



PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

Note: PIFs are prepared by applicants and evaluated by DHR staff and the State Review Board based on information known at the time of preparation. Recommendations concerning PIFs are subject to change if new information becomes available.

DHR No. (to be completed by DHR staff) _____

1. General Property Information

District name(s): Daily Press Building

Main Streets and/or Routes: 7505 Warwick Boulevard

City or Town: Newport News

Name of the Independent City or County where the property is located: Newport News

2. Physical Aspects

Acreage: approximately 2.73 acres

Setting (choose only one of the following):

Urban ☒ Suburban ☐ Town ☐ Village ☐ Hamlet ☐ Rural ☐

Briefly describe the property's overall location and setting, including any notable landscape features:

The building at 7505 Warwick Boulevard is located in an urban area in the city of Newport News, Virginia. It is situated on a large rectangular parcel just south of Route 17/Mercury Boulevard and is bordered by Route 60/Warwick Boulevard immediately adjacent to the northeast, a residential townhome development to the southwest, and commercial development to the southeast. In addition to the main *Daily Press* building, there are three additional buildings located on the parcel that are not included within the nominated boundary. These include the Light Industrial Building (1980s) and 2003 addition, which are connected to the main building by a c. 1982 skywalk, and an office and storage building (1980s) located at the northwest corner of the site.

The main building is moderately set back from the street accommodating a small front lawn. The front lawn is dotted with several mature trees flanking a central flag plaza that features large square concrete pavers and four flag poles. A central concrete sidewalk connects the public sidewalk to the flag plaza and the porte cochere at the front entrance. A driveway, accessed from 75th Street to the southeast, runs along the front of the building providing access to the front entrance under the porte cohere and connects back to a rear parking area on the northwest side. A small single-row parking area is located at the front of the building at the east corner. At the rear of the building, a sloped concrete ramp along the southwest elevation leads to a below-grade covered loading dock platform at the south end. A concrete retaining wall with a metal pipe railing borders the ramp on the southwest side. An additional, at-grade, loading zone and loading dock is located at the southwest corner of the building. An equipment enclosure with a brick screen wall is located at the west corner of the building at the entrance to the loading dock ramp and a second is located at the south corner of the building along the rear elevation. The remainder of the site largely consists of paved parking areas situated in rows with mature trees lining the border of the site, parking areas, and medians. Additionally, original street lights, with a unique flat and round design resembling a spaceship, are situated within the landscaped areas throughout the site.

3. Architectural Description

Architectural Style(s): Modern Movement – New Formalism

If the property was designed by an architect, landscape architect, engineer, or other professional, please list here: Forest Coile and Associates, Newport News (exterior design)

If the builder is known, please list here: Charles H. Davis, field representative, Uhl, Hall & Rich, consulting engineers

Date of construction (can be approximate): 1967-1968

Narrative Description (Please do not exceed one page in describing the property):

Briefly describe the property's general characteristics, such as its current use (and historic use if different), as well as the primary building or structure on the property (such as a house, store, mill, factory, depot, bridge, etc.). Include the materials and method(s) of construction, physical appearance and condition (exterior and interior), and any additions or other major alterations.

This New Formalist-style building is a three-story, nine-bay, rectangular masonry commercial-industrial building. It has a concrete foundation and a heavy flat, slab roof with metal coping and a projecting marble-clad eave over the edge of the wall and projecting over the pilaster capitals along the façade and side elevations. The exterior walls are clad with a combination of slate panels and stretcher-bond brick with projecting, rectangular, stretcher-bond brick veneer wall sections between marble pilasters. Beveled marble pilasters, with a modernistic geometric three-pronged capital with a T-shape and a perpendicular projection, separate the bays to formulate window bays along the façade and side elevations. These bays contain multi-story vertical, fixed, aluminum window bands set within each brick wall panel. In contrast to this design, the rear elevation is devoid of pilasters and features an expansive smooth brick surface with minimal openings. Square brick columns at the second-floor level separate windows on the northern end of the rear elevation and louvered vents on the southern end of the rear elevation. The primary entrance, along Warwick Boulevard, is accessed under a concrete porte cochere with a flat roof supported by geometric-style, beveled, square, marble-clad columns with four-pointed star capitals. Accessed by concrete steps, the entrance features an aluminum storefront entry with a double-leaf aluminum-and-glass door with a single-light transom and two rows of large storefront sidelights flanking the door. An inset, at-grade concrete loading dock platform provides access to multiple single-leaf metal-slab doors and a double-leaf door on the south end of the rear elevation, while a ramp leads to a below-grade concrete loading platform with a corrugated metal loading door and metal-slab pedestrian door on the northern end of the rear elevation. Other entrances include a few single-leaf metal-slab doors on the secondary elevations and an additional corrugated metal loading door accessed mid-way down the ramp on the rear elevation.

