

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

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

1. Name of PropertyHistoric name: Downtown Norfolk Financial Historic DistrictOther names/site number: 122-6003Name of related multiple property listing: N/A

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

2. LocationStreet & number: E Main Street, Commercial Place, E Plume Street, St Paul's Boulevard,
Waterside Drive, Bank Street, Atlantic Street, and the Elizabeth RiverCity or town: NorfolkState: VACounty: N/ANot For Publication: N/AVicinity: 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:

X A B X C D
Virginia Department of Historic ResourcesSignature of certifying official/Title: DIRECTOR

Date

9/10/23
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

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☒

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☐

District

☒

Site

☐

Structure

☐

Object

☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>10</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>4</u>	<u>0</u>	structures
<u>2</u>	<u>2</u>	objects
<u>16</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register 3
Virginia National Bank (NRHP 2016; NR Reference # 16000535 (2 buildings and 1 structure))

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE/business
COMMERCE/TRADE/financial institution
RECREATION AND CULTURE/monument/marker
RECREATION AND CULTURE/work of art
LANDSCAPE/park
LANDSCAPE/plaza
TRANSPORTATION/road-related
TRANSPORTATION/pedestrian-related

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE/business
RECREATION AND CULTURE/monument/marker
RECREATION AND CULTURE/work of art
LANDSCAPE/park
LANDSCAPE/plaza
TRANSPORTATION/road-related
TRANSPORTATION/pedestrian-related

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/New Formalism

MODERN MOVEMENT/Brutalism

MODERN MOVEMENT/International Style

OTHER

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK; STONE/Granite; STONE/Marble;
METAL/Aluminum; METAL/Steel; CONCRETE; GLASS

Narrative Description

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

Summary Paragraph

The Downtown Norfolk Financial Historic District encompasses 19 acres of the central urban core of the city. The financial district developed as a result of mid-twentieth century urban renewal and redevelopment projects undertaken by the City of Norfolk and the Norfolk Redevelopment and Housing Authority, as well as changes in Virginia banking legislation that affected how regional banks operated. The district includes a total of 19 resources, and 12 of the 15 primary resources are contributing resources. Overall, there are 16 contributing resources, including 10 buildings, 4 sites, and 2 objects, and 3 non-contributing resources, including 1 building and 2 objects. The district's resources primarily consist of high-rise commercial office buildings, parking garages, and pedestrian-related resources such as walkways, plazas, and fountains. The buildings and plazas are example of Modern Movement architectural trends, including the New Formalism, Brutalism, and International styles, each of which has distinctive character-defining aspects. Inclusions of paved plazas around office high-rise buildings and government buildings was a common feature of Modern design. These commonly included built-in features such as benches, raised planters, and trash receptacles rendered in the same materials as the plazas themselves, such as concrete with coarse, decorative aggregate such as pebbles or river rocks. Fountains were another common element of Modern-era plazas. The plazas often served as a connective space between the office buildings and nearby parking lots and garages, reflective of the expectation that the vast majority of people visiting the buildings would arrive

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via automobile. The area within and surrounding the Downtown Norfolk Financial Historic District retains its dense urban setting and the Downtown Norfolk Historic District (122-0265), listed in the National Register of Historic Places, is located to the northwest. The district and its contributing resources feature signature elements of Modern design that are illustrative of the mid-twentieth century period of redevelopment in Norfolk's core, thus imbuing the district with good integrity of location, design, setting, material, workmanship, feeling, and association.

Narrative Description

Setting

The Downtown Norfolk Financial Historic District is a 19-acre commercial district located in the central core of Downtown Norfolk, Virginia. The district largely retains its dense commercial streetscapes with high-rise buildings primarily constructed to the lot lines or set back on large plazas, a common design practice of mid-twentieth-century redevelopment in urban settings. Commercial and civic development border the district on the north, east, and west, and the Elizabeth River borders the southern end of the district, with a distinctive Brutalist esplanade that reopened the riverfront to public use during the 1970s as the historic industrial activities along the water ceased. The Downtown Norfolk Historic District (NRHP 1987; 122-0265) is located to the northwest of the district. Pedestrian spaces such as walkways and plazas are located throughout the district, along with street trees, shrubs, and decorative plantings.

Architectural Description and Development

The Downtown Norfolk Financial Historic District developed in the decade between 1967 and 1976 as the result of urban renewal and redevelopment programs undertaken by the City of Norfolk and the Norfolk Redevelopment and Housing Authority (NRHA), as well as statewide banking legislation changes within Virginia. During the 1950s, the City undertook several planning initiatives that resulted in the creation of Charles Agle's 1956 Master Plan and a 1957 Revitalization Plan. These documents aimed at creating a virtually new downtown with open spaces, wide boulevards, and a modern financial core, a marked transformation for a city that historically had boasted extensive industrial uses along its riverfront. Numerous buildings were demolished to make way for new uses. The NRHA and the private financial institutions that repurposed the newly cleared land hired locally and, in several cases, nationally prominent architecture firms to redesign the city's new financial district. While there was not an individual master plan dictating design, the district was developed using Modern styles of the period including International Style, Brutalism, and New Formalism.

Additionally, many of the new buildings were auto-centric in design to accommodate the widespread assumption of the post-World War II era that most people would reach Norfolk's downtown via automobile. Buildings such as the **First Virginia Bank** (122-6003-0007) and the **International City Corporation Building** (122-6003-0008) incorporated parking into the lower levels of the buildings. The **Omni International Hotel** (122-6003-0009) included an associated parking lot, and the Virginia National Bank constructed the **Virginia National Bank Parking Garage** (NRHP 2016; 122-6003-0016) in association with its headquarters building. Another

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indicator of the emphasis on automobile transportation was reflected in the construction of drive-through options for banking services. Some buildings included associated but detached drive-thru teller buildings, such as the **Seaboard National Bank Drive-Thru Teller Building** (122-6003-0002) or the **First Virginia Bank** (122-6003-0007) drive-thru teller building, whereas the **Bank of Virginia** (122-6003-0001) included an attached drive-thru teller canopy. The City of Norfolk also constructed the **East Plume Parking Garage** (122-6003-0003) to assist with accommodating the growing number of automobiles downtown.

The first building constructed in the district, and the one that solidified the area's future as a financial district, was the 1967 **Virginia National Bank Headquarters Building** (NRHP 2016; 122-6003-0015 and -0016), which was designed by Skidmore, Owings & Merrill in association with Williams & Tazewell.¹ The 24-story office tower was designed in the International Style with Brutalist influences, and is "the best example of mid-twentieth century Modern design and skyscraper construction methods in southeast Virginia and is one of the best known in the state."² Another key feature of the Virginia National Bank Headquarters Building was its associated raised concrete pedestrian plaza, which is a character-defining feature of many of the buildings within the district. Also associated with the office tower is the Virginia National Bank Parking Garage completed in 1968. Like the office tower it serviced, this 6-story International Style parking garage was designed by Skidmore, Owings & Merrill in association with Williams & Tazewell.

The construction of the Virginia National Bank resources was quickly followed by other banks that sought to establish their headquarters in the new Norfolk financial district. The **Bank of Virginia** (122-6003-0001), designed by the local firm of Spigel, Carter, Zinkl & Herman, was completed on the north end of the district in 1969. An example of New Formalism, the building features a recessed entry behind the simplified arcade, which calls upon classical design principles while utilizing modern materials and construction techniques such as large expanses of glass, concrete, steel, and brick veneer. A year later the decidedly International Style **Seaboard National Bank** (122-6003-0004) was completed. The building's design by Vlastimil Koubek is derived from the 1958 Ludwig Mies van der Rohe Seagram Building in New York. Befitting the auto-centric district, the Bank of Virginia's building included a drive-thru teller canopy with a raised drive-thru ramp along the building's west elevation (now demolished), and the Seaboard National constructed the Seaboard National Bank Drive-Thru Teller Building just north of its office building. This simple, rectangular drive-thru bank teller building utilizes materials commonly associated with Modern design, such as metal and concrete, and the site includes an associated concrete plaza with landscaping.

The final three high-rise buildings constructed within the district during the period of significance broke ground in 1974 and were completed between 1975 and 1976; all three were influenced by both Brutalist and International Style design. The **Omni International Hotel** (122-6003-0009) and the Toombs, Amisano, and Wells-designed **International City**

¹ Joseph V. Phillips, "7-Point 'Revitalization' Plan Proposed for Downtown Area," *The Virginian-Pilot* (June 23, 1957).

² Virginia National Bank Headquarters Historic District. National Register Nomination. 2016.

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Corporation Building (122-6003-0008) both feature reinforced concrete framing and ribbon windows. Lastly, the **First Virginia Bank** (122-6003-0007) was designed by the local firm Dudley, Morrisette, Cederquist and Associates, and includes a multi-story Brutalist base with textured concrete and vertical ventilation louvers beneath an International Style office tower with large expanses of metal-framed windows and concrete detailing. This blend of styles within individual buildings, and throughout the district as a whole, reflects the period of transition in architectural trends during which the district developed. The well-established International Style still retained popularity during this time, but the Brutalist and New Formalism styles were proving to be appropriate for widespread use as well.

The district also includes resources constructed by the City of Norfolk and the Norfolk Redevelopment and Housing Authority to support the needs of the dense financial district. These resources include the East Plume Parking Garage, the Williams & Tazewell-designed **Commercial Place Pedestrian Walkway and Fountain** (122-6003-0012), and the **Downtown Waterfront Esplanade** (122-6003-0010) designed by William Morgan Architects (Jacksonville, FL/Washington, D.C.), Fraioli-Blum-Yesselman Associates Inc. (Norfolk), Edward G. Carson & Associates (Norfolk), and Roy Turknott & Associates (Jacksonville, FL). In keeping with the character of the new financial district, these resources were designed in the Brutalist style and sought to ease the problem of parking in the increasingly crowded downtown district, as well as provide pedestrian circulation networks for those working in and visiting the district. Additionally, the Downtown Waterfront Esplanade is an example of Norfolk's early efforts to renew the city's formerly industrialized waterfront areas to provide public access amid as pollution control and remediation projects made the river a desirable amenity again. In conjunction with the Downtown Waterfront Esplanade, NRHA also commissioned the **Regatta Light Tower** (122-6003-0013) to serve as both a light and sculpture for the esplanade. While the district's parking garages and parking lots accommodated the number of cars coming into the district, the Commercial Place Pedestrian Walkway and Downtown Waterfront Esplanade, combined with sidewalks, plazas, and skywalks, made the district walkable once employees and visitors arrived. These pedestrian-centered spaces were intended to provide open landscaped spaces with visual interest and to connect the district's high-rise buildings in a functional and aesthetic way.

The Downtown Norfolk Financial Historic District includes three non-contributing primary resources within its boundary. Although non-contributing due to its construction in 1989, the **Norfolk Southern Arnold B. McKinnon Building** (122-6003-0005) maintains the distinctly Modern, high-rise character of the district and was designed by prominent local architects Williams, Tazewell and Cooke. In the summer of 2020, a Confederate monument was removed from the **Monument Base** (122-6003-0011) at the intersection of Commercial Place and E Main Street. Today, the three-tiered base and roundabout remain in place but have yet to be repurposed.³ Lastly, the **Leading Edge** (122-6003-0014) sculpture was added to the plaza of the Virginia National Bank Headquarters in 1989.

