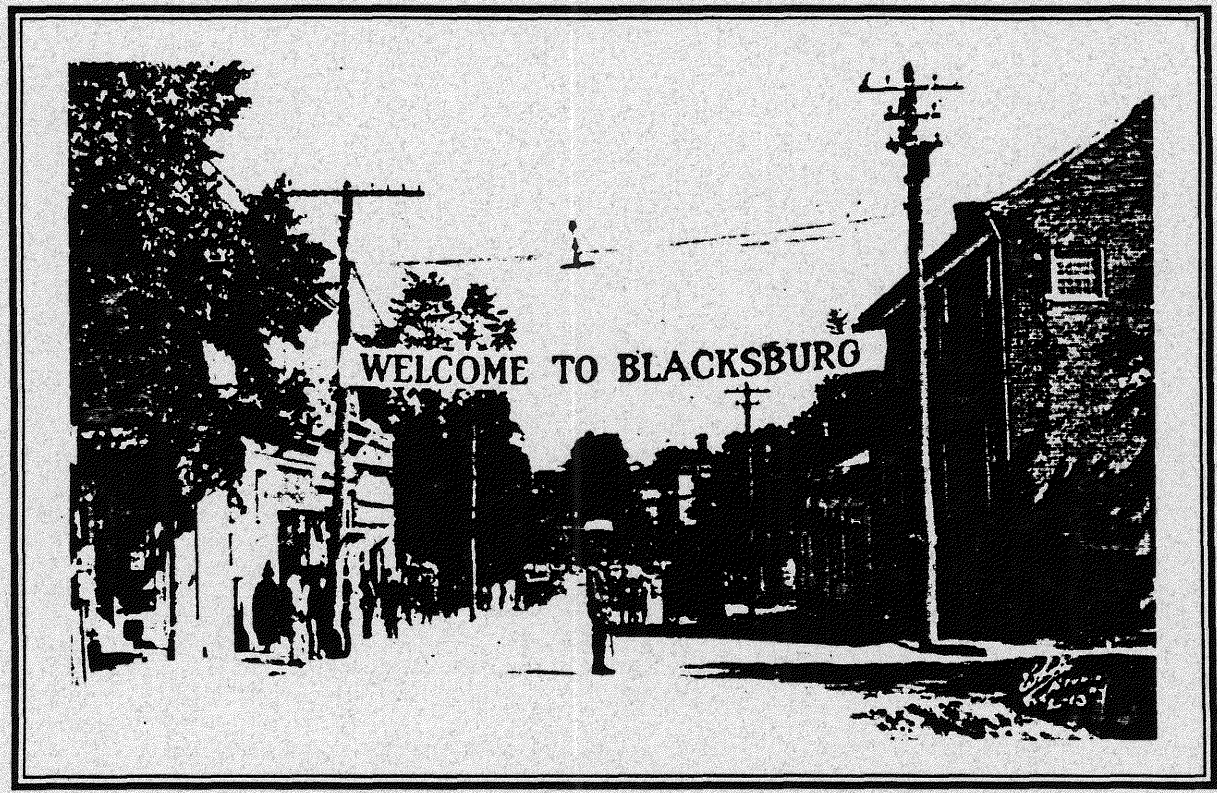


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**A Survey of Historic Architecture
in the
Blacksburg Historic District
Montgomery County, Virginia**

Conducted for
The Town of Blacksburg
and the Virginia Department of Historic Resources
Richmond, Virginia