On the interior, the first floor opens to a small central lobby with a built-in reception desk and a curved staircase at the south end. The reception desk appears to be constructed of painted plywood; it is built in a way that it is easily removable. The open lobby is the most decorative area of the building, with marble slab walls, terrazzo floor, and marble stair risers with a wood railing and square balusters. A painted plywood wall follows the curve of the floating staircase and is a reversible alteration. At the southeast end of the lobby, a double-leaf wood-and-glass door leads to the main corridor. Square columns provide structural support on the interior. The remainder of the first-floor space is divided into a variety of smaller office, storage, and prep rooms to support the functions of the newspaper. These included offices for accounting, circulation, payroll, personnel, credit manager, retail salesmen, and promotion, as well as multiple storage spaces of varying sizes, such as private partitioned office spaces and meeting rooms as well as open cubicles. There were also locker rooms toward the rear of the building, a lounge, a phone room, and a large boiler room at the south corner of the building. The largest and most open rooms include the former mail room at the northwest corner of the

building and the reel room along the southwest side. Circulation includes a long main corridor running northeast/southwest on the south side of the lobby with two smaller hallways branching off perpendicular from the main corridor to the northwest along the mail room and reel room. An enclosed staircase and freight elevator are located off the main corridor towards the rear of the building.

In contrast, the second and third floors are typical open office designs with cubicles utilizing most of the open space and enclosed offices that were occupied by middle management staff, including those composed of wood-framed-and-glass walls along the perimeter. On the second floor, an interior mezzanine overlooks the former printing press room; a kitchen and a lunch room also occupy this level. The third story is centered on the building and has a smaller footprint than the lower two stories. It features upper management offices with primarily enclosed office spaces. Each office also was equipped with a small, original kitchenette featuring steel cabinets, a small sink, and a two-burner cooktop, all of which may be covered by a movable hood to create a smooth countertop. The restroom off each office retains original tile flooring, wainscoting, and porcelain fixtures. The third floor also provides access to a roof deck composed of concrete slabs with expansion joints laid atop the roof structure.

Finishes include drywall and painted concrete-block walls, a combination of linoleum-tile and carpet flooring, and dropped acoustical tile ceilings. Interior doors include single-leaf metal slab and flush hollow-core wood doors. The third floor features intact hardwood floors and some carpet flooring. The executive offices are particularly decorative with custom-made wood paneling with crown molding, built-in shelving, and decorative trim. The doors on the third floor are wood-paneled.

Integrity:

The resource retains a high degree of integrity of setting, location, design, feeling, and association, as well as a moderate degree of integrity of materials and workmanship. Overall, the exterior of the building is remarkably unchanged.

In a bullet list, include any outbuildings or secondary resources or major landscape features (such as barns, sheds, dam and mill pond, storage tanks, scales, railroad spurs, etc.), including their condition and their estimated construction dates.

The following buildings are within the tax parcel that includes the *Daily Press* Building. Unless evidence is found to demonstrate that these resources can meet Criteria Consideration G, they will be **excluded** from the nominated boundary.

- Light industrial building, 1980s. This building is northwest of the 1968-1969 building. A c. 1982 pedestrian bridge connects the second floor of the two buildings. The newspaper's printing operations and some management offices were moved to this building from the 1967-1968 building.
- Addition to 1980s building, 2003-2004. The addition spans the northwest (side) elevation of the 1980s industrial building.
- Office and storage building, 1980s. This building stands at the northwestern end of the property's tax parcel. The front section appears to have housed offices, while the rear section was used for storage and servicing of newspaper delivery vehicles. Historic photos of the parking lot behind the building show that vans and trucks were parked here between deliveries of each day's newspaper edition to various distribution locations in the region.

4. Property's History and Significance (Please do not exceed one page)

Briefly explain the property's historic importance, such as significant events, persons, and/or families associated with the property.

If the property is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

The *Daily Press* Building at 7505 Warwick Boulevard is locally significant under Criterion A in the area of Communications and under Criterion C in the area of Architecture. The period of significance is recommended to be 1968, coinciding with the building's completion. The newspaper was established in 1896 and has been in continuous operation since that time. Under Criterion A, along with its competitor, *The Times-Herald*, the *Daily Press* published local, state, national, and international news for an audience primarily in Virginia's Middle Peninsula and Hampton Roads region. Even after radio and television news became commonplace, local newspapers were an essential part of the local media landscape. The print format made it possible to publish in-depth stories with lengthier, more detailed content than was possible with most commercial broadcast news programming. The local news sections were particularly important for reporting events that otherwise may not have been recorded in a publicly accessible medium. The longstanding practice of archiving newspapers internally (colloquially known as the "morgue") and at libraries and historical societies assured that newspapers continued to be available for later reference. Large newspapers, including the *Daily Press*, often employed a librarian, historian, and/or other reference staff to assist researchers with finding past news coverage. With regard to Criterion C, Newport News-based architect Forrest W. Coile and the engineering firm Uhl, Hall & Rich were commissioned to design the custom-built facility at 7505 Warwick Boulevard, with construction underway in 1967-1968. The new building housed all of the newspaper's operations, including its administrative, reporting, and sales staff and the printing and distribution of the newspaper itself. Prior to its completion, the *Daily Press* had occupied several downtown buildings that had been acquired as operations grew. The building's Modern Movement style also is a locally significant example of New Formalism and of the work of a master, Forrest W. Coile, who produced numerous commercial, educational, and institutional buildings over the course of his career between the 1930s-1970s.