³ The Confederate Monument was removed by the City of Norfolk in the Summer of 2020 in response to public opinion and protests associated with the Black Lives Matter movement that swept the United States. According to City officials, the monument, referred to as "Johnny Reb," was relocated to Elmwood Cemetery.

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Integrity Analysis

The Downtown Norfolk Financial Historic District retains a high level of integrity overall. The district retains its densely developed urban **setting** and **location** in downtown Norfolk, Virginia, with intact pedestrian routes (sidewalks, plazas, and skywalks) and roadways. The buildings within the district have a high degree of integrity of **design**, as they retain their character-defining Modern elements associated with the International, Brutalist, and New Formalism styles, and, therefore, retain their association with the influential architects who designed them. The district's buildings also retain a high level of integrity of historic **materials**, such as the steel, glass, and reinforced concrete that are characteristic of International and Brutalist-style buildings, as well as the Modern materials used to reimagine classical design elements as seen in New Formalism. The construction methods utilizing reinforced concrete and steel frames to support large-scale vertical construction display the high level of integrity of **workmanship** that is retained in the district. The Norfolk Southern Arnold B. McKinnon Building is the only building in the district constructed after 1976, and it is of relatively comparable scale and massing to the existing buildings within the district. The other non-contributing resources include the 1989 Leading Edge sculpture and the former Confederate monument base, which are of considerably smaller scale and, thus, do not significantly impact the district's integrity and historic character. While some buildings, such as the Virginia National Bank Headquarters building, have been repurposed for residential apartments with redesigns that conform to the Secretary of the Interior's standards for rehabilitation. As a result, they retain their significant historic materials and design. Given these aspects, as a whole the district retains integrity of **feeling** and **association** as an example of a dense, redeveloped mid-twentieth century downtown district utilizing urban renewal principles set within a city with roots extending back to its 1682 establishment as a town in the Virginia colony of the British empire.

Inventory

The attached inventory is the result of a reconnaissance level survey of the Downtown Norfolk Financial Historic District conducted in April 2022. Surveyors documented all resources within the district, including significant secondary resources. The 2022 survey resulted in the identification of 19 resources, including 16 contributing and 3 non-contributing resources.

Each entry in the inventory below provides the primary and secondary (where applicable) resource, the resource type (building, site, structure, or object), number of stories, architectural style, approximate construction date, and contributing or non-contributing status organized by street name and DHR ID number in boldface (i.e., **-0001**) as shown in italics in the inventory below. The last four numbers of the DHR ID number are used to key inventoried resources to the attached Sketch Map. Resources within the Downtown Norfolk Financial Historic District are considered contributing if they were constructed during the district's period of significance (1967-1976), are associated with the district's areas of significance, and retain architectural integrity. Alterations to contributing resources were evaluated based on the overall impact to the

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character-defining features of the building individually and the district as a whole. Resources that were constructed within the district's period of significance, but which have been significantly altered on the exterior of the building resulting in the removal or alteration of character-defining features after 1976, have been noted as non-contributing.

A detailed architectural description and surveyor assessment for each resource has also been prepared in conjunction with this nomination and can be accessed via the Virginia Department of Historic Resources architectural survey archives and/or the Virginia Cultural Resource Information System (V-CRIS).

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Bank Street

130 Bank Street **122-6003-0016** *Other DHR Id#: 122-5817-0002*
Virginia National Bank Parking Garage NRHP 2016; NR Ref #16000535
Primary Resource: Garage (Building), Stories 8, Style: International Style, 1968
Contributing *Total: 1*

Commercial Place

1 Commercial Place *122-6003-0014* *Other DHR Id#: 122-5817-0003, 122-1162*
The Leading Edge
Primary Resource: Sculpture/Statue (Object), Style: Post Modern, 1989
Non-contributing *Total: 1*

1 Commercial Place *122-6003-001* *Other DHR Id#: 122-5817-0001*
Virginia National Bank Headquarters Building NRHP 2016; NR Ref #16000535
(Note that the noncontributing teller building has been demolished since this resource was listed)
Primary Resource: Bank (Building), Stories 24, Style: International Style, 1967
Contributing *Total: 1*
Secondary Resource: Plaza (Structure), Stories 1, Style: International Style, 1967
Contributing *Total: 1*

2 Commercial Place **122-6003-0008** *Other DHR Id#:*
International City Corporation Building
Primary Resource: Office/Office Building (Building), Stories 9, Style: Modernist, Ca 1976
Contributing *Total: 1*

3 Commercial Place **122-6003-0005** *Other DHR Id#:*
Norfolk Southern Arnold B. McKinnon Building

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Primary Resource: **Office/Office Building (Building), Stories 20, Style: Modernist, Ca 1989**

Non-contributing Total: 1

Commercial Place

122-6003-0012

Other DHR Id#: 122-1163

Commercial Place Pedestrian Walkway and Fountain

Primary Resource: **Sculpture/Statue (Object), Style: Modernist, 1972**

Contributing Total: 1

Commercial Place and Main Street

Commercial Place and Main Street 122-6003-0011

Other DHR Id#: 122-0153

Base of the Former Confederate Monument

Primary Resource: **Monument/Marker (Object), Style: No discernible style, Ca 1972**

Non-contributing Total: 1

Main Street

East 500 Main Street

122-6003-0004

Other DHR Id#:

Seaboard National Bank

Primary Resource: **Office/Office Building (Building), Stories 17, Style:**

International Style, Ca 1970

Contributing Total: 1

East 555 Main Street

122-6003-0007

Other DHR Id#:

First Virginia Bank

Primary Resource: **Office/Office Building (Building), Stories 17, Style: Modernist, Ca 1976**

Contributing Total: 1

Secondary Resource: **Bank (Building)**

Contributing Total: 1

Secondary Resource: **Plaza (Structure)**

Contributing

Total: 1

Plume Street

East 425 Plume Street

122-6003-0002

Other DHR Id#:

Seaboard National Bank Drive-Thru Teller Building

Primary Resource: **Bank (Building), Stories 1, Style: No discernible style, Ca 1970**

Contributing Total: 1

Secondary Resource: **Plaza (Structure)**

Contributing Total: 1

East 500 Plume Street

122-6003-0001

Other DHR Id#:

Bank of Virginia

Primary Resource: **Office/Office Building (Building), Stories 8, Style: Modernist, Ca 1969**

Contributing Total: 1

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Secondary Resource: Plaza (Structure)
East 525 Plume Street 122-6003-0003
East Plume Street Parking Garage
Primary Resource: Parking Garage (Building), Stories 4, Style: Modernist, Ca 1970
Contributing Total: 1
Other DHR Id#:
Contributing Total: 1

Waterside Drive

777 Waterside Drive 122-6003-0009
Omni International Hotel
Primary Resource: Hotel/Inn (Building), Stories 10, Style: Modernist, 1975
Contributing Total: 1
Other DHR Id#:

Waterside Drive 122-6003-0010
Downtown Waterfront Esplanade
Primary Resource: Plaza (Structure), Style: Modernist, Ca 1976
Contributing Total: 1
Other DHR Id#:

Waterside Drive 122-6003-0013
Regatta Light Tower
Primary Resource: Sculpture/Statue (Object), Style: Modernist, 1976
Contributing Total: 1
Other DHR Id#: 122-1175

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1967-1976

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Skidmore, Owings & Merrill

Toombs, Amisano & Wells

Vlastimil Koubek

Dudley, Morrisette, Cederquist and Associates

Spigel, Carter, Zinkl & Herman

Williams & Tazewell and Associates

Basic Construction Co.

William Morgan Architects

Fraioli-Blum-Yesselman Associates Inc.

Edward G. Carson & Associates

Roy Turknett & Associates

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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 Downtown Norfolk Financial Historic District is eligible for listing in the National Register of Historic Places under **Criterion A** in the areas of **Community Planning and Development** and **Commerce**, as well as under **Criterion C** in the area of **Architecture**, all at the local level of significance. The district meets **Criterion Consideration G** for properties that have achieved significance within the past 50 years because five of the contributing resources displaying significant Modern Movement architectural designs date to less than fifty years ago and also are exceptionally significant to the district's identity as the financial core of Norfolk. During the mid-twentieth century, the City of Norfolk and the Norfolk Redevelopment and Housing Authority (NRHA) carried out a series of urban renewal and redevelopment programs that reshaped Downtown Norfolk. These programs, alongside significant legislative action in Virginia to change the organizational structure and functioning of the financial industry statewide, resulted in the development of a booming financial district featuring significant examples of International Style, Brutalism, and New Formalism designed by nationally known as well as locally significant architects. The district has a period of significance beginning in 1967 with the construction of the **Virginia National Bank Headquarters Building** (122-6003-0015) and lasting until 1976 when the **International City Corporation Office Building** (122-6003-0008) and **First Virginia Bank Building** (122-6003-0007) were constructed. The dense urban district is located in the central core of downtown Norfolk, Virginia, and retains a high degree of integrity. The Virginia National Bank Headquarters Historic District was listed in the NRHP in 2016 with significance in the areas of Architecture and Commerce.

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

Criterion A: Community Planning and Development

The Downtown Norfolk Financial Historic District is locally significant under **Criterion A** in the area of **Community Planning and Development** for its association with urban renewal and redevelopment programs carried out by the City of Norfolk and the Norfolk Redevelopment and Housing Authority (NRHA) beginning in the mid-twentieth century. As summarized by researchers Ann Pfau, David Hochfelder, and Stacy Sewell, urban renewal was

the process of seizing and demolishing large swaths of private and public property for the purpose of modernizing and improving aging infrastructure. Between 1949 and 1974, the U.S. government underwrote this process through a Department of Housing and Urban Development (HUD) grant and loan program. Although the money was federal, renewal plans originated with and were implemented at the local level.⁴

⁴ Ann Pfau, David Hochfelder, and Stacy Sewell, "Urban Renewal," The Inclusive Historian's Handbook, November 12, 2019, <https://inclusivehistorian.com/urban-renewal/>.

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During U.S. president Dwight D. Eisenhower's administration, the President's Advisory Committee on Housing developed the concept of urban renewal in 1953. Eisenhower included urban renewal in his "Housing Message" to Congress in January 1954.⁵ Over the course of the federal government's two-decade funding program for urban renewal projects, urban renewal reshaped the geography and demographics of cities."⁶ As suburbanization grew to unprecedented proportions after World War II, local officials and business leaders in cities sought ways to counter this transformative process that saw middle-class families flee to new suburban developments that were made possible in large part through two other federal programs, the G.I. Bill and the Federal Housing Administration's (FHA) federally-insured mortgages. The G.I. Bill offered veterans collegiate and professional educational opportunities as well as low-cost home mortgages, while FHA's mortgages provided financing for new multiple-family and single-family developments to builders and developers. Both programs discriminated against non-White racial and ethnic groups at a time that all levels of government did not hesitate to classify certain populations as desirable or undesirable and used all the means at their disposal to control these groups.

