting, no precious parking space was lost in the construction of the Tower Building as its design allows for a parking lot to occupy the ground level.

Exterior

The Tower Building is a three-story, six-bay, rectangular building constructed of concrete covered by a brick brise-soleil, or solar screen. A flat roof covers the building. The building is elevated, with the ground level occupied by a parking lot and reinforced concrete piers supporting the upper stories. These piers and the joists that they support are visible from the parking lot.

The upper floors are accessed by two areas at ground level: the main entrance and emergency exit. The main entrance is located at a centered brick lobby that fronts on Cutshaw Avenue. The three lobby walls adjacent to the ground-level parking area consist of brick laid in a stretcher bond, and the fourth, facing Cutshaw Avenue, consists of a wall of windows in an aluminum frame and glass double doors accessed via a single step. In addition to this main entrance, a rear door to the lobby is accessed via a short ramp. A separate, brick-enclosed fire exit is located near the northwest corner of the building and has two exit doors.

The concrete stilts support the building's second and third stories, which are constructed of concrete block; fixed, aluminum-framed windows sit flush in the concrete walls. As a way to mitigate the hot southern summers of Richmond, the second and third stories are covered by a brick brise-soleil set approximately two-feet from the outer walls. The brise-soleil rests on a white concrete frame between each floor which also acts as a stringcourse. The screens are also separated horizontally by thin vertical frames. An alternating pattern of stretcher and projecting headers form the brise-soleil with the open pattern separated by two full courses of brick. The rectangular building is covered by a flat roof which is obscured by a low parapet wall.

Interior

Entrance into the office building is through a lobby on Cutshaw Avenue. Natural light from the southern wall of glass fills the small space. There is one elevator and a stairwell located in the northern half of the lobby. The walls are plastered with slightly rounded corners. Acoustic tiles clad the drop ceiling and ceramic tile covers the floor. The rear exit door and door to the stairs are flush metal slabs. The stairwell features painted metal railings and steps with the treads covered with rubber. Each landing is covered with vinyl tiles.

The second and third stories have a U-shaped floor plan. A long hallway extends from the elevators, east and west, along the width of the building near its southern end; the hall then turns north along the east and sides of the building. The walls of the hall are punctuated by metal trim and metal and half-glazed doors leading into offices along the outer walls. The centered northern

portion of the interior features a more open layout; this space has been partitioned on the third floor, creating an O-configuration on the floor to accommodate additional office space.

Common materials used throughout the building include metal doors with matching metal trim, plaster walls in the lobby and along the perimeter of the building, fixed windows in aluminum frames, drop acoustical tile ceilings with inset fluorescent lights, ceramic tile flooring in the entrance lobby and at the elevator bank on each floor, vinyl tiles at each stairwell landing and bathrooms, and industrial carpeting throughout the offices.

Physical Integrity

The Tower Building has integrity of location, setting, materials, workmanship, design, feeling, and association. The surrounding neighborhood retains its historic character and uses, including the nearby large communications tower that dates to 1952, and the Tower Building itself has maintained its function as commercial office space since it was built. The little-altered building has a substantial amount of historic fabric that conveys the original design, workmanship, and materials of the building. The exterior retains its International Style appearance with its geometrical form, exposed structure on the ground floor, flat roof, windows set flush to the outer walls, use of concrete and glass, and lack of traditional ornamentation. The design is distinguished, however, by use of traditional Virginia red-clay brick for a brise-soleil enclosure that surrounds the building. In the interior of the building, the windows and many of the doors are original. Portions of the interior office space have been altered with the modifications of offices and enclosure of the northern central portion of the third floor that changed it from a U-floor plan to an O plan.

Statement of Significance

Applicable National Register Criteria

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

- [ ] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [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.)

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

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE

Period of Significance
1961

Significant Dates
1961

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

Cultural Affiliation
N/A

Architect/Builder
Hardwicke, David Warren

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

The Tower Building stands as a good example of a medium-scale International Style office building designed by local architect David Warren Hardwick. The design clearly exhibits elements of the International Style with its geometrical form, exposed building structure (on the ground floor), flat roof, windows set flush to the outer walls, use of concrete and glass, and lack of traditional ornamentation. A character-defining feature is the use of a brick brise-soleil that encircles the building's upper stories. The building's elevated massing and textured brise-soleil create distinctive visual interest pertinent to its local significance under Criterion C in the area of Architecture. The period of significance of 1961 represents the year in which the Tower Building was constructed.

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

Historic Background

In the first half of the twentieth century, Richmond witnessed a rise in new home, industrial, and commercial construction.[1] Development of the neighborhoods to the north and south of the Tower Building generally took place in this time frame. Beginning in the early 1900s, residential development occurred in the Scott's Addition neighborhood; the 1930s to 1950s saw a second phase of construction with large industrial plants, commercial buildings, and warehouses among, or replacing, the houses. This area is now the Scott's Addition Historic District (NRHP 2005; VDHR #127-6136) and though the Tower Building is part of the district, its later construction date makes it a non-contributing resource. Construction of the residential neighborhood south of the Tower Building, now part of the West of Boulevard Historic District (NRHP 1994;VDHR #127-0742), largely took place between 1895 and 1943.[2]

Following World War II, like most southern cities in the United States, Richmond grew at an unprecedented rate. Much of this growth took place in the larger metropolitan area, particularly to the north and west, as the population of the city proper began declining after 1950. The increased use and popularity of the automobile improved the mobility of area residents which, in conjunction with the city's relatively small geographic size and construction of freeways, made it easy to commute from the suburbs. Although office space in downtown Richmond nearly doubled each decade from the mid-1950s through the mid-1970s, traffic congestion and limited parking downtown discouraged some commuters.[3] As fewer people ventured into the city, some companies relocated or opened branches in the suburban outskirts of town to accommodate the changing demographics.