Criterion A: Communications

Based in Newport News, the *Daily Press* has served a regional audience in Hampton Roads and the Middle Peninsula, where the James River, Elizabeth River, and Chesapeake Bay converge. Although the region's largest city, Norfolk, is a relatively short distance across the Elizabeth River, historically travel among Norfolk, Hampton, and Newport News was challenging enough that each city developed its own identity. Multiple local newspapers once operated in each city, reporting on events and individuals within their respective localities as well as state, national, and international news. Into the 1880s, development of the Middle Peninsula lagged considerably behind that of nearby Norfolk, Hampton, and Williamsburg. At that time, Collis P. Huntington, an ambitious Connecticut businessman, invested in railroad rights for an eastern terminus of the Chesapeake & Ohio Railway, primarily with the intention of using the rail line as a means to generate development of his Old Dominion Land Company's considerable holdings on the Middle Peninsula. Huntington and his business partners accumulated about 17,000 acres in Warwick, Elizabeth City, James City, and York counties. In 1886, Huntington also chartered the Chesapeake Dry Dock and Shipbuilding Company, with the original intention of repairing ships. He quickly realized that shipbuilding was a more lucrative industry and, in 1890, changed the company's name to Newport News Shipbuilding and Dry Dock Company to reflect the change in priorities, as well as the name of the nearby, newly established and rapidly growing city. Within two decades, the shipbuilding operation grew to international importance as the U.S. Navy's principal shipbuilder.¹

¹ "Newport News: The First Century," Newport News 1896-1996 special supplement, (*Newport News*) *Daily Press*, June 25, 1996, p. 4; L. A. Finneran, "City Forged in Heated Search for Railroad Land," Newport News 1896-1996 special supplement, (*Newport News*) Department of Historic Resources Preliminary Information Form

The *Daily Press* began its operations in the basement of the First National Bank Building at 28th Street and Washington Avenue in downtown Newport News.² Charles E. Thacker founded the newspaper and served as its publisher and editor. Thacker sold his interest in the newspaper within a few years. In 1913, the *Daily Press* merged with another local newspaper, *The Times-Herald*, which was acquired from Col. Walter S. Copeland and E. S. Blanton. The newspaper's operations struggled through the 1910s and early 1920s, with profits as low as \$50 per week. As the regional economy recovered from the recession and flu pandemic that occurred immediately after the war, fortunes for the *Daily Press* improved, and the operation posted its highest profits ever in 1928. Just a year later, however, the U.S. stock market crash triggered the Great Depression. By the 1930s, the Bottom and Van Buren families jointly owned the *Daily Press*. During the mid-1930s, management at the *Daily Press* went so far as to establish a loan fund for its employees, with a cap of \$100 per employee (although some exceptional cases received \$200). In 1938, the company purchased local radio station WGH. A few years later during World War II, the firm began publishing a weekly tabloid to the region's Army camps, which grew rapidly due to the significance of Hampton Roads military and shipbuilding activities to the war effort. As the war drew men into military service, women joined the *Daily Press* reporting and administrative staff. The *Daily Press* prospered for more than 20 years and grew to include bureaus in Hampton, Williamsburg, Gloucester County, and Smithfield.³ During the same period, the *Daily Press*'s owners also owned Cablevision companies in Newport News and Danville and acquired a Muzak franchise. Administrative offices for the franchise eventually were housed in the small, one-story, 1980s building at the northwestern end of the tax parcel; this small building also housed a Langley Federal Credit Union branch for a time; neither of these commercial operations was part of the *Daily News* company.⁴ Between 1948 and 1968, the *Daily Press*'s downtown building also was the only Virginia-based newspaper operation that served as a volunteer weather observer for the U.S. Weather Bureau (later the National Weather Service). Staff prepared observation summaries for Newport News and the peninsula; these were sent to the Weather Bureau and published in the newspaper. The weather monitoring equipment moved with the newspaper to its new Warwick Boulevard location in 1968.⁵

The *Daily Press* acquired the parcel for its new building on April 12, 1966 (based on sales history from the City of Newport News tax assessor's records). On April 23, 1968, the Newport News City Council voted to acquire the *Daily Press*'s downtown building, with plans to rehabilitate it for use by the city's police division.⁶ During the spring of 1968, the *Daily Press* moved into its new plant at 7505 Warwick Boulevard. Built at a cost of \$5 million, the custom-designed plant housed the newspaper's administrative and printing operations within its approximately 86,000 square feet. At the building's dedication on May 11, 1968, Virginia Governor Mills E. Godwin Jr. delivered a brief speech and led a tour, while Robert B. Smith, general manager of the *Daily Press* and *The Times-Herald*, served as master of ceremonies.⁷

The Bottom and Van Buren families owned the *Daily Press* and *The Times-Herald* until 1986 when the Chicago-based Tribune Company acquired both newspapers for \$200 million. The 1980s expansion of the

Daily Press, June 25, 1996, p. 5; L. A. Finneran, "Shipyard Made Business Sense to Huntington," Newport News 1896-1996 special supplement, (*Newport News*) *Daily Press*, June 25, 1996, p. 6.

² Felicia L. Mason, "Peninsula's Provider of News Evolves with the Times," (*Newport News*) *Daily Press*, December 28, 2014, p. A1.

³ Advertisements for leasing office space in the Williamsburg and Hampton bureau buildings began to appear regularly in the *Daily Press* by the late 1970s.

⁴ Felicia L. Mason, "Peninsula's Provider of News Evolves with the Times," (*Newport News*) *Daily Press*, December 28, 2014, p. A6.