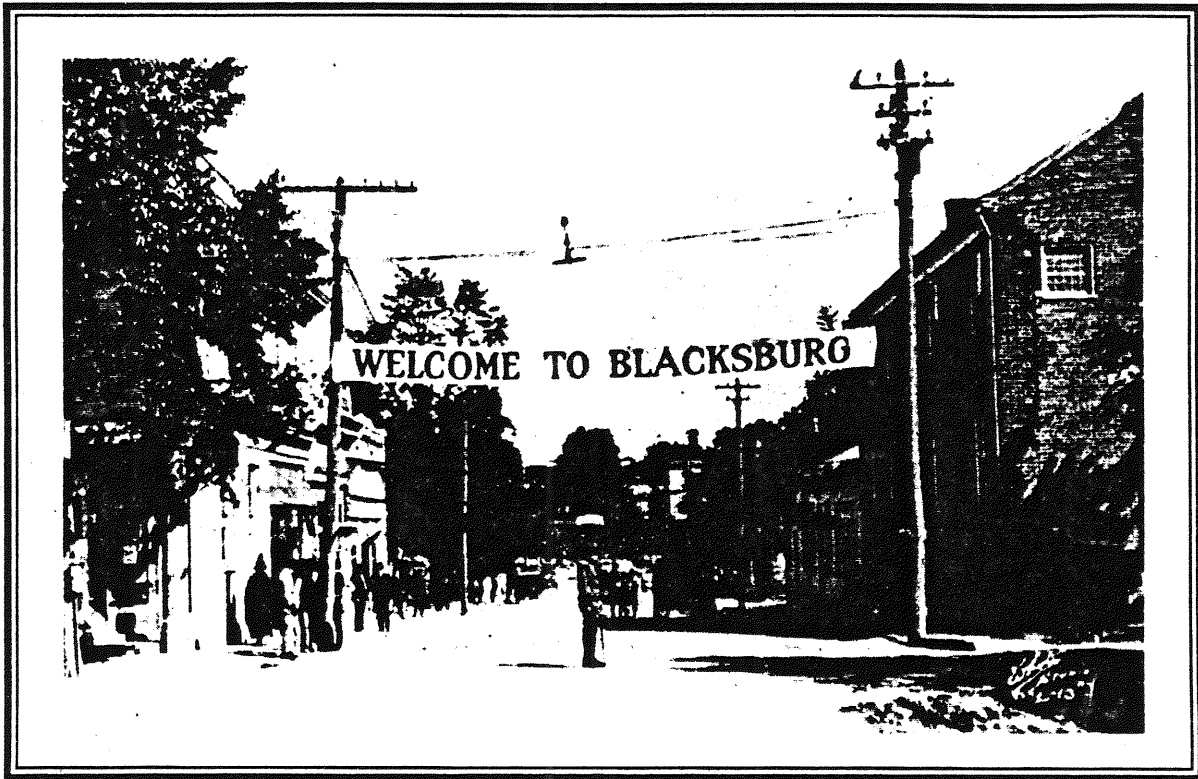
by

*Gibson Worsham, Architect
Yellow Sulphur Springs
3145 Yellow Sulphur Road
Christiansburg, Virginia*

Autumn 1996 - Spring 1997

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TABLE OF CONTENTS

Abstract	<i>iii</i>
Acknowledgments	<i>iii</i>
List of Figures	<i>iv</i>
List of Plates	<i>v</i>
Introduction/Description of the Project	
Introduction	<i>1</i>
Description of Survey Area	<i>1</i>
Historic Context	
Introduction	<i>4</i>
Historic Overview of the Survey Area	<i>8</i>
European Settlement to Society (1607-1752)	<i>8</i>
Colony to Early National Period (1753-1830)	<i>11</i>
Antebellum Period (1831-1860)	<i>13</i>
Civil War (1861-1865)	<i>19</i>
Reconstruction and Growth (1866-1916)	<i>19</i>
World War I to World War II (1917-1945)	<i>39</i>
The New Dominion (1946-Present)	<i>48</i>
Survey Results by Theme and Period	<i>52</i>
Research Design	
Introduction	<i>61</i>
Methodology	<i>61</i>
Expected Results	<i>62</i>
Survey Findings <i>62</i>	
Evaluation	
Potential Historic Designations and Boundaries	<i>67</i>
Statement of Significance and Resource Integrity	<i>67</i>
Preservation Recommendations <i>68</i>	
Bibliography <i>69</i>	
Appendices <i>72</i>	
Numerical Inventory of Surveyed Properties	<i>73</i>
Alphabetical Inventory of Surveyed Properties	<i>77</i>
Map of Surveyed Properties [Figure 13]	<i>81</i>
Map of Non-contributing Properties [Figure 14]	<i>82</i>
List of Contributing and Non-contributing Elements in the District	<i>83</i>