The area immediately around the Tower Building exemplifies changes in development over time. In the 1920s, a few houses dotted the north side of West Broad Street near the Tower Building while residential parcels were laid out along the south side of West Broad Street and Cutshaw Avenue, though no buildings were standing.[4] In 1946, the city of Richmond instituted a series of

zoning changes, including the zoning of land on which the Tower Building now stands. The City changed the zoning of the north side of Cutshaw Avenue between Cleveland and Tilden Streets from residential to an H Commercial District.[5] By 1950, the south side of Broad Street featured a restaurant and a fire station, while the residential buildings on the north side of Broad were gone.[6] When Bennett Funeral Home, at 3215 Cutshaw Avenue, was constructed in 1951 the area on the north side of the street was used for parking.[7]

In the late 1950s, land on which the Tower Building stands was owned by Etheridge Building Co., Inc., who may have owned a larger portion of the block as they rented out the restaurant on Broad Street.[8] Pen-Rea Corporation purchased the parcel around 1959 for about $50,000.[9] Pen-Rea was formed by William Ready, president of Ready Sales Corporation and Louis V. Penzer, of the accounting firm Hardy, Lewis, and Penzer.[10] With the intention of renting out the space, in 1961 they received a building permit to construct an office building at an estimated cost of $325,250.00. The architect for the building was David Warren Hardwicke and the contractor was Wise Contracting Company, Inc..[11]

The building had approximately 22,000 square feet of net rentable space.[12] Though it is unclear if the Tower Building was named such because of its proximity to the WTVR tower across Tilden Street, it was labeled as the Tower Building from its earliest advertisements in 1961. Companies quickly began leasing space in the building and by 1965, 17 insurance companies occupied the space.[13]

In the mid-twentieth century, Richmond had a large insurance industry with approximately 425 different companies in the metropolitan area in the 1950s and 1960s.[14] Some companies placed their offices in downtown Richmond where employees and clients alike were faced with traffic congestion and limited available parking. Therefore, the potential of companies to expand into larger office space closer to the suburbs was appealing; such locations would have increased accessibility and parking. The Tower Building and the North Thompson Street Historic District (NRHP pending; VDHR #127-7046), two blocks west, provided such opportunities.

Criterion C: Significance for its High Architectural Quality and as a Notable Work by Locally Prominent Architect David Warren Hardwicke

The Tower Building is locally significant under Criterion C in the area of Architecture as a good example of the International Style, and distinguished by its use of a brise-soleil, designed by locally prominent architect David Warren Hardwicke.

David Warren Hardwicke

David Warren Hardwicke was chosen to design the new office building at the corner of Cutshaw Avenue and Tilden Street. Hardwicke was born on November 23, 1928, in Richmond, Virginia, to Lonnie Tyler and Ruby A. Bohannon Hardwicke. Raised in the Church Hill neighborhood, Hardwicke received a Bachelor of Science in Architecture from the University of Virginia in 1950.[15] He worked for two of Richmond's historically prominent firms, Ballou and Justice and Marcellus Wright & Son before opening his own studio.[16]

In 1953, Hardwicke formed David Warren Hardwicke, Architect.[17] By 1955 he had several larger residential and commercial projects including Walnut Hill East Housing Project in Petersburg; the Shady Grove Motel Restaurant in Ashland; and an addition to the Philip Levy and Company Furniture Store in Richmond. He also had several individual residential projects in the Richmond area: Roland G. Blandford Residence in Powhatan County and the O.F. Bruce Residence in Richmond. The early designs that still survive show that Hardwicke had adopted a Modernist palette, but like many other young Richmond area architects of this era, his style of Modernism was toned down. He employed brick as a primary material and used gable roofs. [18]

As Hardwick's firm grew and changed over the years, so did its name. Following the completion of the Tower Building, it became David Warren Hardwicke & Associates.[19] The firm's objective was to "create architecture that serves the client, the public, and the environment – the client's needs, his budget limitations, and the environment of his building must be brought together into a comprehensive whole with structural integrity and unity of design".[20]

Included among Hardwicke's more notable designs are the North Wing of the Virginia Museum of Fine Arts; Williamsburg Cascades Center; Hyatt Hotel-Richmond; Tuckahoe Library (1971); Innsbrook's Center for Health Affairs; Episcopal Church Mid-Atlantic Diocese; West End Assembly of God; and St. Giles Presbyterian Church.[21] In Richmond, many of his designs are extant in addition to the Tower Building. Other nearby buildings he designed include the office building at 1000 North Thompson Street (1956, VDHR #127-7046-0003); the Daniel Building at 3805 Cutshaw Avenue (1964); and the First Mortgage Corporation building at 1512 Willow Lawn Drive (1962). Warren's firm received numerous design honors, including Classical America awards for Regent University buildings in Virginia Beach and the White House Visitors Center in Washington, DC. Awards that the firm received extended into Richmond; for both the First Federal Savings and Loan Association building and the Daniel Building, Hardwicke received the Honor Award from the Virginia Chapter of the American Institute of Architects (AIA). He also received an AIA Merit Award for the First Mortgage Corporation building.[22]