⁵ "Daily Press Weather Station Nears 20th Birthday," (*Newport News*) *Daily Press*, January 30, 1968, p. 3.

⁶ "City Council Approves Purchasing of Vacated Daily Press Building," (*Newport News*) *Daily Press*, April 23, 1968, p. 3.

⁷ Scott Copeland, "New Building Dedicated," (*Newport News*) *Daily Press*, May 12, 1968, p. 1.

newspaper's printing and distribution plant may be related to this acquisition.⁸ In 2014, the *Daily Press* began relocating its operations to the City Center at Oyster Point suburban development.⁹

Criterion C: Architecture

The *Daily Press* Building is locally significant under Criterion C in the area of Architecture. As a purpose-built, custom-designed plant housing the complete operations of the *Daily Press* newspaper, the property is a rare resource type. Just 18 buildings that are associated with a newspaper have been recorded in DHR's Virginia Cultural Resources Information System (VCRIS); one of the buildings later was demolished.¹⁰ The majority of the buildings are located in small towns and have served multiple commercial functions over their history, including banks, offices, and stores, in addition to housing local daily or weekly newspaper offices. Several of the recorded resources were dwellings that were converted to different commercial uses. A former Coca-Cola Bottling Works (121-0033) in the Newport News Downtown Historic District also once was occupied by the *Daily Press*, and likely was among the buildings vacated when the 1968 plant was completed. The 1968 building's New Formalist design also is a locally significant example of a Modern Movement style in Newport News, and it is the work of a master, Forrest W. Coile, who produced numerous commercial, educational, and institutional buildings over the course of his career between the 1930s-1970s.

In terms of newspaper plants, the recorded property that is most comparable to the *Daily Press* Building is the *Virginian-Pilot* Building (122-0849) in Norfolk. Like the *Daily Press* Building, the *Virginian-Pilot*'s was purpose-built to house all of its operations and printing facilities. The Art Deco building was constructed in 1937 and has multiple additions dating to the 1960s-1970s. The *Virginian-Pilot* Building is a contributing resource in the Norfolk Auto Row Historic District (122-5797) and has not been evaluated for individual register eligibility.

Custom Attributes for Newspaper Operations

The two-story, raised basement at the center of the *Daily Press* Building was designed for the heavy typesetting and printing equipment, conveyor belts, paper and ink supplies, and all other equipment and supplies necessary to print the newspaper six days per week (the *Daily Press* did not issue a Saturday edition). On the As-Built drawings (attached), the lower level was divided into two parts: a "reel room" and "reel storage." The upper level, identified as the "press room," included a mezzanine that was accessible from the building's second floor and, originally, included the printing presses (this equipment was relocated to a separate building during the 1980s). Intended to showcase the modernity and financial soundness of the *Daily Press*, the building at 7505 Warwick Boulevard featured an imposing façade featuring Italian marble-clad pilasters and a porte cochere as well as a dazzling lobby gleaming with custom-cut marble and a floating semicircular staircase. As shown on the As-Built drawings, advertising, sales, accounting, payroll, typing, switchboard, reception, circulation, personnel, reporting, photography, and managerial staff members were housed in specifically designated areas on the first and second floors. On the first floor, a "machine accounting and computing" room likely was occupied by one of the period's massive computers, which at this time were used for complex mathematical calculations. Staff in other departments used typewriters and paper records for their daily work. The first floor also included the mail room, a safe for storage of payments for advertisements and subscriptions, and a small

⁸ Felicia L. Mason, "Peninsula's Provider of News Evolves with the Times," (*Newport News*) *Daily Press*, December 28, 2014, p. A6.

⁹ Felicia L. Mason, "Peninsula's Provider of News Evolves with the Times," (*Newport News*) *Daily Press*, December 28, 2014, p. A1.

¹⁰ VCRIS was searched with the keywords "newspaper" and "press." Many of the VCRIS records had minimal information about the surveyed resource, making it possible that other significant examples of newspaper operations buildings have been recorded but are not identified as such in the records. Built in 1974, the American Press Institute Building (029-6051) in Fairfax County housed a nonprofit organization that offered training and education opportunities for journalists. The building did not house a newspaper or printing facility. Fontaine Press Printers occupied a purpose-built plant built in 1946 with a Modern Movement design (127-6136-0212), but this firm specialized in printing and was not a newspaper company. A similar resource is the c. 1900 Eddy Press Publishers building (138-0042-0099) in the Winchester Historic District.

credit union office. On the second floor, the interior mezzanine that overlooked the press room included a door that opened to a small balcony overlooking the space as well as an adjacent room that housed the press controls. A staff kitchen, a cafeteria kitchen, and a “lunch room” also were on the second floor.

Typical of the mid-20th century, with the exception of the lobby and third floor, the interior finishes were selected on the assumption that they would be replaced on a regular basis. The office areas on the first and second floors were finished with linoleum flooring, wall-to-wall carpeting (at that time still something of a novelty in an office environment), sheetrock-clad walls, and acoustical tile dropped ceilings with flush-mounted fluorescent lights. Many of the extant walls that divide offices, conference rooms, and specialty spaces are modular units that could be separated and reinstalled as needs changed.