Meanwhile, HUD provided grants and loans to municipalities that covered most of the costs for property acquisition and clearance of buildings in city neighborhoods. Local governments paid their share through state programs and credits for capital projects, such as infrastructure improvements. In the process, many cities destroyed the majority of the housing options available to low-income households, as these neighborhoods were most often targeted for clearance and redevelopment. Housing conditions were usually extremely poor, especially in areas with high population of renters due to absentee landlords who deferred much-needed maintenance and upgrades, as well as overcrowding. Neighborhoods targeted for redevelopment were often home to generations of non-White ethnic and racial groups, a result of long-standing de jure and de facto segregation. Therefore, the destruction of these neighborhoods caused disparate impacts on communities of color and disrupted critical kinship networks that residents relied upon. After these targeted areas had been cleared, local governments were expected to transfer parcels to private developers for new construction or to public agencies that managed assorted programs, including provision of public housing, parks, community centers, and construction of new municipal buildings.⁷

The Norfolk Redevelopment and Housing Authority (NRHA), established by the City of Norfolk in 1946, was among the first municipalities in the country to apply for and receive urban renewal funding made available by the Housing Act of 1949, which made federal funds available for "slum-clearance and urban redevelopment."⁸ In the early 1950s, Norfolk initiated the first large-

⁵ Arnold R. Hirsch. *The Last And Most Difficult Barrier: Segregation and Federal Housing Policy in The Eisenhower Administration, 1953-1960*. (Poverty & Race Research Action Council, 2005) accessed online at www.prrac.org/pdf/hirsch.pdf.

⁶ Pfau et al., "Urban Renewal."

⁷ Pfau et al., "Urban Renewal."

⁸ U.S. Department of Housing and Urban Development, "Major Legislation on Housing and Urban Development Enacted since 1932," https://www.hud.gov/sites/documents/LEGS_CHRON_JUNE2014.PDF. Note: The "slum-clearance and redevelopment" activities authorized by the Housing Act of 1949 stipulated that redevelopment funds could be used for demolition of sub-standard housing, but must also be used for the

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scale, federally-funded redevelopment project in the United States, known as “Project No. 1,” which was cited as having some of the most dilapidated housing in the country.⁹ The May 1950 issue of *Architectural Forum* predicted that Norfolk’s urban renewal program would become an example nationwide for executing the redevelopment provisions of the 1949 Housing Act.¹⁰ Project No. 1 resulted in the demolition of approximately 2,800 residential units. This widespread demolition project displaced nearly 3,000 families and 800 single individuals, 99 percent of whom were persons of color. Only 752 new units, all of which were racially segregated, were constructed inside the Project No. 1 area. Instead, much of the cleared area was repurposed for commercial, industrial, or civic purposes, while the majority of new housing units were constructed just outside the Project No. 1 area. Most of the families displaced by this initial clearance project were relocated to units constructed on vacant land near the eastern edge of the city.¹¹ An additional 928 units were constructed in the vicinity of the Project No. 1 area by 1957, for a total of 1,674 units. These developments include Young Terrace (opened 1953, 746 units inside Project No. 1 area), Tidewater Gardens (opened 1955, 618 units), and Calvert Square (opened 1957, 310 units).

During the final stage of urban renewal many proposed transformations of urban areas around the country ran aground. The complexities of large-scale real estate redevelopment projects proved to be daunting. Byzantine application and permitting processes, rising construction costs, continued loss of local tax revenues to growing suburbs, and other challenges meant that many of the ambitious redevelopment projects that had been proposed either were scaled back, were completed many years behind schedule, or in some cases, were never finished.¹² Norfolk, however, was extremely effective in carrying out its many redevelopment and urban renewal campaigns, which occurred over several decades. The Downtown Norfolk Financial Historic District is one of the city’s proven exceptions to these national trends. Certain components of the project, such as its focus exclusively on commercial redevelopment and the favorable economic and legislative conditions that prompted reorganization of banks across Virginia, likely are among the reasons this particular urban renewal project was completed as planned. While Norfolk’s redevelopment and urban renewal efforts were impressive in size, scale, and completion, the impacts were not felt equally by community residents. Promises of better housing and economic opportunities were short lived for many, and displacement and continued

creation of new housing units. The Housing Act of 1954, which introduced Urban Renewal, allowed funds to be allocated for redevelopment activities that resulted in the development of civic and/or municipal centers, office buildings, and hotels on cleared land.

⁹*Architectural Forum*, May 1950, 132.

¹⁰ *Architectural Forum*, May 1950, 132.

¹¹ Norfolk Redevelopment and Housing Authority, *History of NRHA*, <http://www.nrha.us/about/history> (accessed 26 April 2018); Brent Cebul, Robert K. Nelson, Justin Madron, and Nathaniel Ayers, *Renewing Inequality: Family Displacements through Urban Renewal, 1950-1966*, University of Richmond Digital Scholarship Lab, <https://dsl.richmond.edu/panorama/renewal/#view=0/0/1&viz=cartogram> (accessed 25 January 2019). *Architectural Forum*, May 1950, 135.

¹² Pfau et al., “Urban Renewal.”

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concentration of poverty perpetuated injustices historically imposed upon marginalized communities.¹³

The redevelopment plans for Downtown Norfolk grew out of two plans for the city, the first of which was the 1956 Master Plan, developed by consultant Charles K. Agle. The second plan was the 1957 revitalization plan which was intended to preserve the central business section of the city and was spearheaded by local real estate developer Harvey L. Lindsay Jr. and backed by local business leaders.¹⁴ Lindsay Jr., principal of the highly successful Harvey Lindsay Commercial Real Estate firm founded by his father, Harvey Lindsay Sr. in 1935, played a major role in the urban renewal project along Norfolk's Elizabeth River waterfront. Over the course of a 70-year career, Lindsay Jr. was credited with major redevelopment projects in Virginia's Hampton Roads area that included the Dominion Tower and the Tidewater Community College campus¹⁵ in Norfolk, the original Waterside Festival Marketplace, City Center at Oyster Point in Newport News, Arrowhead Plaza Shopping Center in Virginia Beach, and the Village Shops at Kingsmill in Williamsburg.¹⁶

In July 1958, the third phase of Norfolk's urban renewal plan was federally approved, and 138 acres in the Downtown Norfolk area were slated for redevelopment as part of "Project 3."¹⁷ From 1958 to 1963, NRHA purchased 72 acres of land within this area, relocated present owners and occupants, and demolished existing buildings.¹⁸ Within Project 3, NRHA identified a smaller redevelopment project known as "VA R-9," or "Downtown South." This area encompasses the boundary of the Downtown Norfolk Financial Historic District.¹⁹ The goal of

¹³ Numerous scholars have been engaged in understanding the causes and effects of concentration of poverty in urban settings. For example, see Catherine E. Kuhn, "The Causes and Consequences of Concentrated Urban Poverty," Community and Economic Development Program, School for Planning, Design, and Construction, Michigan State University, February 2005, and Michael R. Diamond, "De-concentrating Poverty: De-constructing a Theory and the Failure of Hope," Georgetown Public Law and Legal Theory Research Paper No. 12-155, 2012.

¹⁴ Joseph V. Phillips, "7-Point 'Revitalization' Plan Proposed for Downtown Area," *The Virginian-Pilot* (June 23, 1957).

¹⁵ Federal funds for construction of new college campuses were another facet of urban renewal and is tied to the burgeoning enrollment in colleges made possible by the G.I. Bill.

¹⁶ Jimmy LaRoue, "Real Estate Developer, Hampton Roads Business Leader Harvey Lindsay Jr. Dies," WAVY.com, April 21, 2023; Trevor Metcalfe, "Harvey Lindsay Jr., developer of Military Circle, other Hampton Roads properties, dies at 93," *The Virginian-Pilot*, April 20, 2023. Both LaRoue and Metcalfe also referred to a biography issued by Lindsay Jr.'s family, which asserted that Lindsay Jr. fought to reopen schools closed during the school desegregation battle of the 1950s-1960s. He reportedly was actively involved with the Citizens Advisory Committee, and helped form and served as chairman of a temporary committee called the Urban Coalition, which evolved to become the Urban League of Hampton Roads. Gilbert Bland, president and CEO of the organization, was quoted, "At a time when taking a bold stance on race relations in Southern Virginia was risky, Mr. Lindsay stood for what was right, demonstrating uncommon courage. He continued to be an ally throughout his whole life in support of the Urban League and our mission as well as support of other like-minded organizations... Hampton Roads is a stronger, more inclusive community because of his efforts."

¹⁷ "Third Phase of Massive Downtown Face Lifting Program," *The Virginian-Pilot* (July 7, 1958).

¹⁸ Bob Ehlert, "Taking Care of Business: Money Makes Financial District Go Round," *The Virginian-Pilot* (August 24, 1980).

¹⁹ Norfolk Department of City Planning, "Downtown Norfolk: A Status Report on Current Planning," (Norfolk: Department of City Planning, 1975): 2; Norfolk Redevelopment and Housing Authority, "Downtown

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redevelopment was to create a virtually new district with open spaces, wide boulevards, and modern financial and commercial buildings downtown.

Although the large-scale clearing undertaken by NRHA in the Downtown Norfolk Financial Historic District primarily occurred prior to 1965, the organization continued to play a significant role in shaping the development of the district through land sales and contracting public improvements such as roadways, parking areas, pedestrian walkways, and lighting that lasted from the mid-1960s to the mid-1970s.²⁰ The eventual redevelopment that occurred in Downtown Norfolk during this period reflected many of the ideas that originated in the 1950s planning efforts. The city and NRHA incorporated significant infrastructure improvements and the implementation of new traffic patterns into the Downtown South redevelopment plans. St. Paul's Boulevard and Waterside Drive were built to bring business people, customers, and travelers swiftly into and out of downtown via automobile.

Purpose-built parking structures were also considered necessary to keep business downtown, as the lack of vehicular parking to accommodate employees and customers in the area had been identified as a major problem. While some of the district's buildings integrated parking directly into their structures, or had their own associated parking lots, two purpose-built parking garages were constructed to serve those buildings downtown without integrated parking. The Virginia National Bank constructed the **Virginia National Bank Parking Garage** (122-6003-0002) across the street from its headquarters building, and the City of Norfolk constructed the **East Plume Street Parking Garage** (122-6003-0003) near the **Seaboard National Bank** (122-6003-0004) and the **Bank of Virginia** (122-6003-0001), neither of which included integrated parking.

The scale of the downtown redevelopment efforts in addition to the prioritization of vehicular traffic required the City of Norfolk and NRHA to plan for pedestrian space and connections within the new financial core to facilitate movement among the newly constructed buildings. A combination of local and federal funds went into the construction of the **Commercial Place Pedestrian Walkway and Fountain** (122-6003-0012), the **Downtown Waterfront Esplanade** (122-6003-0010), and the **Regatta Light Tower** (122-6003-0013). These spaces were intended to serve as a reprieve from the many tall office towers and garages in the district and to provide pedestrian connections to the newly developed downtown areas. Additionally, these spaces served as incentives for private investment.²¹ The Downtown Waterfront Esplanade and Regatta Light Tower were commissioned by NRHA in return for the International City Corporation constructing the **Omni International Hotel** (122-6003-0009) and the **International City Corporation Building** (122-6003-0008) in Norfolk, as well as an opportunity to provide the public with access to the waterfront along the Elizabeth River.²²

Redevelopment: The Birth of a Metropolitan Heart," (Norfolk: Norfolk Redevelopment and Housing Authority, 1960-1961): 4.