ABSTRACT

The town of Blacksburg, Virginia, is a small college town in southwest Virginia within the primary service area of the Roanoke Regional Preservation Office (RRPO), a branch of the Virginia Department of Historic Resources (DHR). In 1985-6, the firm of Gibson Worsham, Architect conducted a reconnaissance-level survey of Montgomery County's historic architectural properties. The survey documented resources from all parts of the county at the reconnaissance level, as defined by then-current DHR survey standards. About 810 sites were surveyed, of which about 107 were in Blacksburg. Two historic districts were identified in the town (excluding Virginia Polytechnic Institute and State University). The Blacksburg Historic District contained about 175 sites, fifty-six of which were surveyed. In 1988-9 these two districts were listed in the Virginia Landmarks Register and the National Register of Historic Places as part of the Prehistoric and Historic Resources of Montgomery County Multiple Property Listing. A comprehensive survey of the district was not performed. Only the sites inside the boundaries of the Blacksburg Historic District were surveyed and are considered in this report. Six (6) sites surveyed in 1985-6 were resurveyed as intensive sites and 9 (nine) new sites in the district were inventoried at the intensive level as specified in current VDHR standards. Other previously surveyed sites in the district were not re-surveyed, but are included in the discussion and numerical counts discussed below. Newly surveyed sites are identified with bold typeface.

The predominant historic periods represented by the surveyed historic resources are Reconstruction and Growth (1866-1916) and World War I to World War II (1917-1945), reflecting the era of Blacksburg's expansion. The periods of expansion paralleled the growth of Virginia Polytechnic Institute in the late nineteenth and early twentieth centuries, during which time the community was transformed from a large village to a small college town. Single dwellings were the most commonly documented resource types, although multiple dwellings, commercial buildings, mixed-use buildings, fraternal lodges, churches, a mill, and a town hall and jail also are found in the district. Historic themes associated with the resource types identified for the survey included Domestic, Architecture, Commerce/Trade, Industry/Processing/Extraction, Recreation / Arts, Government / Law / Politics, Social, Religion, Ethnicity / Immigration, and Settlement Patterns.

ACKNOWLEDGMENTS

I would like to thank persons at the town of Blacksburg and the Virginia Department of Historic Resources for their interest and assistance in this project, most notably the citizen members of the Blacksburg Architectural Review Board, Marc Verneil and other personnel in the Blacksburg Department of Planning and Engineering, Anne Beckett of the Roanoke Regional Office and Ann Andrus and Margaret Peters in the Richmond office of the DHR. Many members of the community contributed to the gathering of information about the structures. Particular thanks go to Jeanette Hamlin, who drove with us through the district and answered many telephoned questions. Kathryn Derr provided invaluable energy and ability as the survey assistant, photographing all the sites and recording a great many of them in addition to entering data into the computer.

LIST OF FIGURES

1. Project Location. 3
2. Early Settlements before 1760 [Kegley's Virginia Frontier, 1937] 5
3. Early Land Grants in Draper's Meadow area superimposed on modern town limits. Drawn by John Garrett 6
4. Map of Virginia, 1859 - detail of Montgomery County area. 7
5. Early Layout of the Town of Blacksburg. 10
6. Price House, first floor plan. Drawn by Gibson Worsham. 17
7. Christ Episcopal Church Proposed Tower, 1910. Drawn by Meade Bolton [Collection of Christ Church]. 28
8. Starlight Bungalow Design from the Sears & Roebuck Catalog, 1913-1933 [Stevenson and Jandl 238]. 32
9. Sanborn Map, 1921. Detail of Blacksburg. 33
10. Bennett House (150-0108-0106). First floor plan. 35
11. McGee House (150-0108-0057). Floor plan. 43
12. Street Map of Blacksburg, circa 1940 [Collection of Jeanette Hamlin] 49
13. Map of Surveyed Properties. 81
14. Map of Non-contributing Properties. 82

LIST OF PLATES

1. Blacksburg, 1853. Drawing by Lewis Miller in collection of the Abby Aldrich Rockefeller Folk Art Museum. *14*
2. Price House (150-0066). View from south. *16*
3. Price House (150-0066). Historic view in collection of Gibson Worsham. *16*
4. Bennett-Pugh House (150-0108-0046). View from south. *23*
5. Bandy House (150-0108-0007). View from south. *23*
6. Helton House (150-0108-0006). View from east. *24*
7. Mayes House (150-0108-0001). View from south. *24*
8. Woolwine House and Nursery School (150-0108-0126). View from south. *25*
9. Cartmell T. Brown House (150-0108-0123). View from west. *25*
10. Swope House (150-0108-0118). View from west. *25*
11. Christ Episcopal Church (150-10). View from south. *27*
12. Interior of Christ Church (150-10). View toward chancel from southwest. *27*
13. Farmers' and Merchants' Bank (First Building) (150-0032). View from northeast. *30*
14. Pearly Price House (150-0108-0141). View from east. *30*
15. Vane Kelsey House (150-0108-0045). View from west. *34*
16. Effinger House (150-0108-0131). View from northwest. *34*
17. Floyd Dickerson House (150-0108-0020). View from north. *34*
18. Bennett House (150-0108-0106). View of southwest side from south. *35*
19. Bennett House (150-0108-0106). View of fireplace in central room from east. *35*
20. Keister-Eakin House (150-0108-0088). View from south. *38*