The large spaces that characterize the second and third stories are typical of the “open office” designs that had come into popular use by the 1960s. Lower-ranking staff members often were assigned to individual desks that were spaced three to four feet apart but were not separated by partitions of any kind. The first-floor space identified as the “Typing Pool” on historic floor plans is likely an example of such a space. For higher-ranking staff members, a variety of movable partition wall systems were available to create cubicles.¹¹ These offered visual privacy but, because the walls did not reach the ceiling and doors were not included, noise from adjacent spaces easily reached staff members. Along the perimeters of many of the first- and second-floor open spaces are enclosed offices that were occupied by middle management staff, such as the accounting department director, circulation manager, and editorial managers, as well as meeting rooms. A variety of partition systems are extant, including those composed of wood-framed walls with sheetrock cladding and metal-framed walls with sheetrock cladding, different types of large, fixed windows, and flush-panel wood or metal doors with square windows in the top half.

The smaller third story is centered on the building and setback from the perimeter walls of the first two stories. Executive offices occupied the third floor, with each office featuring custom paneling, hardwood flooring, and access to a roof deck that was colloquially referred to as “the promenade.” Each office also was equipped with a small kitchenette area and a restroom. The original steel kitchenettes, tile, and plumbing fixtures are extant in these spaces.

Forrest W. Coile, Architect, and New Formalism in Newport News

The *Daily Press* Building’s distinctive Modern Movement aesthetic and New Formalist style embody the work of a master, architect Forrest W. Coile. Due to its high level of integrity, the *Daily Press* building is among the most intact of Coile’s documented works. New Formalism is a rarely occurring style in Newport News, with just two other examples documented to date in VCRIS.

Forrest Winfield Coile was born on September 20, 1905, in Johnstown, Ohio, and died on December 25, 1994, in Newport News, Virginia. Coile studied architecture at the Carnegie Institute of Technology (Pittsburgh) from 1923-1926 and then at France’s Ecole Americaine des Beaux-Arts Academy in 1927. He was a partner in several firms before forming his own firm: Williams, Coile & Pepino (1932-1941) and Williams, Coile & Blanchard (1931-1959). By 1959, Coile was head of his own firm, Forrest Coile and Associates and specialized in designing schools including approximately 120 in the greater Hampton Roads area. Coile was a registered architect in Virginia, Delaware, Maryland, Pennsylvania, Washington D.C., North Carolina, Massachusetts, and Florida. During World War II, Coile served as a “Lieutenant Colonel in the Army Corps of Engineers for 31

¹¹ For examples of different types of movable partition systems, see Mike Jackson, “The Evolution of Office Design and Pre-fab Partitions of the 20th Century,” *Architect*, February 2, 2017, https://www.architectmagazine.com/technology/products/the-evolution-of-office-design-and-pre-fab-partitions-of-the-20th-century_o.

months in Europe. He was highly decorated for his service, earning the Legion of Merit, the Croix de Guerre, Order of the British Empire, Order of the Couronne Belgique and the Bronze Star.”¹²

Examples of Coile’s commissions include the Newport News City Hall (Figure 1), the Bank of Hampton Roads (Figure 2), and a major addition to the Basic Construction Company Building, all of which are within the Newport News Downtown Historic District (NRHP 2023); the Basic Construction Company Building also is individually listed (NRHP 2019). All three were rendered in Modern Movement styles.

During the 1960s, Coile also served as the primary architect for the new Christopher Newport College (now University), which was founded in 1960 as a two-year branch campus of the College of William and Mary. His works included the John Smith Library, completed in 1967 (Figure 3), which featured multiple sections crowned with a raised, mansard-roofed central glass-wall section with a heavy, plain cornice and tall narrow window openings.¹³ The upper-story feature was a design element similar to the third floor of the *Daily Press* Building with its rooftop deck. Characterized by walls of glass, such levels have been compared to pagodas found in Japan. The John Smith Library’s similarity to the *Daily Press* Building was evident in its form, massing, fenestration, and heavy cornice, and both buildings were representative of Coile’s interpretation of New Formalism. Coile’s other buildings on the original campus included McMurran Hall, Gosnold Hall, Ratcliffe Gymnasium, Wingfield Hall, and the Administration Building, which had similar design attributes.¹⁴ Since the 1960s, Christopher Newport University’s campus development has shifted to an emphasis on Colonial Revival design and the original Smith Library is no longer extant. Thus, today the *Daily Press* Building is the best representative example of New Formalism by Coile.

VCRIS does not have data categories for Modern Movement styles, instead grouping all of the styles under the term Modernist. It is, therefore, difficult to ascertain how many buildings recorded in Newport News are New Formalist designs. Currently, 47 properties in Newport News have been recorded as having a Modern Movement style and construction date between 1957 and 1973. Of these, a keyword search found that two resources were described as examples of New Formalism. The Hause Office Building (121-5455) in the 9000 block of Warwick Boulevard is one recorded example of New Formalism. Erected in 1971, it is described as “exhibiting a distinctly Modernist approach to symmetry, geometry, and traditional architectural forms. The utilization of concrete and steel and glass curtain walls to create the building’s sweeping, abstracted colonnades and minimal, symmetrical facades are further hallmarks of New Formalism’s reinterpretation of Classical architectural principles using the language and materials of Modernism.”¹⁵ The Newport News Circuit Court (121-5621-0082), built ca. 1990, is a three-story, nine-bay, building that is rectangular in plan. Rising from a concrete foundation, the exterior walls are clad with running bond brick veneer and marble panels with a granite water table. The flat roof has a parapet and stone coping. The center bay of the upper floors is recessed with an empty marble pedestal. The windows are primarily fixed metal frame windows with marble and brick segmental arch lintels, and the first-story windows include marble surrounds. The entrance has recessed metal framed double doors with transoms. Because it postdates the period of significance, the Circuit Court Building is noncontributing to the Newport News Downtown Historic District. No evidence has yet been found to indicate the building meets Criteria Consideration G.