As is evidenced by his portfolio, Hardwicke and his firm were dedicated to the practice of architecture using tenets of Modern design.[23] His buildings exhibit sleek, angular forms with no traditional ornamentation, instead showcasing the building's materials. The Tower Building is one such example.

The Tower Building

In the decades between World Wars I and II, when Americans continued to prefer more traditional styles of architecture, Europeans were shifting towards a style devoid of ornamentation.[24] This was known as the International Style, a subset of the larger Modern movement, which was introduced to the United States in 1929 through an exhibit at the Museum of Modern Art.[25] While the International Style continued to be used through much of the second half of the twentieth century, it was most popular for office buildings and high rises designed between the 1950s and 1970s.

The International Style stripped away all superfluous ornamentation, instead exposing the structure of the building; these tenets yield buildings that often have a strong sense of geometry. The defining characteristics of the style also include emphasis on common building materials such as concrete, glass, and steel; ribbon windows and flat doors set flush to outer walls; completely flat roofs; emphasis on volume instead of mass; regularity of principal components; and asymmetrical façades.[26] The Tower Building exhibits character-defining aspects of the International Style with its exposed structure on the ground floor; flat roof; windows set flush to the outer walls; use of concrete and glass; and lack of conventional ornamentation.

In a 1960 article, local journalist Jon D. Longaker noted a slight architectural shift in the mid-twentieth century from "cold, austere lines" to an increased "emphasis on color and textural variety," of which the Tower Building can be seen as an example.[27] Meanwhile, critics of the time noted that the International Style "reduced buildings to cages of steel" or concrete with abundant windows that would allow in an excess of light and heat in southern climates.[28]By using a brise-soleil composed of Virginia red clay bricks, Hardwicke added both color and texture to what could have been a more somber design and addressed the climate of the building's southern setting. Brickwork on the Tower Building's brise-soleil was laid every other one at a right angle so that it projected from the "surface of the wall, thus lending it extra texture and a variety of light and shadow."

In a newspaper article about architectural adaptations to light and heat, Longaker wrote the Tower Building was "one of the most spectacular new buildings in Richmond…which has a solar screen made entirely of red brick."[29] Hardwicke used the brick in an "ingenious way so that the surface of the screen becomes strongly textured and extra dimensional."[30] Though thoroughly modern, this screen reflects historic construction in the southern state by using "traditional Virginia soft molded brick" in a pattern that is a "variant of an 18th century garden wall pattern."[31] Hardwicke repeated the solar screen design element for his Mutual Insurers building at Belvidere and Grace Streets (c.1961, VDHR #127-5467). In that building, he designed the brise-soleil of "cast blocks in an intricate design featuring circle and cross patterns."[32]

In the Tower Building, Hardwick also experimented with the form of a traditional office building in order to accommodate a society that was increasingly relying on the automobile. He created a design that allowed a parking lot to occupy the majority of the ground floor, allowing employees to work all day with their cars parked in the shade free of charge.[33] Use of the ground level as parking for tenants of the building was seen as an "ingenious and economical way to conform to the city's zoning law regarding parking space without … wasting valuable extra land."[34] The parking was advertised in newspapers as "one of the many advantages of Richmond's newest office building."[35] Another Richmond-area building displaying this approach is the Markel Building (NRHP 2017; VDHR #043-0715). Designed by architect Haigh Jamgochian, this building "employs a visually distinct and unusual Neoexpressionist design noted for its sloping ovaloid shape and crinkled aluminum siding."[36] The building's circular structural framework is composed of 12 steel beams radiating from a central point. The cantilevered ends are supported by 12 raised concrete piers. Beneath the raised building, the ovaloid parking lot is coterminous

with the raised building's perimeter. An enclosed lobby is located at the center of the building, rather than on a street side as occurs at the Tower Building.

As the work of a locally prominent architect, David Warren Hardwicke, the Tower Building is locally significant under Criterion C in the area of Architecture as an important example of a mid-size office building designed in the International Style.