21. Keister-Eakin House (150-0108-0088). Mantel on interior of northwest room. 38
22. St. Paul's African Methodist Episcopal Church (150-0106). View from south. 38
23. William Preston Hotel (150-0039). View from west. 41
24. William Preston Hotel (150-0039). Interior view. 41
25. William Preston Hotel (150-0039). Historic photo of lobby, ca. 1939. 41
26. Kessler-Linkous House (150-0108-0113). View from west. 42
27. McGee House (150-0108-0057). View from east. 42
28. Old Mill Building (150-0029). View from west. 44
29. 404 Progress Street (150-0108-0125). View from west. 44
30. Lucas House #1 (150-0108-0110). View from east. 44
31. Lyric Theater (Second Building) (150-0030). View from northwest. 47
32. Lyric Theater (Second Building) (150-0030). View of interior from balcony. 47
33. Strickler Apartments (150-0108-0122). View from northeast. 50
34. William Price Building (150-0108-0087). View from south. 50

INTRODUCTION/DESCRIPTION OF THE PROJECT

Introduction

This survey was conducted in cooperation with the Town of Blacksburg and its Architectural Review Board, with funding provided through the town's participation in the Certified Local Government Program of the Virginia Department of Historic Resources. The project was funded by State Survey and Planning Funds administered by the Virginia Department of Historic Resources and its Roanoke Regional Preservation Office. The survey was initiated with several objectives:

- 1) to complete the inventory and evaluation of the above-ground architectural resources in the Town of Blacksburg.
- 2) to provide the local government and other planning agencies with information about resources, that may be used to support the successful development and implementation of local preservation planning tools such as design guidelines, historic overlay zoning, and design review.
- 3) to evaluate the contributing or noncontributing status of individual survey sites within the historic district, which is largely a function of age (fifty years old or older) and resource integrity.

The survey project was carried out by Gibson Worsham, who organized the fieldwork and prepared the final report. Kathryn Derr assisted Worsham with fieldwork, photography, data entry of survey information into the Integrated Preservation Software (IPS) system, and in organizing materials.

Description of the Survey Area

The Blacksburg Historic District is located in the center of the town of Blacksburg. The district is traversed by Roanoke Street, historic route of the northerly road from Botetourt County southwest toward Tennessee and Kentucky (Figure 1). Roanoke Street connects the residential section in the northwest half of the district with the commercial section in the southwest. Both sections share a common border along Church Street. The district also embraces intact adjacent residential areas along Progress Street (Keister's Addition) to the northwest and Lee Street (Bitter Hill) to the northeast. The western portion of the district borders Virginia Polytechnic Institute and State University; the restaurants, shops, and theater on College Avenue and Main Street have captured the college trade since the early days of the school. Streams running through and under properties in the district are branches of Stroubles Creek, which remains visible in the residential section to the northeast. A large spring occupies a point on the eastern edge of the district.

Blacksburg today centers on a sixteen-block square grid first planned in 1797. The original uninflected grid was made up of two-acre square blocks. Additions to the original grid are for the most part irregular or slightly bent extensions of the ten streets which divided the blocks. The area occupying the southerly one-half of the original grid has been altered out of its historical form and is not included in the district, while several areas to the north and east which are extensions of the grid contain well preserved late nineteenth- and early twentieth-century neighborhoods. One area of several acres (Site #150-0108-0106) in the midst of the built-up town and located at the northerly edge of the district retains a rural, farm-like quality.

The lots in Blacksburg take a rather haphazard form today; they vary from one eighth of an acre or less in the commercial section along Main Street and College Avenue to one-eighth of an acre to one-half of an acre in the residential area. Few lots seem to correspond to the original large one-half acres lots laid out by 1797 on the northwest side of Roanoke Street.