²⁰ "HUD grants Norfolk \$907,515," *The Ledger-Star* (June 16, 1971).

²¹ The development of the Downtown Waterfront Esplanade was a condition promised by the city in return for the International City Corporation constructing its high-rise office tower (**International City Corporation Building**, 122-6003-0008) and the **Omni International Hotel** (122-6003-0009) within the district. Don Hunt, "Tower Good Reflection on City, Officials Say," *The Virginian-Pilot* (September 27, 1976).

²² Don Hunt, "Tower Good Reflection on City, Officials Say," *The Virginian-Pilot* (September 27, 1976).

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During the mid-1970s and 1980s, cities began incorporating efforts to rejuvenate historically industrial and commercial waterfronts into their city revitalization efforts through the “Festival Marketplace” movement. This idea was first implemented by James Rouse in Boston with the adaptive reuse of Faneuil Hall Marketplace in 1976, and again by Rouse with the 1980 construction of Harborplace in Baltimore.²³ The movement focused on creating public spaces that were reflective of traditional city marketplaces in locations that were historically industrial or commercial spaces. Most commonly, these Festival Marketplaces centered around a city’s waterfront.²⁴ Although Norfolk’s full involvement in the Festival Marketplace movement came in 1983 with the development and opening of “The Waterside” (now known as “Waterside District”), the city demonstrated early efforts to revitalize its waterfront from a historically industrial and commercial space to an accessible, visually appealing public space through the development of the Downtown Waterfront Esplanade.²⁵ The Esplanade provided an aesthetic and functional space for the public to enjoy Norfolk’s historically working waterfront in a new way, and tied into the new Financial District’s pedestrian walkways and skywalks to easily link the space to the Downtown area. Although some components, such as the Waterside Drive skywalk, have since been lost, the Esplanade retains its original design and public use and continues to exemplify its development as Norfolk’s precursor to the Festival Marketplace movement.

Another pedestrian-oriented plan that was never realized was a raised “People-Mover” system that would have stretched from the waterfront to the SCOPE complex and on to the planned (but also never completed) Norfolk Gardens.²⁶ As a result of NRHA’s redevelopment efforts in downtown Norfolk and the rapid construction in the new financial district, the ways in which pedestrian and vehicular traffic moved through downtown changed, and the city’s skyline was completely transformed.

Criterion A: Commerce

The Downtown Norfolk Financial Historic District is locally significant under **Criterion A** in the area of **Commerce** as the financial core of the “New Norfolk” that developed as a result of urban renewal and redevelopment in the 1960s and 1970s, as well as major legislative action that changed the banking industry in Virginia.²⁷ Similar to other mid-sized cities in the American South, economic opportunity motivated businesses, and especially financial institutions, to construct modern high-rises in Norfolk. This race to modernize city skylines in the mid-twentieth century became a symbol of economic prosperity.

²³ Jon Goss, “Disquiet on the Waterfront: Reflections on Nostalgia and Utopia in the Urban Archetypes of Festival Marketplaces,” *Urban Geography* 17, no. 3 (1996): 221.

²⁴ Goss, “Disquiet on the Waterfront,” 221.

²⁵ “How Waterside has changed since 1983 in photos,” *The Virginian-Pilot* (May 16, 2016). Accessed February 27, 2023. https://www.pilotonline.com/history/photogallery_49129b02-2321-5675-9150-1f90076385a8.html.

²⁶ Goodman Segar Hogan, “The International City Corporation Building, Now reserving for October 1975 occupancy,” (Norfolk, 1975); Earl Swift, “A Matter of Time & Persistence: Norfolk’s Downtown Mall Deal,” *The Virginian-Pilot* (June 5, 1994).

²⁷ Norfolk Redevelopment and Housing Authority, *A New Norfolk* (Norfolk: Norfolk Redevelopment and Housing Authority, 1975); Jack Carpenter, “Financial District Showplace,” *Norfolk Compass* (August 1980).

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Norfolk's Financial District developed as a result of significant legislative action in Virginia that changed banking structures and expanded financial capacity statewide. Prior to the 1960s, statutes in Virginia enforced strict limitations on the establishment of small branches due to concerns that branch banking was "risky and uncontrollable."²⁸ While other industries in Virginia benefited from rapid expansion in the late 1940s and 1950s, restrictions on banking choked expansion of finance and availability of capital. This limited the Commonwealth's number of large financial institutions, putting the state and localities at a "competitive disadvantage" in attracting new development and commercial opportunities.²⁹ After many attempts to loosen the restrictions on branch banking in the state, the Commonwealth of Virginia passed the Buck-Holland Banking Bill in 1962, which completely altered the operations and scale of Virginia banking. The bill allowed for the establishment of large, statewide institutional mergers and the creation of small bank branches to support community-based activities. As a result, financial institutions in the Commonwealth entered into large conglomerates that consolidated smaller financial institutions. Former small banks often became local branches of the larger institutions, which turned to Virginia's major cities to locate their headquarters.

This new network of shared financial resources also led to the increased capacity to make significant loans, allowing banks to fund large construction projects including commercial towers.³⁰ Local industry and businesses could now obtain "king-size loans" that they previously would have only been able to obtain from out-of-state banks or large financial centers. Such loans further perpetuated the ability for large headquarters to spring up in Virginia's cities and allowed local investment in the multi-story office buildings that were required for bank consolidation.³¹ Norfolk's Financial District became the Southeast Virginia headquarters for several of these mergers, and new multi-story office buildings were constructed for Virginia National Bank (122-6003-0015), Bank of Virginia (122-6003-0001), First Virginia Bank (122-6003-0007), and Seaboard National Bank (122-6003-0004). By 1975, banks in the district already employed 3,200 persons and by 1980, the district was home to "six of the state's seven largest banks, 10 brokerage firms, legions of lawyers, accountants, insurance underwriters, and shipping concerns."³²

As part of the mid-1950s City Planning efforts, Agle identified the potential of the "central district of Norfolk" to "be the prosperous commercial and financial core of the entire Tidewater Virginia and Eastern North Carolina area."³³ His plan went on to emphasize the downtown area as the "Central Business and Financial [sic] District of Norfolk," and identified areas where "office expansion" related to commercial and financial development would be best suited.³⁴ A

²⁸ Main Street Banking Historic District. National Register Nomination Additional Documentation. 2016.

²⁹ Main Street Banking Historic District. National Register Nomination Additional Documentation. 2016.

³⁰ Virginia National Bank Headquarters Historic District. National Register Nomination. 2016.

³¹ Main Street Banking Historic District. National Register Nomination Additional Documentation. 2016.

³² Ehlert, "Taking Care of Business;" Norfolk Redevelopment and Housing Authority, *Building a New Norfolk* (Norfolk: Norfolk Redevelopment and Housing Authority, 1975).

³³ Charles K. Agle, *A Master Plan for the Central Business and Financial District, Norfolk, Virginia* (Princeton, N.J.: Charles K. Agle, 1956), ii.

³⁴ Agle, *A Master Plan*, 2.

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major area that Agle suggested for the development of new office buildings was in the “reuse of Main Street between Commercial Place and Church Street,” incentivized by the “construction of the proposed Waterfront Drive and related parking off Water Street.”³⁵ Between 1967 and 1976, twelve International, Brutalist, and New Formalism style resources were constructed to serve this new financial district, and by the end of the period, the five skyscrapers constructed all housed financial headquarters or associated offices.

Among the first of the “New Norfolk” financial headquarters established in the district was the Virginia National Bank. The high-rise building, designed by nationally-renowned architecture firm Skidmore, Owings, & Merrill in association with prominent local firm Williams & Tazewell, was completed in 1967. Virginia National Bank was a statewide leader in the transformation of the Virginia banking industry, and its relocation to Downtown Norfolk attracted other bank headquarters into the area. Charles Kaufman, NRHA Board of Commissioners chairman from 1942 to 1969, claimed that “the whole idea [of the commercial district] represented a bold, big venture on the part of the banks. When VNB [Virginia National Bank] announced plans to build here, that was the catalyst.”³⁶ Soon after, in 1969, the Bank of Virginia completed an office tower at 500 E Plume Street. This was followed by an impressive International Style skyscraper built for the Seaboard National Bank (later the Seaboard National/United Virginia Bank) in 1970 at 500 E Main Street. The burst of office tower construction ended with two buildings constructed simultaneously that broke ground in 1974 and were completed in 1976: the nine-story International City Corporation Building (partially occupied and later purchased by Virginia National Bank) with a three-story attached parking garage, and the seventeen-story First Virginia Bank building, which incorporated a six-story parking garage.³⁷

Once these banks and financial offices chose to locate their headquarters in Downtown Norfolk, it necessitated the construction of a hotel to accommodate traveling businessmen, and the waterfront lot just south of the new office towers was an attractive location to build a state-of-the-art hotel. Construction of the Omni International Hotel began in 1974 and was completed along the Elizabeth River in 1975, and while it also accommodated convention-goers and Norfolk visitors, advertisements from the period highlighted its proximity to the financial district’s office towers. When the hotel opened its doors in January 1976, fifteen Bank of Virginia officials were the first guests to stay at the new Omni hotel.³⁸ The hotel and the International City Corporation Building were also physically connected via a skywalk over Waterside Drive until 2019, highlighting the relationship between the hotel and the financial district.

The boom of the Norfolk financial district, along with the accompanying jump in property taxes, completely altered the downtown district. By 1975, the banks downtown already employed “over

³⁵ Agle, *A Master Plan*, 21.

³⁶ Ehlert, “Taking Care of Business.”

³⁷ “Groundbreaking today for 1st Va.,” *Norfolk Ledger* (May 15, 1974); “Mr. Alpert’s Bold Proposal,” *The Virginian-Pilot* (July 10, 1974); “Dramatic Changes Seen Soon,” *The Virginian-Pilot* (December 26, 1974).

³⁸ “Fifteen bank officials to be first overnight guests at Omni Hotel,” *Ledger* (January 6, 1976).

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3,200 persons” with a combined average yearly payroll of \$32 million, much of which NRHA stated made “its way into downtown stores and shops.”³⁹ Additionally, prior to redevelopment the two major downtown redevelopment areas of Va. R-8 and Va. R-9 together generated \$195,000 annually in tax revenues, and by 1975, Virginia National Bank alone paid “more than \$280,000 in city taxes” annually.⁴⁰ The district continued to be a hub for Norfolk’s financial institutions and related businesses into the current century.

Criterion C: Architecture

The Downtown Norfolk Financial Historic District is also locally significant under **Criterion C** in the area of **Architecture**. The district features several fine examples of the International, Brutalist, and New Formalism styles, including skyscrapers, parking decks, plazas, pedestrian walkways, and a fountain. The district’s buildings are primarily multi-story skyscrapers and parking decks that represent a clearly identifiable and architecturally-linked area developed between 1967 and 1976. Additionally, these buildings represent the work of 10 firms with recognized masters of architecture and engineering.