ENDNOTES

[1] James K. Sanford, *Richmond: Her Triumphs, Tragedies & Growth* (Richmond, VA: Metropolitan Richmond Chamber of Commerce, 1975), 186.
[2] David A. Edwards, "West of Boulevard Historic District," *National Register of Historic Places Registration Form.* 12 October 1993.
[3] Richmond Planning and Development Review, *Master Plan 2000-2010.* 9, 13. Accessed May 2017. http://www.richmondgov.com/planninganddevelopmentreview/documents/masterplan/02Background.pdf.
[4] Sanborn Fire Insurance Map Company. Richmond 1924-1925, vol. 4, 1925.
[5] "Zoning Ordinance Notice," *Richmond Times Dispatch* (Richmond, VA) January 3, 1946, page 2.
[6] Sanborn Fire Insurance Map Company. Richmond 1950.
[7] "City Planners To Consider Rezoning Plea," *Richmond Times Dispatch* (Richmond, VA) January 14, 1951, page 31.
[8] "Byram to Open New Restaurant About Mid-March," *Richmond Times Dispatch* (Richmond, VA) December 7, 1956, page 28.
[9] Office of Real Estate Assessment, City of Richmond. Property assessment card; "West End Office Building Planned," *Richmond Times-Dispatch* (Richmond, VA) April 7, 1961.
[10] "West End Office Building Planned".
[11] Building Permit #37349. 31 March 1961. Taken out on behalf of Pen-Rea Corporation. Manuscript on file at the Library of Virginia.
[12] "Tower Building Being Leased," *Richmond Times-Dispatch* (Richmond, VA) July 4, 1962.
[13] *Hill's Richmond City Directory 1965*. (Richmond, VA: Hill Directory Company, 1965).
[14] *Hill's Richmond City Directory 1950*. (Richmond, VA: Hill Directory Company, 1950); *Hill's Richmond City Directory 1960*. (Richmond, VA: Hill Directory Company, 1960).
[15] "David Warren Hardwick Obituary," *Bliley's*. Accessed May 2017. http://www.blileyfuneralhomes.com/obituary/David-Warren-Hardwicke/Henrico-VA/1688628.
[16] John E. Wells and Robert E. Dalton, *The Virginia Architects 1835-1955*, page 180.
[17] "Architectural Firm To Be Partnership," *Richmond Times Dispatch* (Richmond, VA) August 1, 1967, page 7.
[18] John E. Wells and Robert E. Dalton, *The Virginia Architects 1835-1955*, page 180.
[19] "The Richmond Firm," *Richmond Times Dispatch* (Richmond, VA) November 2, 1962, page 37.
[20] *David Warren Hardwicke & Partners: Architects: Richmond, Virginia*. Richmond, VA: David Warren Hardwicke & Partners. c.1970.
[21] "David Warren Hardwick Obituary".
[22] *David Warren Hardwicke & Partners: Architects: Richmond, Virginia.*
[23] *David Warren Hardwicke & Partners: Architects: Richmond, Virginia*.
[24] Virginia and Lee McAlester, *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 1997) 469.
[25] Alan Gowans, S*tyles and Types of North American Architecture: Social Function and Cultural Expression*. (New York: Harper Collins Publishers, 1992) 301.
[26] Melina Bezirdjian and Lena Sweeten McDonald *New Dominion Virginia Architectural Style Guide* (Richmond, VA: Department of Historic Resources, 2014) 31.

[27] Jon D. Longaker, "New Architecture Has Romanticism," *Richmond Times-Dispatch* (Richmond, VA) March 6, 1960.
[28] Jon D. Longaker, "Light and Heat Bother Builders," *Richmond Times-Dispatch* (Richmond, VA) August 5, 1962.
[29] Jon D. Longaker, "Light and Heat Bother Builders," *Richmond Times-Dispatch* (Richmond, VA) August 5, 1962.
[30] Jon D. Longaker, "Light and Heat Bother Builders," *Richmond Times-Dispatch* (Richmond, VA) August 5, 1962.
[31] Jon D. Longaker, "Daring Design In Buildings," *Richmond Times-Dispatch* (Richmond, VA) August 12, 1962, page 44.
[32] Jon D. Longaker, "Daring Design In Buildings," *Richmond Times-Dispatch* (Richmond, VA) August 12, 1962, page 44.
[33] Jon D. Longaker, "Light and Heat Bother Builders," *Richmond Times-Dispatch* (Richmond, VA) August 5, 1962.
[34] Jon D. Longaker, "Daring Design In Buildings," *Richmond Times-Dispatch* (Richmond, VA) August 12, 1962, page 44.
[35] Advertisement. *Richmond Times-Dispatch*. 27 August 1961, Page 10-C.
[36] Melina Bezirdjian, The Markel Building, NRHP Nomination, 2016.

9. Major Bibliographical References

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

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"Architectural Firm To Be Partnership," *Richmond Times Dispatch* (Richmond, VA) August 1, 1967.

Bezirdjian, Melina. The Markel Building. NRHP Nomination, 2017

Bezirdjian, Melina, and Lena Sweeten McDonald. *New Dominion Virginia Architectural Style Guide.* Richmond, VA: Department of Historic Resources, 2014.

Building Permit #37349. 31 March 1961. Taken out on behalf of Pen-Rea Corporation. Manuscript on file at the Library of Virginia.

"Byram to Open New Restaurant About Mid-March," *Richmond Times Dispatch* (Richmond, VA) December 7, 1956.

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"City Planners To Consider Rezoning Plea," *Richmond Times Dispatch* (Richmond, VA) January 14, 1951.

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----. 1965.

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----. "Light and Heat Bother Builders," *Richmond Times-Dispatch* (Richmond, VA) August 5, 1962.

----. "New Architecture Has Romanticism," *Richmond Times-Dispatch* (Richmond, VA) March 6, 1960.

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"West End Office Building Planned," *Richmond Times-Dispatch* (Richmond, VA) April 7, 1961.