Current zoning in the proposed district is not all congruent with traditional historic preservation goals but, instead, attempts to indirectly achieve some preservation goals through proscriptive and prescriptive guidelines. In many ways this method has been successful, although in some areas, such as the ongoing long-term demolition by neglect of some properties, it is less successful. There is no way to ensure good quality in the several partial restorations that have been undertaken, and there is a tendency to shortchange historic features resulting in an increasing lack of integrity. The commercial sector of the historic district is zoned DC (Downtown Commercial). This zoning category is designed to positively encourage pedestrian scale, urban density, roadside streetfronts, and a diversity of uses. Preservation of historic fabric is encouraged, not mandated, by the required setbacks and parking layout, and by the non-mandatory design review. The residential portion to either side of Roanoke Street on the north side of the downtown area is exclusively zoned OTR (Old Town Residential). This zoning district is intended to protect what is seen by its authors as the historic residential heart of the town by easing commercial pressures while encouraging some mixed office or commercial function among the residences.

The intact portion of Progress Street in the district west of Jackson Street, currently largely single-family residential in character, is unsatisfactorily split between R-5 (Transitional Residential) on the northeast and DC (Downtown Commercial) on the southwest. R-5 is intended to keep a neighborhood character in an area near commercial development, with tree-lined streets. Multi-family and office or commercial use is allowed only by special use permit. Likewise the area of the single-family and apartment housing along Lee Street northeast of Penn Street is zoned R-5. A small area on the northwest side of Church Street southeast of Jackson is zoned O (Office), which is intended to ease the transition between residential and commercial areas, but, again without any rigorous historic preservation goals. There is room for improvement in the zoning, perhaps, first of all, in the extension of Old Town Residential to areas of the district of less affluent scale than the Roanoke Street corridor, such as Lee and Progress streets. Historic District Overlay Zoning, realistically tailored to the more flexible requirements of the district, would be most desirable if historic preservation goals are part of the town's plans for the future.

STATE OF VIRGINIA
REPRESENTED BY THE
CONSERVATION COMMISSION
GEOLOGICAL SURVEY

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



Figure 1
Project Location

HISTORIC CONTEXT

Introduction

Historical information for this survey project was gleaned from various local, regional, and state archives, including the offices of the clerk of the circuit court of Montgomery County and the Special Collections Department of Newman Library of Virginia Polytechnic Institute & State University (VPI&SU), Blacksburg, Virginia; DHR Archives; and the Library of Virginia, Richmond, Virginia.

A substantial body of research on Blacksburg is contained in the Montgomery County Historic Sites Survey Report and the Blacksburg Historic District National Register form, both of which have been used as the foundation for this report. Only one extended historic overview of Blacksburg and its surroundings has been published: *Blacksburg: Understanding a Virginia Town* (Dunay 1986). This source is based on several brief manuscript histories in the collections of Newman Library that provide much of the material in the historic background section that follows, including "In Old Blacksburg" (Conway 1916). Other information is contained in the several histories of Virginia Polytechnic Institute. The eighteenth- and early nineteenth-century history of the study area has been supplemented by research in *Early Adventurers on the Western Waters* (Kegley 1980).

In a few cases primary sources were reviewed information on properties in Blacksburg. Deed, tax, and will books in the local jurisdictions were consulted for supplementary information. Principal among primary and secondary sources in private collections was the collection of historic photographs of John Kline and those at Special Collections at Newman Library. Oral history interviews with several present and former residents of the proposed district, most importantly Steve and Laura Burrows, Jacqueline Eaves, Jeanette Hamlin, and Mabel Price Lucas added greatly to understanding of the area's change through time.