The district significant architecture includes interpretations of International, Brutalist, and New Formalism styles; these three styles, along with others of the Modern Movement, were widely deployed for commercial office projects of the 1950s through the 1970s. Architects utilizing these styles rejected classical motifs and decorative elements in favor of highlighting a building’s structural elements and innovative materials. While these three styles shared an emphasis on exposing structural elements and using newly available materials such as large sheets of tinted, tempered glass and synthetic composites, their respective design idioms reflected a variety of approaches to eschewing traditional architecture. The International Style emphasized volume and verticality, the Brutalist style emphasized massing, and the New Formalist style reimagined classical design motifs in elements such as using elongated arches in a way that echoes arcades, pilotis that created an illusion of lightness, and emphasis on symmetry. New or expanding financial centers from this period were intentionally designed using these Modern architectural styles to highlight the success and modernity of the businesses they housed and the city they were located within.⁴¹ In Norfolk, nationally- and locally-recognized firms such as Skidmore, Owings & Merrill (SOM) and Norfolk’s Dudley, Morrisette, Cederquist and Associates utilized these styles for luxury office buildings commissioned for high-profile clients such as the Virginia National Bank. In Norfolk, as with other financial centers, the construction of an office building designed by a renowned firm such as SOM pushed other banks and businesses within the district to construct equally Modern buildings to display their status as fashionable and modern businesses.

Among the International Style buildings with Brutalist influences within the district is the Skidmore, Owings & Merrill-designed Virginia National Bank Headquarters Building, which is “the best example of mid-twentieth century Modern design and skyscraper construction methods

³⁹ Norfolk Redevelopment and Housing Authority, *Building a New Norfolk*.

⁴⁰ Norfolk Redevelopment and Housing Authority, *Building a New Norfolk*.

⁴¹ Main Street Banking Historic District. National Register Nomination Additional Documentation. 2016.

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in southeast Virginia and is one of the best known in the state.”⁴² Listed in the Virginia Landmarks Register and the National Register of Historic Places in 2016, the Virginia National Bank Headquarters Building’s areas of significance are Architecture and Commerce. The district also includes a number of Brutalist style resources with International Style influences that place greater emphasis on their heavy massing while utilizing reinforced concrete with expanses of glass and steel structural framing. One such building is the First Virginia Bank building designed by the local firm Dudley, Morrisette, Cederquist and Associates and consists of a large glass office tower on a larger concrete panel base consisting of a parking garage.

While several buildings in the district feature a blend of influences from the International and Brutalist styles, the Seaboard National Bank Building is a decidedly International Style office building designed by Vlastimil Koubek. The 17-story office building was derived from the 1958 Ludwig Mies van der Rohe Seagram Building in New York and emphasizes volume over massing. Mies van der Rohe’s design of the Seagram Building changed the standard for skyscraper office buildings in the United States through the expression of its structural frame, utilizing full floor-height windows to provide maximum natural light, incorporating gray topaz glass for sun and heat protection, and including a setback from the street to allow for open public spaces.⁴³ This design was quickly copied throughout the country, and Koubek himself utilized this building design in Richmond, Virginia, with his design of the Ross Building in the Main Street Banking Historic District (127-6031; NRHP 2016) six years prior to his Norfolk commission. The selection of Koubek and the presence of a Seagram-derived office building in Norfolk’s financial core highlighted the desire to be seen as a successful, modern financial district that was equal to the financial center in Virginia’s capital city.⁴⁴

Several buildings within the Downtown Norfolk Financial Historic District also feature pedestrian plazas, skywalks, and parking decks that were designed to reorient traffic and pedestrian activity both on single properties and between buildings. The Bank of Virginia, Virginia National Bank Headquarters, First Virginia Bank, and the Seaboard National Bank Drive-Thru Teller Building all incorporated pedestrian plazas into their buildings and properties to provide outdoor space for workers and visitors in the dense financial district. Other buildings also incorporated skywalks, or raised covered walkways, between buildings to provide internal connections for business people apart from the new auto-centric roadways. Until the early twenty-first century, skywalks provided continuous pedestrian access from the Omni International Hotel to the International City Corporation Building to the Virginia National Bank Headquarters. In 2019 the skywalk across Waterside Drive connecting the Omni International Hotel and the International City Corporation Building was removed; therefore, the skywalk between the International City corporation Building and the Virginia National Bank Headquarters building is the last vestige of this pedestrian system.

⁴² Virginia National Bank Headquarters Historic District. National Register Nomination. 2016.

⁴³ Adelyn Perez, “AD Classics: Seagram Building/ Mies van der Rohe,” ArchDaily. Accessed May 20, 2022. <https://www.archdaily.com/59412/ad-classics-seagram-building-mies-van-der-rohe>; “Seagram Building,” SAH Archipedia. Accessed May 20, 2022. <https://sah-archipedia.org/buildings/NY-01-061-0005>.

⁴⁴ Main Street Banking Historic District. National Register Nomination Additional Documentation. 2016.

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In addition to high-style buildings and skywalks, the district includes two built landscapes that served as public park spaces. The Commercial Place Pedestrian Walkway and Fountain, as well as the Downtown Waterfront Esplanade commissioned by NRHA, were both constructed in a Brutalist style and created breaks from the high-rise office towers that fill the district.⁴⁵ The Commercial Place Pedestrian Walkway and Fountain incorporated green space, seating, and a fountain intended for pedestrian interaction. At the south end of the district, the Downtown Waterfront Esplanade provided pedestrian access to the Elizabeth River waterfront, as well as an attractive amenity through the incorporated amphitheater and floating stage. The Commercial Place Pedestrian Walkway and Fountain and the Downtown Waterfront Esplanade are representative of city planning efforts to create defined pedestrian spaces on the ground that were intended to create pockets in the urban environment. While the NRHA also constructed a series of covered walkways and paths connecting buildings, these have since been lost, leaving the Commercial Place Walking and Fountain and Downtown Waterfront Esplanade as survivors of this effort.

The district is also representative of an impressive portfolio of architects and builders including both locally- and nationally-significant firms. Below is a list of firms represented in the district:

Skidmore, Owings & Merrill (SOM) (Chicago, Illinois)

The firm Skidmore, Owings & Merrill (SOM) dominated post-World War II institutional design and created the template for American corporate architecture beginning in the 1950s. The firm was founded by Louis Skidmore and Nathaniel Owings in Chicago in 1936 and expanded to New York the next year when John Merrill joined the firm. Gordon Bunshaft joined the firm in 1937 and was the leading influence on design within SOM until the 1960s, helping the firm to transition through the early retirement of its founder, Skidmore, in 1955. SOM established a new model for running an architecture firm which propelled them forward in the number and prominence of their commissions. They organized design teams within each office modeled after American business and the concept of economic efficiency and corporate culture. Supplementing this approach was the practice of not naming a designer of each building; all commissions were simply credited to SOM: “design by committee.” SOM continued this approach of economic efficiency into its designs and sold its buildings as such. Eventually, having a building designed by SOM brought substantial cache to a company.⁴⁶ Within the Downtown Norfolk Financial Historic District, SOM designed the Virginia National Bank Headquarters building and associated Virginia National Bank Parking Garage.

Toombs, Amisano & Wells (Atlanta, Georgia)

⁴⁵ “Downtown Mall to Offer Walkway, Pool,” *The Virginian-Pilot* (August 10, 1971); Jon Glass, “Downtown Fountain to be Restored,” *The Virginian-Pilot* (February 24, 1999). According to newspaper articles from the period, James Williams, Jr. of Williams & Tazewell presented the design to the city. In the decades following its construction, newspaper articles credit Sasaki Associates for the fountain’s design. Research regarding the landscape architect remains inconclusive.

⁴⁶ Virginia National Bank Headquarters Historic District. National Register Nomination. 2016.

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Henry Johnston Toombs established architectural offices in Warm Springs and Atlanta, Georgia, in 1937 after working briefly for McKim, Mead, and White and working independently for U.S. President Franklin and Eleanor Roosevelt. James Edwin Wells joined Toombs' firm the same year it was established, and in the early 1950s became a partner, at which time the firm was renamed Toombs and Wells. In 1954, Joseph Amisano joined the firm in Atlanta and became a partner a year later. Many of the firm's significant commissions were located in Georgia, such as the Lenox Square Shopping Center (Atlanta), Visual Arts Center for the University of Georgia (Athens, now Jackson Street Building), and the Peachtree Center MARTA Station (Atlanta). However, the firm also designed notable works outside of Georgia, including the Omni International Hotel in Miami, Florida, and the International City Corporation Building in the Downtown Norfolk Financial Historic District.⁴⁷

Vlastimil Koubek (Washington, D.C.)

Vlastimil Koubek was considered one of Washington D.C.'s most influential architects, having worked on almost 100 offices, hotels, and apartment buildings within the city during his career. Koubek studied architecture in Czechoslovakia prior to moving to the United States in 1952, and opened his firm, Koubek Architects, in Washington D.C. in 1957.⁴⁸ Koubek designed notable buildings such as the United States Postal Service Headquarters (1969, Washington), American Automobile Association Headquarters (1971, Fairfax, VA), the National Bank of Washington Headquarters (1975, Washington), and the Seaboard National/United Virginia Bank in the Downtown Norfolk Financial Historic District.

William Morgan Architects (Jacksonville, Florida / Washington D.C.)

Jacksonville native William N. Morgan has been labeled as one of the "best-known Jacksonville architect[s] of all time," and was one of a small number of influential architects in the city's mid-twentieth century Modern Movement, known on a national and international level.⁴⁹ Morgan earned his bachelor's degree and a graduate degree in architecture from Harvard University, served in the U.S. Navy during the Korean War, and studied in Italy on a Fulbright scholarship before returning to Jacksonville to establish his architectural practice in 1961. Upon receiving the University of Florida's Lifetime Achievement Award in 2013, Morgan stated that "responding to the growing challenge of sustainability has become the central focus of [his] work," and he has been credited with "building green buildings decades before LEED certification was ever

⁴⁷ "Toombs, Amisano, and Wells Record," Georgia Tech Library, Archives and Special Collections. Accessed May 9, 2022. <https://finding-aids.library.gatech.edu/repositories/2/resources/446>.

⁴⁸ "Architect Vlastimil Koubek Dies at 75," *The Washington Post* (February 18, 2003). Accessed May 9, 2022. <https://www.washingtonpost.com/archive/local/2003/02/18/architect-vlastimil-koubek-dies-at-75/251aae0b-439a-4c7e-8c08-6c7426541816/>.

⁴⁹ Matt Soergel, "William Morgan, influential Jacksonville architect and expert on ancient designs, dies at 85," *The Florida Times-Union* (January 21, 2016). Accessed February 27, 2023. <https://www.jacksonville.com/story/news/2016/01/21/william-morgan-influential-jacksonville-architect-and-expert-ancient/15696964007/>.