¹² John E. Wells and Robert E. Dalton, *The Virginia Architects, 1835-1955* (Richmond, VA: New South Architectural Press, 1997), p.92; Rogers Dey Whichard, *The History of Lower Tidewater Virginia*, Vol.3 (New York, 1959), p.63; *American Architects Directory*, Third edition, (Chatham, New Jersey: R.R. Bowker LLC, 1970), p. 167; “Forrest W. Coile,” *The Virginian-Pilot*, December 27, 1994, <https://scholar.lib.vt.edu/VA-news/VA-Pilot/issues/1994/vp941227/12270047.htm>, p. B7.

¹³ Over subsequent decades, Colonial Revival became the preferred style and many of the early campus buildings were replaced.

¹⁴ “Founder’s Day Celebrated,” *Captain’s Log*, September 22, 1988, Vol. 20, No. 3, <https://chris.cnu.edu/files/original/29cc6ed8bdaa882bda9fd9096868abff61364093.pdf>, p. 5; *Christopher Newport College First Decaders, 1961-1971*, <http://www.cncfirstdecaders6171.com/schoolpictures/19681969.html>.

¹⁵ Austin Walker, “Hause Office Building,” DHR No. 121-5455, VCRIS record on file at the Virginia Department of Historic Resources, Richmond, September 18, 2019.



Figure 1. Newport News City Hall (Image Source: Google Maps, October 2021).



Figure 2. Former Bank of Hampton at 2700 Washington Avenue, Newport News (Image Source: Google Maps, July 2023).



Figure 3. John Smith Library, Christopher Newport College, c. 1967 (Image Source: Christopher Newport College First Decaders, 1961-1971, <http://www.cncfirstdecaders6171.com/schoolpictures/19681969.html>).

Please list all sources of information used to research the history of the property, such as deeds, census and tax records, and/or published articles and books. (It is not necessary to attach lengthy articles or family genealogies to this form.)

- *American Architects Directory*, Third edition. Chatham, New Jersey: R.R. Bowker LLC, 1970.
- *Christopher Newport College First Decaders, 1961-1971*.
<http://www.cncfirstdecaders6171.com/schoolpictures/19681969.html>.
- “City Council Approves Purchasing of Vacated Daily Press Building.” (*Newport News*) *Daily Press*. April 23, 1968, p. 3.
- Copeland, Scott. “New Building Dedicated,” (*Newport News*) *Daily Press*, May 12, 1968, p. 1.
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- Finneran, L. A. “City Forged in Heated Search for Railroad Land.” Newport News 1896-1996 special supplement, (*Newport News*) *Daily Press*. June 25, 1996, p. 5.
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- “Forrest W. Coile.” *The Virginian-Pilot*. December 27, 1994. <https://scholar.lib.vt.edu/VA-news/VA-Pilot/issues/1994/vp941227/12270047.htm>. p. B7.
- “Founder’s Day Celebrated.” *Captain’s Log*. September 22, 1988, Vol. 20, No. 3.
<https://chris.cnu.edu/files/original/29cc6ed8bdaa882bda9fd9096868abff61364093.pdf>.
- Mason, Felicia L. “Peninsula’s Provider of News Evolves with the Times.” (*Newport News*) *Daily Press*. December 28, 2014, p. A1.
- “Newport News: The First Century.” Newport News 1896-1996 special supplement, (*Newport News*) *Daily Press*. June 25, 1996, p. 4.
- Austin Walker. “Hause Office Building.” DHR No. 121-5455. VCRIS record on file at the Virginia Department of Historic Resources, Richmond, September 18, 2019.
- Wells, John E., and Robert E. Dalton. *The Virginia Architects, 1835-1955*. Richmond, VA: New South Architectural Press, 1997.
- Whichard, Rogers Dey. *The History of Lower Tidewater Virginia*, Vol.3. New York, n.p., 1959.