Figure 2
Early Settlements before 1760

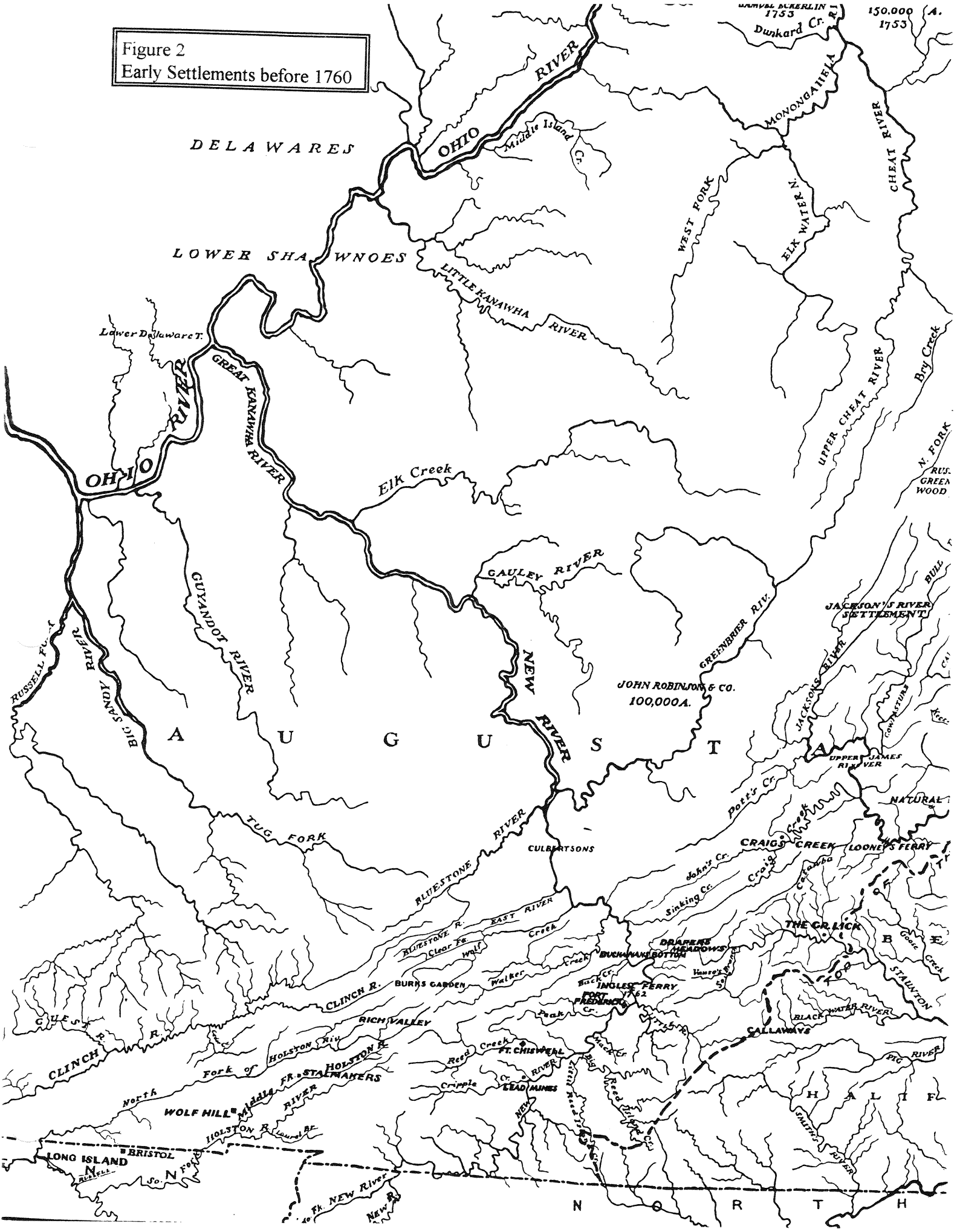
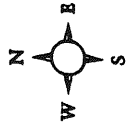