Wilkinson, Philip. *50 architecture ideas you really need to know*. New York: Quercus, 2010.

"Zoning Ordinance Notice," *Richmond Times Dispatch* (Richmond, VA) January 3, 1946.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____ previously determined eligible by the National Register

____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____ recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:
_X__ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: Virginia Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): VDHR #127-6136-0004

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10. Geographical Data

Acreage of Property 0.389 acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)
1. Latitude: 37.56579805 Longitude: -77.47561667

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)
The Tower Building is located at 3212 Cutshaw Avenue in the southwestern corner of the block bounded by Cutshaw Avenue on the south, Tilden Street on the west, W. Broad Street on the north, and Cleveland Street on the east in Richmond, Virginia. It occupies a tax parcel recorded by the City of Richmond as parcel W0001481029. The true and correct historic boundaries are shown on the attached Location Map and Sketch Map.

Boundary Justification (Explain why the boundaries were selected.)
The boundary includes the 1961 Tower Building and parking area at the ground level and concrete planters bordering the sidewalk along the parking lot. This boundary is coterminous with the property's legal tax parcel as it has been delineated since the building's construction in 1961, and therefore encompasses the property's historic setting and all known historic resources.

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11. Form Prepared By
name/title: Dara A. Friedberg
organization: Dutton + Associates, LLC
street & number: 1115 Crowder Drive
city or town: Midlothian state: Virginia zip code: 23113
telephone: 804-897-1960
date: May 2017

Additional Documentation
Submit the following items with the completed form:

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

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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

Photo Log
Name of Property: Tower Building
City or Vicinity: Richmond
County: Independent City State: Virginia
Photographer: Robert Taylor
Date: April 2017

Photo 1 of 13: South and west elevations, view northeast

Photo 2 of 13: Main entrance, view northeast

Photo 3 of 13: South and east elevations, view north

Photo 4 of 13: North and east elevations, view west

Photo 5 of 13: North and west elevations, view southeast

Photo 6 of 13: Detail of brise-soleil, view southwest

Photo 7 of 13: Lobby, view east

Photo 8 of 13: Lobby, view north

Photo 9 of 13: Stairway, view north

Photo 10 of 13: Third floor hallway, view west

Photo 11 of 13: Third floor rear hallway, view west

Photo 12 of 13: Typical office, view northwest

Photo 13 of 13: Bathroom, view southeast

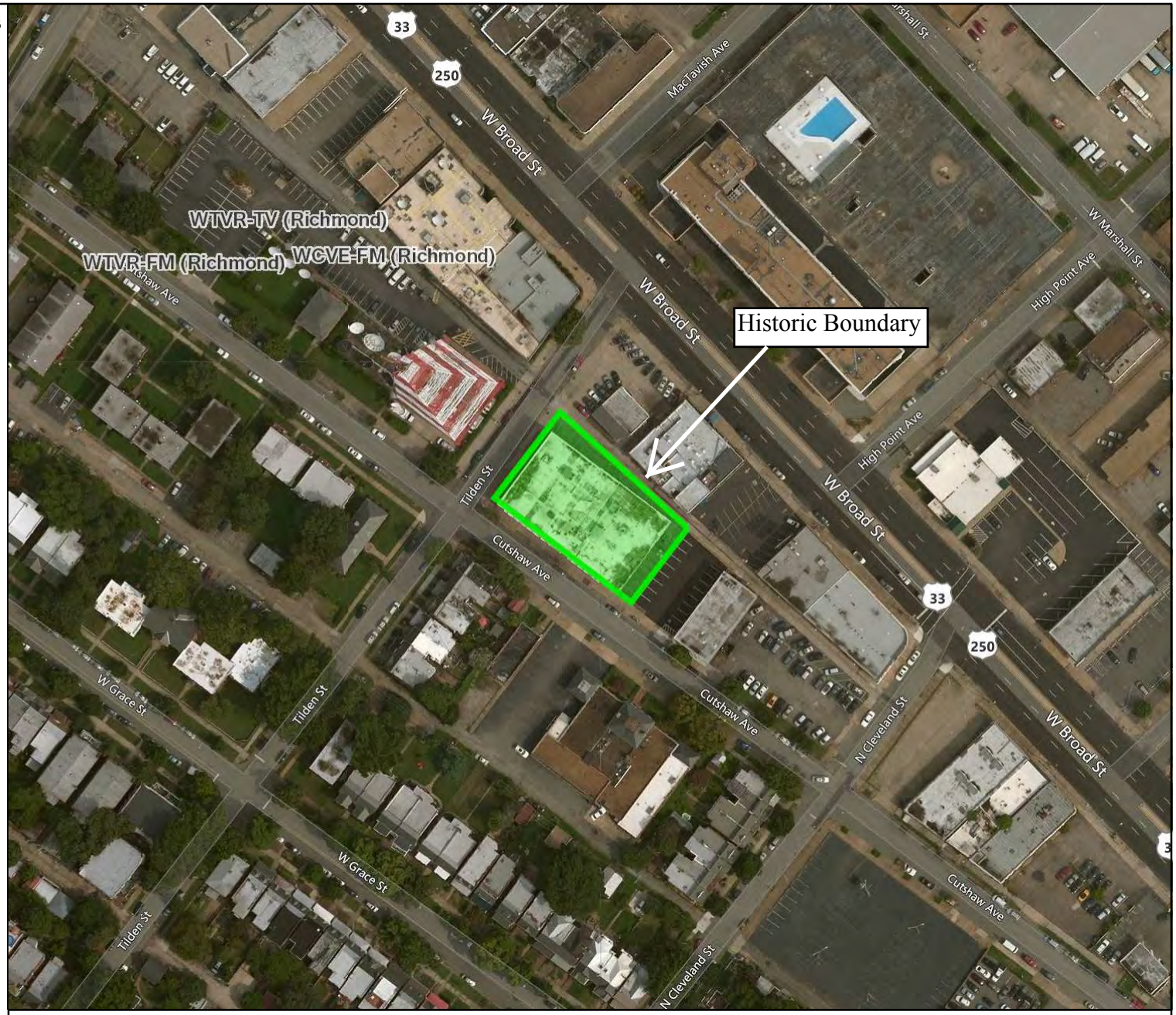
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