Photo List

1. East façade, custom-designed lamp posts, and setting, looking NW
2. East façade with porte cochere, looking W/SW
3. East façade entry, porte cochere marble-clad columns, and pilasters, looking W/SW
4. East façade, looking SW
5. C. 1982 pedestrian bridge and north (side) elevation, looking SW
6. West (rear) elevation, looking E/SE
7. Brise soleil at left and partial south (side) elevation, looking NE
8. Partial south (side) elevation, looking NE
9. Lobby, first floor, looking SE
10. Lobby, first floor, looking SW
11. Printing press room with 2nd-floor mezzanine at left, looking NW
12. Printing press room, former newspaper conveyor assembly, looking SE
13. Typical staircase and windows, looking NE
14. First floor, typical modular office walls assembly
15. First floor, typical open office for staff with modular offices in background
16. Second floor, typical corridor, looking E
17. Second floor, typical open office and modular office
18. Second floor, cafeteria, looking N
19. Second floor, dining area, looking SW

20. Second floor, typical open office with windows, looking NW
21. Third floor, entry to reception area for executive offices, looking W
22. Third floor, reception area, looking NW
23. Third floor, typical finishes in executive offices, looking SW
24. Third floor, typical built-in, original kitchenette off executive offices
25. Third floor, typical half-bath with original tile and fixtures off executive offices
26. Third floor terrace accessed from within two chief executive offices, looking NE
27. Opening in north (side) wall that was created for c. 1982 pedestrian bridge, looking S
28. Detail of pedestrian bridge attachment to north (side) wall, looking SE
29. Brick enclosure for mechanical equipment, looking NW

5. Property Ownership (Check as many categories as apply):

Private: X Public\Local _____ Public\State _____ Public\Federal _____

Current Legal Owner(s) of the Property (If the property has more than one owner, please list each below or on an additional sheet.)

name/title: Mia Copeland, Member

organization: Eagle Land II, LC

street & number: 7505 Warwick Blvd

city or town: Newport News state: VA zip code: 23607

e-mail: miacopeland@riversrealtyteam.com telephone: 757-537-5660

Legal Owner's Signature: Mia Copeland

Date: 3 Dec 2024

• • *Signature required for processing all applications for privately-owned properties.* • •

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: Mia Copeland

Daytime Telephone: 757-537-5660

Applicant Information (Individual completing form if other than applicant/sponsor listed above)

name/title: Lena McDonald and Victoria Leonard

organization: Commonwealth Preservation Group

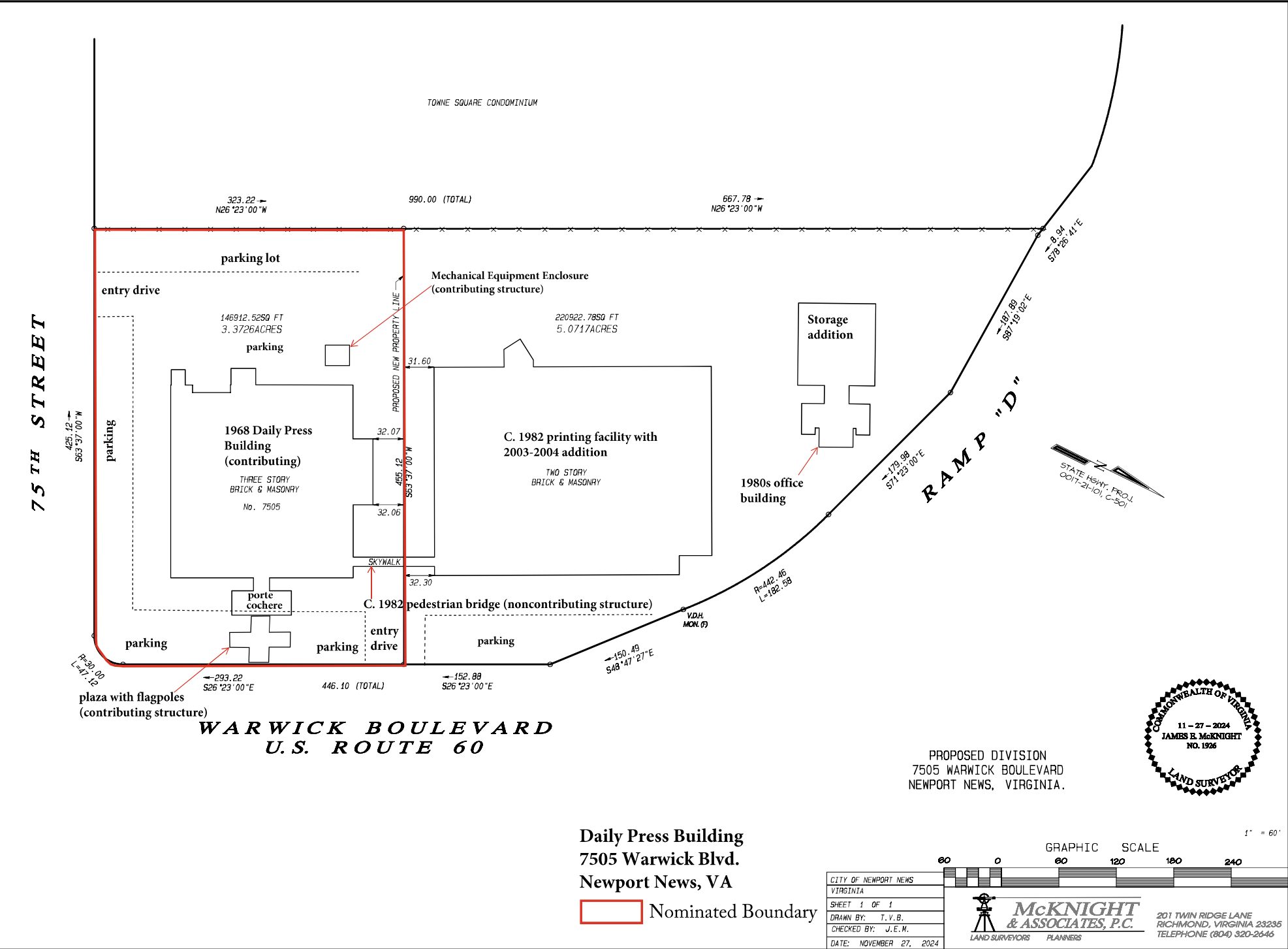
street & number: 536 W 35th Street

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

e-mail: admin@commonwealthpreservationgroup.com telephone: 757-923-1900

Date: _____

PLEASE DO NOT ATTACH CONTINUATION SHEETS TO THIS FORM. THANK YOU!