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imagined.”⁵⁰ In addition to his architectural career, Morgan was known for his passion and research into prehistoric architecture, authoring numerous books on the subject. Morgan’s portfolio includes an extensive list of works which were primarily located throughout Florida, but extended to include locations across the United States. Some of his notable works include the Williamson House (Ponte Vedra Beach, FL), Morgan Home (Atlantic Beach, FL), and Dickinson Hall (Gainesville, FL). Within the Downtown Norfolk Financial Historic District, Morgan’s incorporation of modern architectural design and the landscape is demonstrated through his work on the Downtown Waterfront Esplanade.

Dudley, Morrisette, Cederquist and Associates (Norfolk, Virginia)

Harry R. Dudley, Jr., Thomas Hubert Bennett Morrisette, and David Victor Cederquist were the principal partners of the local architecture firm Dudley, Morrisette, Cederquist and Associates based in Norfolk.⁵¹ The firm completed work throughout the Hampton Roads area, with many of their commissions centered in Norfolk and Virginia Beach. Some of their notable works included the Norfolk Civic Center School Administration Building and Juvenile and Domestic Relations Court, Norfolk’s Fire Station #1, Virginia Beach’s Pembroke Meadows Shopping Center, the Pembroke Five Office Building in Virginia Beach, and the First Virginia Bank building in the Downtown Norfolk Financial Historic District.

Edward G. Carson & Associates (Norfolk, Virginia)

Born in Fayetteville, West Virginia, Edward G. Carson was a prominent landscape architect and designer with a background in engineering (Asbury College, California Polytechnic, University of West Virginia, and George Washington University), landscape architecture (American Landscape School, Des Moines, Iowa), and visual arts (Norfolk State University, University of Hawaii, and National Art School). Carson established the Norfolk branch of the architectural firm Mills, Petticord and Mills in 1957, where he worked in residential development, military reservation master planning, and site and landscape planning. In 1964, Carson began his firm of Carson and Associates in Norfolk, where he continued to design projects related to residential design, government-funded design (with many works commissioned for urban renewal and redevelopment projects), and private non-residential design. Amongst Carson’s government-funded commissions were multiple Norfolk Redevelopment and Housing Authority designs, including the Moses Myers House Park and Garden Renovation, and the Downtown Waterfront Esplanade in the Downtown Norfolk Financial Historic District. In addition to the various state and nationwide projects he designed, Carson was active throughout the Hampton Roads

⁵⁰ Charlie Patton, “University of Florida honors architect William Morgan with Lifetime Achievement Award,” *The Florida Times-Union* (May 20, 2013). Accessed February 27, 2023.

<https://www.jacksonville.com/story/entertainment/local/2013/05/20/university-florida-honors-architect-william-morgan-lifetime/15828395007/>; “William N. Morgan, FAIA (1930-2016), USModernist. Accessed February 27, 2023. <https://usmodernist.org/wmorgan.htm>.

⁵¹ R.R. Bowker Company, *American Architects Directory*, Ed. John F. Gane and George S. Koyl for the American Institute of Architects (New York: 1970). Accessed May 9, 2022. <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/20873518/1970+American+Architects+Directory>.

Downtown Norfolk Financial Historic District

Name of Property

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community and was involved in a multitude of clubs, organizations, and committees, including Norfolk's Design Review Committee.⁵²

Fraioli-Blum-Yesselman Associates, Inc. (Norfolk, Virginia)

The structural engineering firm of Fraioli-Blum-Yesselman Associates was based in Norfolk, Virginia, and included offices in Hartford, Connecticut; New York, New York; and White Plains, New York. The firm advertised their services as including "structural engineering, buildings, bridges, water front structures, foundations and reports."⁵³ Between their offices, the firm served as structural engineers and consultants on a multitude of projects throughout the east coast, including the Wagner College Towers Dormitory (Staten Island, New York), Lewis and Eugenia Van Wezel Performing Arts Hall (Sarasota, Florida), Portsmouth General Hospital (Portsmouth, Virginia), Chesapeake & Potomac Telephone Building, Section "A" (Virginia Beach, Virginia), Lynchburg College's Fine Arts Building (Lynchburg, Virginia), Eastern State Hospital's Geriatric Complex (Williamsburg, Virginia), and the SCOPE Arena (Norfolk, Virginia).⁵⁴ One of the firm's most infamous projects includes the Hartford Civic Center (Hartford, Connecticut T), which included a modern "triangulated lattice-type space frame" for the center's coliseum roof that collapsed in 1978.⁵⁵ Within the Downtown Norfolk Financial Historic District, the firm worked as the structural engineers on the Downtown Waterfront Esplanade.

Spigel, Carter, Zinkl & Herman (Norfolk, Virginia)

Bernard B. Spigel, August Zinkl, and Frederick Herman founded the Norfolk-based architecture firm Spigel, Zinkl, and Herman in 1965 after Zinkl and Herman had worked under Spigel for 22 years and 10 years, respectively. L. Warren Carter, senior project director at the time of the firm's founding, later became a partner, and the firm changed its name to Spigel, Carter, Zinkl & Herman.⁵⁶ The firm is known for works in Norfolk such as the Janaf Office Building, the Bank of Virginia in Downtown Norfolk, and the United Order of Tents Building, as well as other Virginia buildings including Chesapeake's Public Service Building and Parksley's Accomack County Nursing Home (now Shore Health & Rehabilitation Center). Additionally, the firm is

⁵² "Edward G. Carson Papers," Old Dominion University, University Libraries. Accessed February 27, 2023. <https://archivesguides.lib.odu.edu/repositories/5/resources/19>.

⁵³ "Fraioli-Blum-Yesselman Associates, Inc.," *Virginia Record* 99, no. 7 (July 1977): 17.

⁵⁴ "Towers Dormitory, Wagner College, Staten Island, New York," *Empire State Architect* 27, no 1 (January/February 1967); "Frank Lloyd Wright General, Volume 6, January 1970 through November 1974," Stanford University Digital Stacks. Accessed February 27, 2023. https://stacks.stanford.edu/file/druid:dq680rg3965/SC0280_s1_ss2_flw_06.pdf; *Virginia Record* 95, no. 2 (February 1973).

⁵⁵ H. Evan Snyder, Susan L. Leroux, Michael P. Buckley, "The Hartford Civic Center: A New Urban Energizer," *Connecticut Architect* 11, no. (March-April 1975): 13; Lawrence Fellows, "Fears of a Roof Defect Preceded Collapse at Hartford Civic Center," *The New York Times* (January 26, 1978).

⁵⁶ "Architects Become Partners," *The Virginian-Pilot* (January 2, 1965).

Downtown Norfolk Financial Historic District

Name of Property

Norfolk, Virginia

County and State

well known for their work as restoration architects, restoring Norfolk buildings such as the Taylor Whittle House (122-0021).⁵⁷

Williams & Tazewell and Associates (Norfolk, VA)

James Lee Williams, Jr. and Edmund Bradford Tazewell, Jr. formed their architectural firm in 1953-55. Williams obtained his architectural education at the University of Virginia and gained experience with several well-known local firms including Benjamin F. Mitchell; Rudolph, Cooke & Van Leeuwen; and Vernon F. Moore. Tazewell also studied architecture at the University of Virginia, as well as the University of Pennsylvania.⁵⁸ He worked with the firm of Oliver & Smith for less than two years before partnering with Williams. During an interview, Tazewell offered an account of many of their commissions and history. Of the nearly 500 buildings he helped design, Tazewell estimated ninety-five percent were in the Norfolk area.⁵⁹ Williams & Tazewell and Associates served as the local architect on site for renowned firms such as Skidmore, Owings, and Merrill (SOM), the lead designers for the Virginia National Bank building, and for Pier Luigi Nervi, the lead architect of the Norfolk Cultural and Convention Center (SCOPE and Chrysler Hall). The opportunity to work on the VNB project began a huge expansion in the amount and prestige of work for the firm that continued until their respective retirements. In addition to working on the VNB, Williams & Tazewell and Associates also designed the Commercial Place Pedestrian Walkway and Fountain.

Basic Construction Company (Newport News, Virginia)

On March 1, 1915, Lloyd U. Noland and T.B. Clifford founded the Virginia Engineering Company Inc. in Newport News, Virginia as the contracting arm of their recently established Noland-Clifford Company. During World War I and World War II, and for decades after, the firm was one of the leading builders for the United States Army and Navy and became a nationally known construction company as a direct result of their many military contracts. The company moved to large-scale commercial and institutional buildings after World War II, and in 1962 they changed their name to Basic Construction Co. At the time of their name change, Basic Construction Co. was one of the one hundred largest general contractors in the nation and was established in thirty-six states.⁶⁰ Basic Construction Co. stopped constructing buildings in 1982 after three generations of Noland family leadership and transitioned exclusively to road construction projects. In Virginia, Basic Construction Co. worked on projects including the Norfolk International Airport, the Philip Morris Research Center Tower in Richmond, various buildings at the National Aeronautics and Space Administration's (NASA's) Langley Research Center in Hampton, and the Mary Washington Hospital in Fredericksburg. Outside of Virginia,

⁵⁷ "Taylor-Whittle House," SAH Archipedia. Accessed May 9, 2022. <https://sah-archipedia.org/buildings/VA-01-NK50>.

⁵⁸ John E. Wells and Robert E. Dalton, *The Virginia Architects: 1835-1955*, (Richmond, Virginia: New South Architectural Press, 1997), p.444, 481.

⁵⁹ Philip Walzer, "Architect left his mark on many iconic Norfolk structure," *The Virginian-Pilot*, July 25, 2011.

⁶⁰ Basic Construction Company Headquarters Building. National Register Nomination. 2019.

Downtown Norfolk Financial Historic District

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their projects included the Kentucky State Fair & Exposition Center; and the Basic Sciences Building at West Virginia University. In the Downtown Norfolk Financial Historic District, Basic Construction Co. was the general contractor for the Virginia National Bank Headquarters Building and the First Virginia Bank.

Criteria Consideration G: Less than 50 Years

The Downtown Norfolk Financial Historic District meets **Criteria Consideration G** for properties that have achieved significance within the past 50 years. Five of the district's 12 contributing primary resources were constructed a little less than 50 years ago, with three of the five having broken ground in 1974. All were completed between 1975 and 1976: the First Virginia Bank (122-6003-0007), International City Corporation Building (122-6003-0008), and the Omni International Hotel (122-6003-0009). The other two resources are the Downtown Waterfront Esplanade (structure, 122-6003-0010) and the Regatta Light Tower (object, 122-6003-0013), which were both completed in 1976. These resources contribute to the district in the areas of Community Planning and Development, Commerce, and Architecture, and are directly associated with Norfolk's urban renewal efforts that began during the 1950s. The five mid-1970s building were constructed as part of the revitalization plan that sought to establish a new Norfolk financial district to replace earlier commercial and industrial development focused on the Elizabeth River waterfront. The financial institutions that occupied the buildings are associated with the commercial opportunities that emerged due to passage of the Buck-Holland Act by the Virginia General Assembly. The five mid-1970s building are also examples of Modern architectural design with good integrity and were the works of locally- and nationally-prominent architects, engineers, and/or builders: Toombs, Amisano and Wells (national); Dudley, Morrisette, Cederquist and Associates (local); William Morgan Architects (national); Fraioli-Blum-Yesselman Associates Inc. (local/national); Edward G. Carson & Associates (local); and Basic Construction (local). Therefore, these resources are of exceptional local significance and key to the significance of the Downtown Norfolk Financial Historic District.