LOCATION MAP
Tower Building
Richmond, VA
DHR No. 127-6136-0004
Latitude/Longitude Coordinates
Latitude: 37.56579805
Longitude: -77.47561667



N

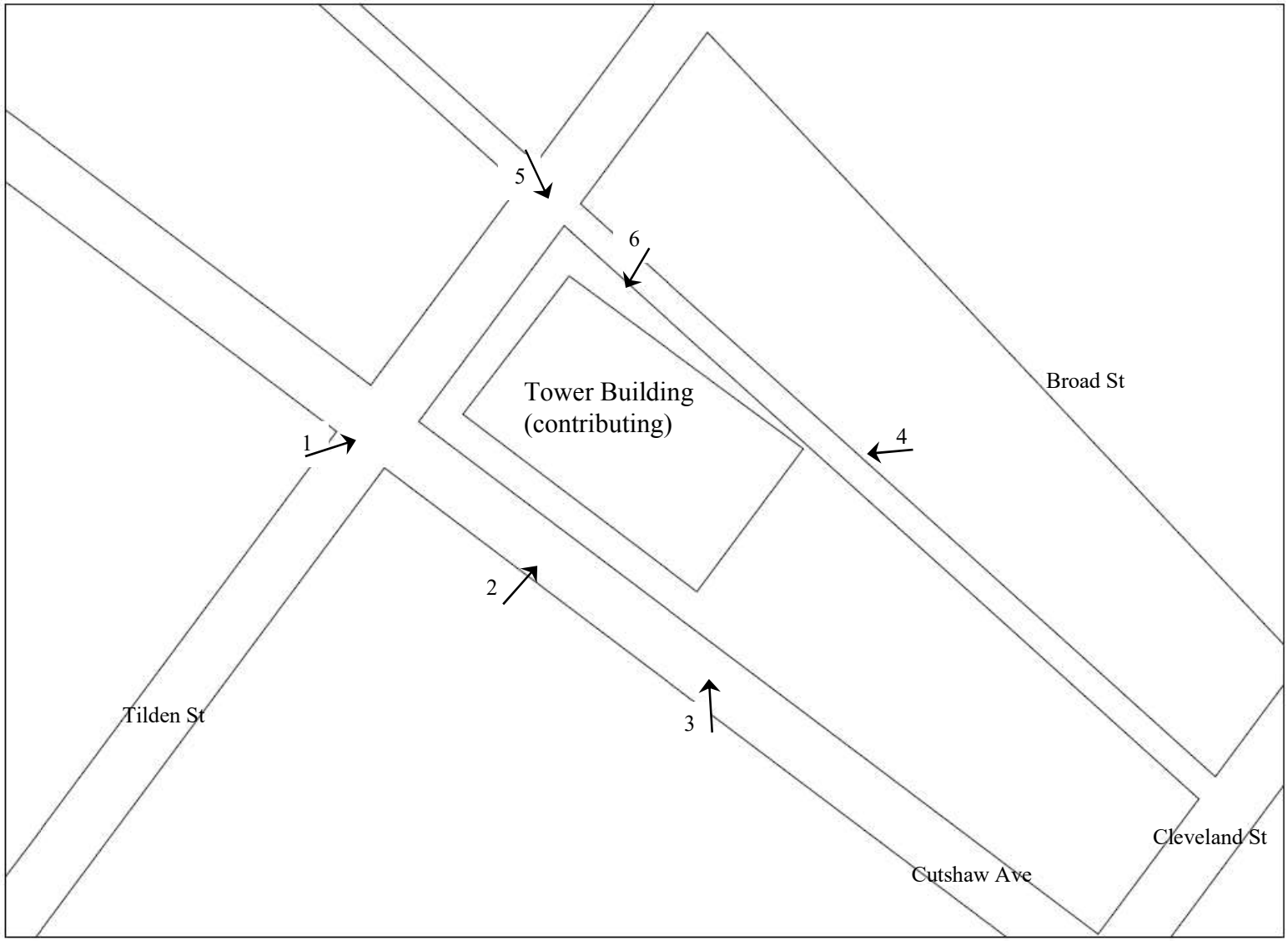
Feet
0 50 100 150 200
1:2,257 / 1"=188 Feet