Legend

County Boundaries

DAILY PRESS BUILDING

7505 Warwick Blvd.

Newport News, VA

Nominated Boundary

Current Parcel Boundary

Location Coordinates:

1. Latitude: 37.014606

Longitude: -76.449511



Feet

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



Title: 7505 Warwick Boulevard - LOCATION MAP 2024 PIF - 121-5563





Date: 12/2/2024

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

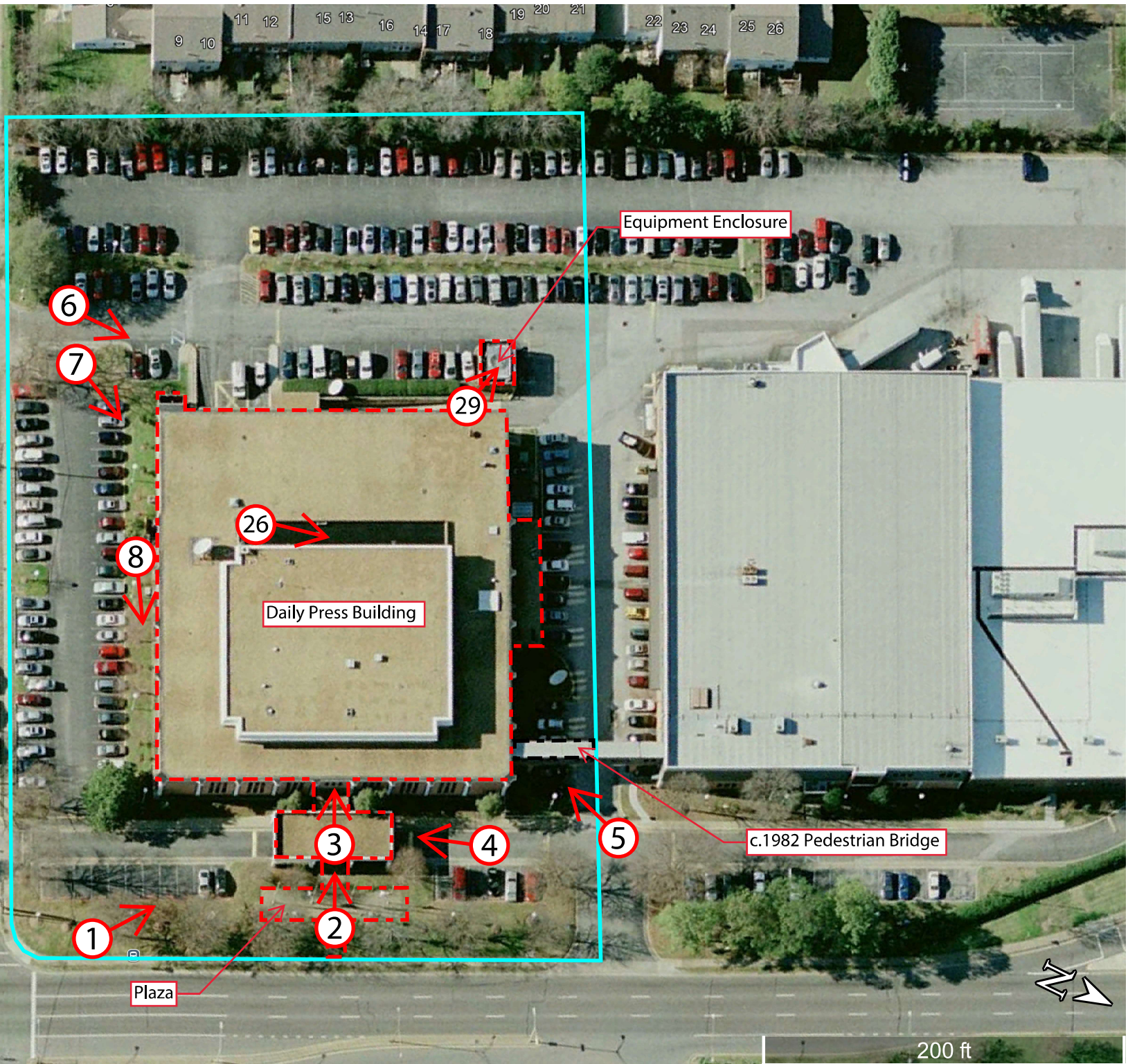
Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

Sketch Map

Daily Press Building
7505 Warwick Boulevard
Newport News, VA
December 2024

-  Nominated Boundary
-  Contributing Resource
-  Non-contributing Resource
-  Photo Location and View Direction

2024 PIF - 121-5563



Google Earth

Image © 2024 Maxar Technologies