Downtown Norfolk Financial Historic District
Name of Property

Norfolk, Virginia
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9. Major Bibliographical References

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

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Downtown Norfolk Financial Historic District

Name of Property

Norfolk, Virginia

County and State

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Downtown Norfolk Financial Historic District

Name of Property

Norfolk, Virginia

County and State

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Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☒ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☒ Other

Name of repository: Norfolk Public Library; Norfolk Redevelopment and Housing Authority; Virginia Department of Historic Resources

Historic Resources Survey Number (if assigned): DHR #122-6003

Downtown Norfolk Financial Historic District
Name of Property

Norfolk, Virginia
County and State

10. Geographical Data

Acreage of Property 19

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 36.847675 | Longitude: -76.290517 |
| 2. Latitude: 36.847692 | Longitude: -76.286697 |
| 3. Latitude: 36.842514 | Longitude: -76.286686 |
| 4. Latitude: 36.842531 | Longitude: -76.290525 |

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 Downtown Norfolk Financial Historic District includes 19 acres in the central core of Downtown Norfolk, Virginia. The irregularly-shaped district is generally bound on the north by portions of City Hall Avenue and E Plume Street, on the west by Bank and Atlantic Streets, on the south by the Elizabeth River, and on the east by St Paul's Boulevard and the contributing properties along the edge. The major thoroughfare of Waterside Drive intersects

Downtown Norfolk Financial Historic District

Name of Property

Norfolk, Virginia

County and State

the southern end of the district, and the Tide Light Rail tracks intersect the northern end of the district along E Plume Street. In addition to this verbal boundary description, the boundary of the historic district has been provided on the associated sketch and location maps. This boundary includes the known historic setting and resources associated with the Downtown Norfolk Financial Historic District.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the Downtown Norfolk Financial Historic District represents the extent of the financial district that developed during the mid-twentieth century as a result of urban renewal and redevelopment programs undertaken by the City of Norfolk and the Norfolk Redevelopment and Housing Authority and changes in Virginia banking legislation. Areas that have been excluded from the boundary include areas with modern development or where historic resources have been demolished. The district's historic setting and all known associated historic resources have been included within the historic boundary.

11. Form Prepared By

name/title: Ashlen Stump, Ethan Halberg, & Kayla Halberg

organization: Commonwealth Preservation Group

street & number: 536 W 35th Street

city or town: Norfolk state: VA zip code: 23508

e-mail: admin@commonwealthpreservationgroup.com

telephone: 757-923-1900

date: March 2023

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,

Downtown Norfolk Financial Historic District

Name of Property

Norfolk, Virginia

County and State

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: Downtown Norfolk Financial Historic District

City or Vicinity: Norfolk

County: N/A

State: VA

Photographer: Ashlen Stump and Ethan Halberg

Date Photographed: April 2022

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

1 of 12.

Photo Number of 12	Description	Camera Direction	Date	Photographer
1	View of the Downtown Waterfront Esplanade, Regatta Light Tower, Omni International Hotel, Virginia National Bank Headquarters Building, and International City Corporation Building.	NW	04/2022	AS
2	Oblique of the Omni International Hotel.	SW	04/2022	AS
3	View of the Virginia National Bank Headquarters Building, International City Corporation Building, Arnold B. McKinnon Norfolk Southern Building, and the First Virginia Bank.	NW	04/2022	AS
4	Elevation of the First Virginia Bank.	W	04/2022	AS
5	Oblique of the 500 E Plume Street Parking Garage.	SW	04/2022	AS
6	Oblique of the Bank of Virginia.	NE	04/2022	EH
7	View of the Commercial Place Pedestrian Walkway and Fountain.	S	04/2022	AS
8	View of the Seaboard National Bank Drive-Thru Teller Building and the Bank of Virginia.	NE	04/2022	EH
9	Oblique of the Seaboard National Bank/United Virginia Bank.	NE	04/2022	EH
10	Oblique of the Virginia National Bank Parking Garage.		04/2022	AS
11	View down E Main Street.	E	04/2022	AS

Downtown Norfolk Financial Historic District

Norfolk, Virginia

Name of Property

County and State

12	View of the Virginia National Bank Headquarters Building, Seaboard National Bank/Virginia National Bank, Arnold B. McKinnon Norfolk Southern Building, and the International City Corporation Building.	NE	04/2022	EH
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Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

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

Tier 1 – 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

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



Legend

County Boundaries

TOPOGRAPHIC MAP

Downtown Norfolk Financial

Historic District

City of Norfolk, VA

DHR No. 122-6003



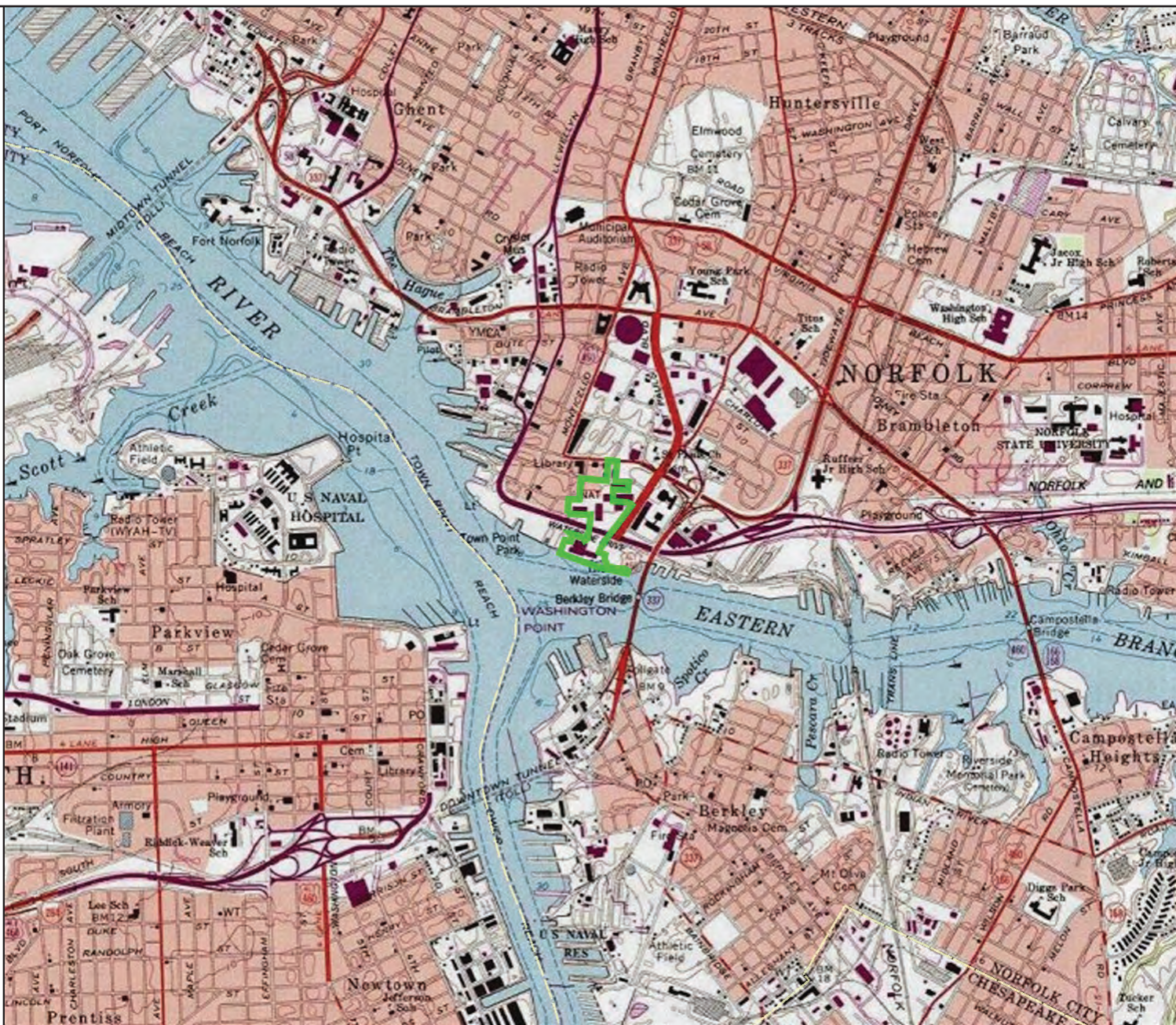
Historic Boundary



Feet

0 600 1200 1800 2400

1:36,112 / 1"=3,009 Feet



Title:

Date: 5/10/2023

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.



Legend

County Boundaries

AERIAL VIEW - VICINITY Downtown Norfolk Financial Historic District City of Norfolk, VA DHR No. 122-6003