Title:

Date: 8/25/2017

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

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



SKETCH MAP/ PHOTO KEY

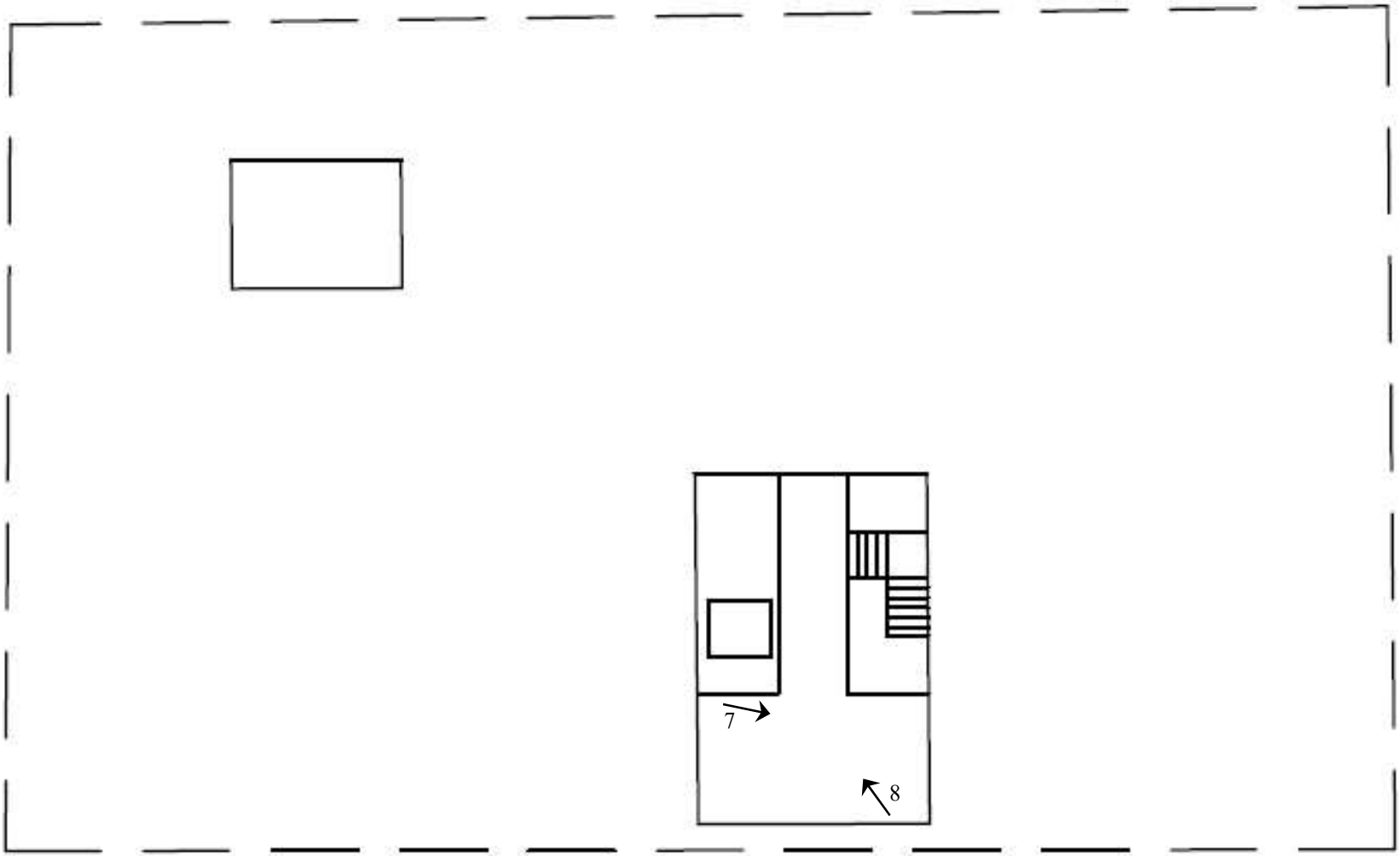
Tower Building, Richmond, VA, VDHR #127-6136-0004

Not to Scale

N

Photo Locations

1



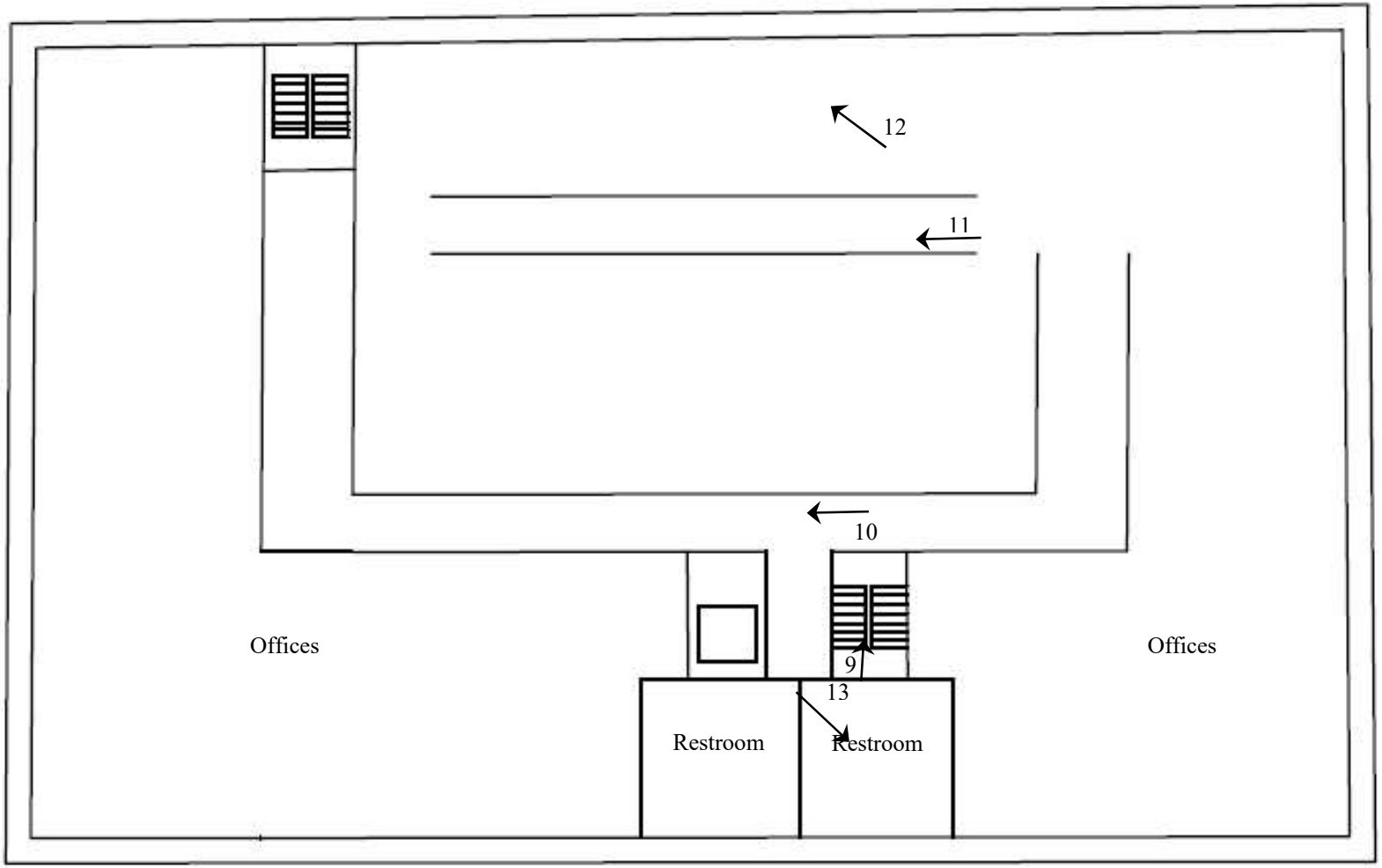
Tower Building, Richmond, VA, VDHR #127-6136-0004
First Floor
SKETCH MAP/ PHOTO KEY

Not to Scale

N

Photo Locations

1



SKETCH MAP/ PHOTO KEY
Tower Building, Richmond, VA, VDHR #127-6136-0004
Upper Floor

Not to Scale

N

Photo Locations
1 ↗

FOR LEASE
FOR LEASE

3212
CUTSHAW
AVENUE
Right at Home
Suite 205
Life Focus, LLC
SUITE 200
3212
Cutshaw
Avenue
ATLANTIC

EXIT
Right at Home
In Home Care & Assistance
Suite 205

TOWER
Alliance Research Group 318
Allianz Life of North America 201
Everstar Associates 304

EXIT

EXIT

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:	Nomination
Property Name:	Tower Building
Multiple Name:	
State & County:	VIRGINIA, Richmond

Date Received:	Date of Pending List:	Date of 16th Day:	Date of 45th Day:	Date of Weekly List:
10/10/2017	11/14/2017	11/29/2017	11/24/2017	11/24/2017

Reference number:	SG100001854
Nominator:	State

Reason For Review:

__X__ Accept _____ Return _____ Reject __**11/24/2017**__ Date

Abstract/Summary Comments:	All procedural requirements have been met; The nomination form is adequately documented; The nomination form is technically and professionally correct and sufficient.
Recommendation/ Criteria	

Reviewer Edson Beall Discipline Historian

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

RECEIVED 2280
OCT 10 2017
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

COMMONWEALTH of VIRGINIA

Department of Historic Resources

Molly Joseph Ward
Secretary of Natural Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

October 5, 2017

Mr. Paul Loether
Chief, National Register of Historic Places and National Historic Landmarks Programs
National Park Service 2280
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Re: Tower Building, City of Richmond, Virginia

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the **Tower Building** to the National Register of Historic Places. Submitted for your review, the nomination has been considered, and approved, by the State Review Board and the Virginia SHPO has recommended it for listing. Any letters of comment or objection have been copied at the end of the nomination material, along with any FPO notification letters.

Should you have any questions, please do not hesitate to contact me. My direct phone line is 804-482-6439.

Sincerely,

Lena S McDonald

Lena Sweeten McDonald
National/State Register Historian

Enclosures

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391