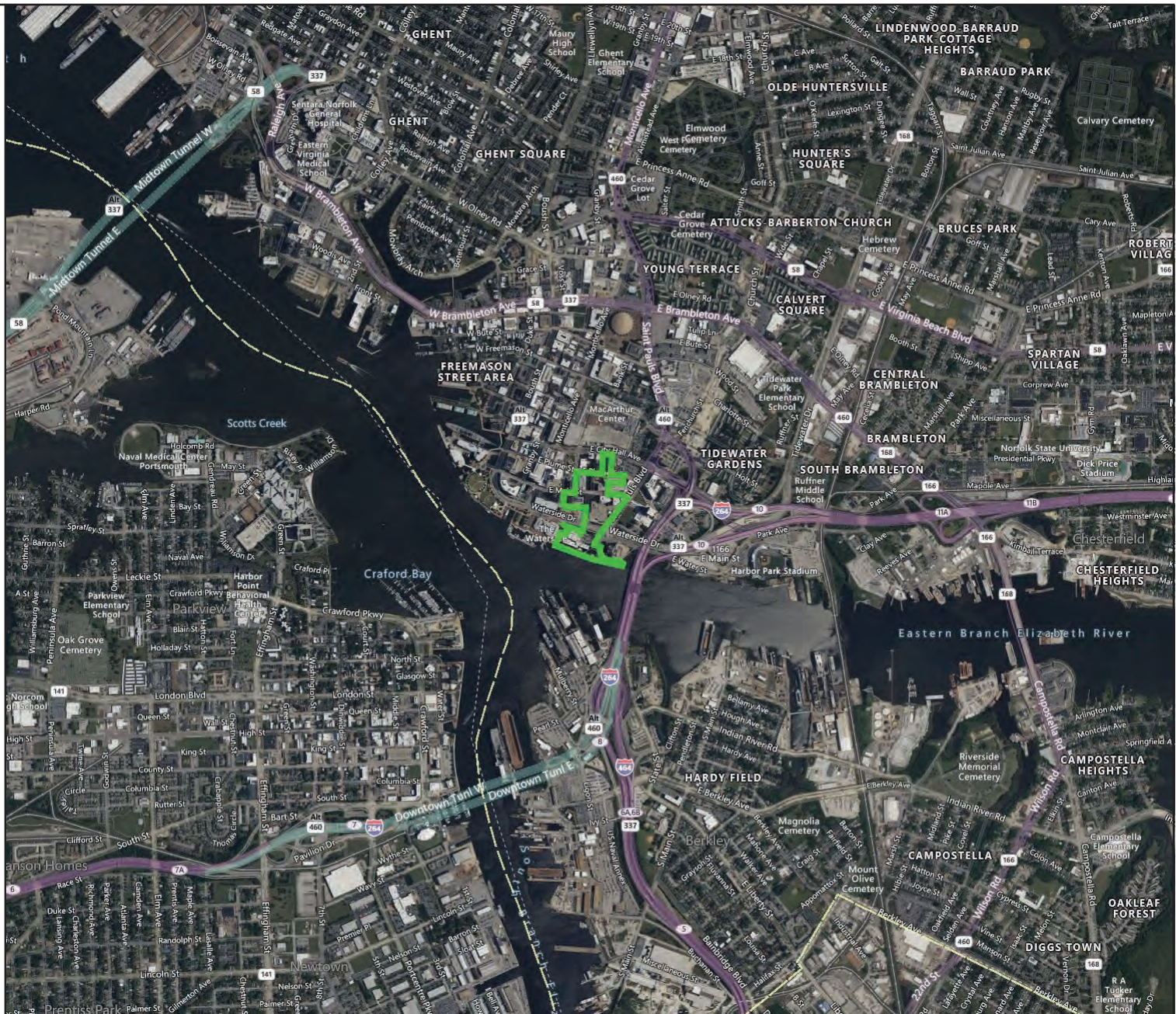
Historic Boundary



Feet

0 600 1200 1800 2400

1:36,112 / 1"=3,009 Feet



Title:

Date: 5/10/2023

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.



Legend

County Boundaries

STREET MAP

Downtown Norfolk Financial

Historic District

City of Norfolk, VA

DHR No. 122-6003



Historic Boundary



Feet

0 100 200 300 400
1:4,514 / 1"=376 Feet



Title:

Date: 5/10/2023

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.

Legend

Location Map

Downtown Norfolk Financial Historic
District (122-6003)

City of Norfolk, VA

1. Lat: 36.847675
Lon: -76.290517

2. Lat: 36.847.692
Lon: -76.286697

3. Lat: 36.842514
Lon: -76.286686

4. Lat: 36.842531
Lon: -76.290525

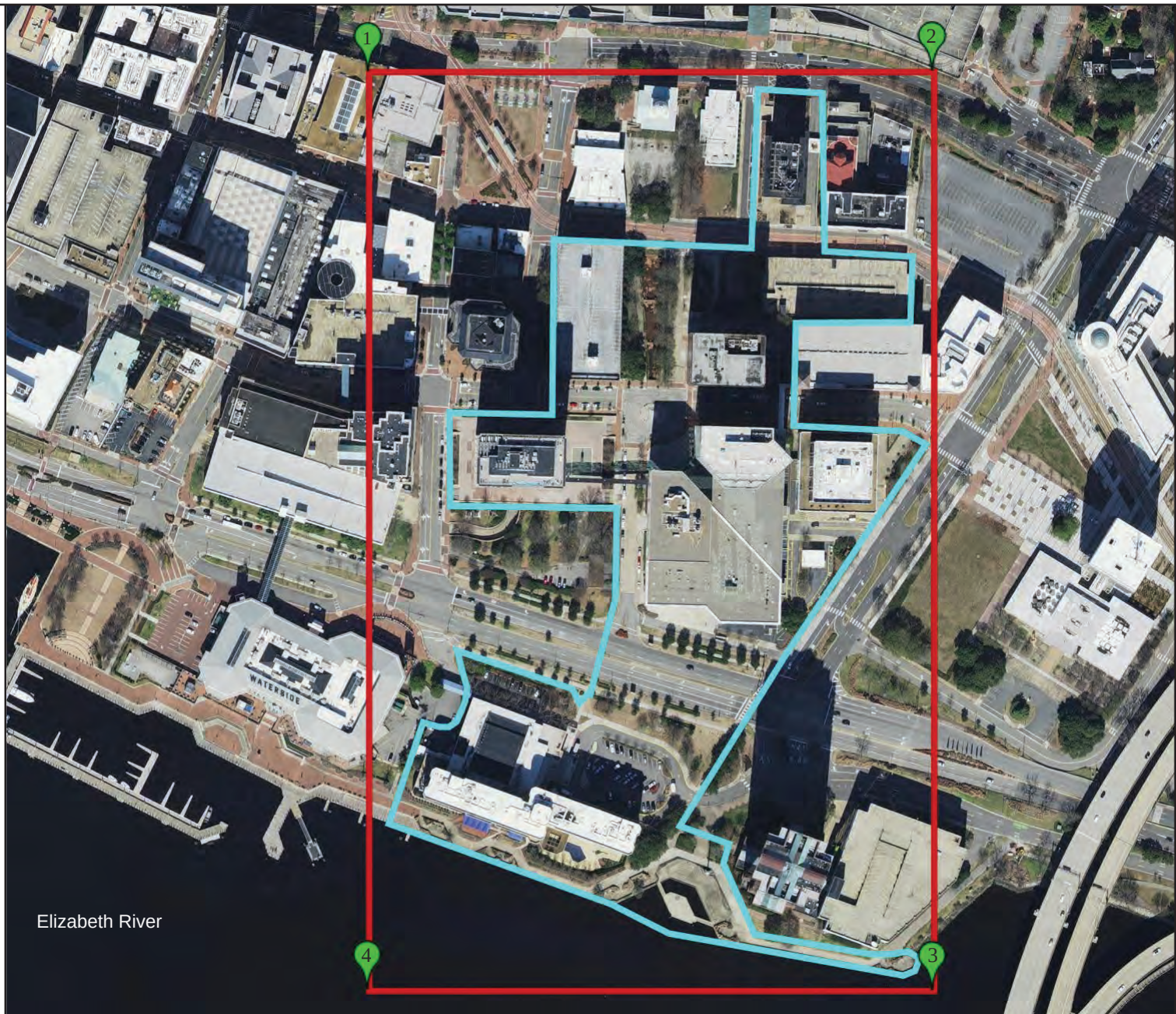


Downtown Norfolk Financial
Historic District Boundary



Feet

0 100 200 300 400
1:4,514 / 1"=376 Feet



Elizabeth River

Title: Downtown Norfolk Financial Historic District (122-6003) | Location Map

Date: 6/29/2022

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

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



Legend

 County Boundaries

AERIAL VIEW

Downtown Norfolk Financial

Historic District

City of Norfolk, VA

DHR No. 122-6993



Historic Boundary



Feet

0 100 200 300 400
1:4,514 / 1"=376 Feet

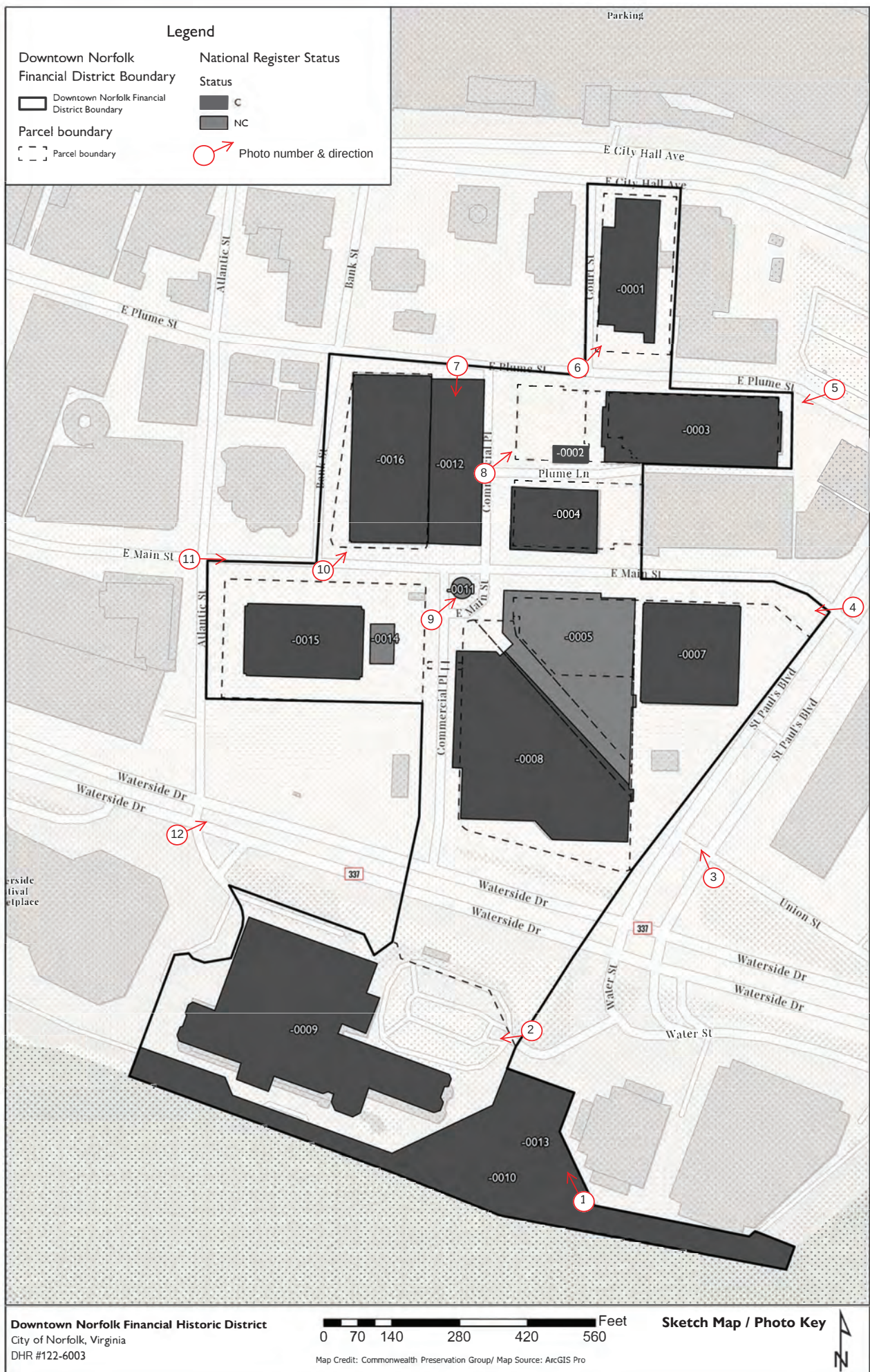


Title:

Date: 5/10/2023

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.



SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 100009071

Date Listed: 6/26/2023

Property Name: Downtown Norfolk Financial Historic District

County: Norfolk (Independent City)

State: VA

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



6/26/2023

Signature of the Keeper

Date of Action

=====
Amended Items in Nomination:

Section 5: Resource Count

Previously listed properties were double counted. The resource count is hereby amended to 8 Contributing buildings and 3 contributing structures.

Two buildings and one structure were previously listed as the Virginia National Bank (16000535)

The Virginia State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)