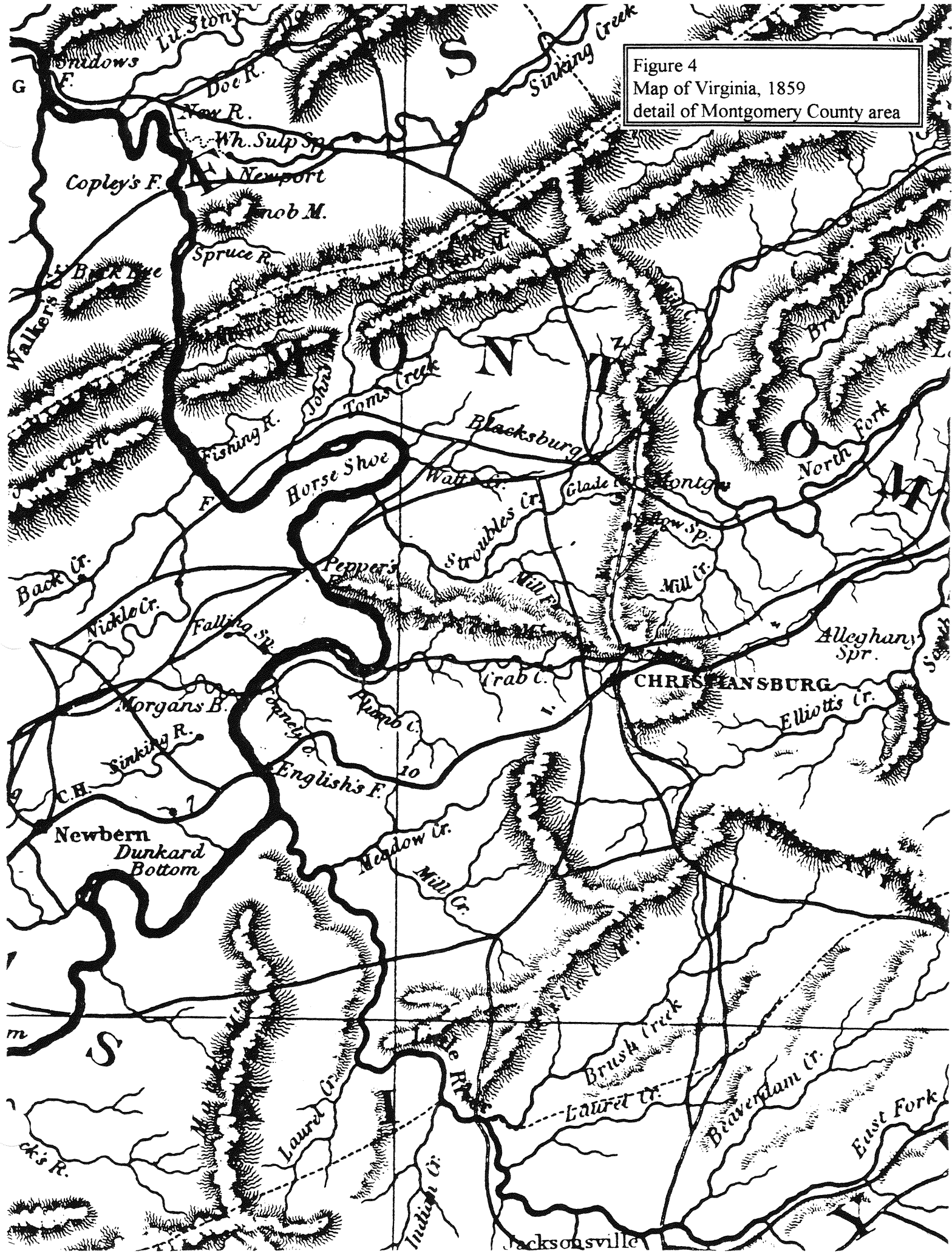
Figure 3
Early Land Grants in Draper's Meadow area superimposed on modern town limits.



0 5000'



Figure 4
Map of Virginia, 1859
detail of Montgomery County area



Historic Overview of the Survey Area

Buildings names and survey numbers printed in bold type were surveyed as part of this project.

Environmental Setting of the Survey Area

Blacksburg's historic settlement patterns have been influenced to a great extent by the area's environmental features. The town was positioned at the head of a fertile valley to the west watered by Stroubles Creek that had made the locale attractive to early settlers as soon as the area was opened to settlement in the mid-1740s (Figure 4). The region along the New River could be reached by two routes, each a branch of the same route through the area, known as the Great Road. The northerly route, which passed through Blacksburg, was known as the Pepper's Ferry Road and the southerly road, which climbed the Alleghany Ridge near Christiansburg, was called the Ingles' or English's Ferry Road, each road being named after its point of crossing the New River.

According to Louis Phillipe, who passed through the region in 1797, the Great Road forked at Pattonsburg (or present-day Buchanan in Botetourt County) and was reunited at Wytheville. Ingles Ferry Road left Pattonsburg and passed through Amsterdam, Colonel Lewis's (Shawsville), Christiansburg, Ingles Ferry, and New Dublin (in present-day Pulaski County), to Wytheville. Pepper's Ferry Road linked Fincastle with Blacksburg along Catawba Creek and down the upper North Fork of the Roanoke River to Indian Run, along which it climbed the Alleghany Mountain. It passed from Blacksburg to Pepper's Ferry and through present-day Pulaski County until it joined the Ingles Ferry Road at Wythe [Worsham 1986, 36]. The southerly route carried more traffic than the Peppers's Ferry Road and eventually superceded it as the main thoroughfare. The location of Blacksburg off the Ingles Ferry Road and just over the barrier ridge of the Alleghany Mountain from the great Valley of Virginia prevented strong growth in commerce in the village.

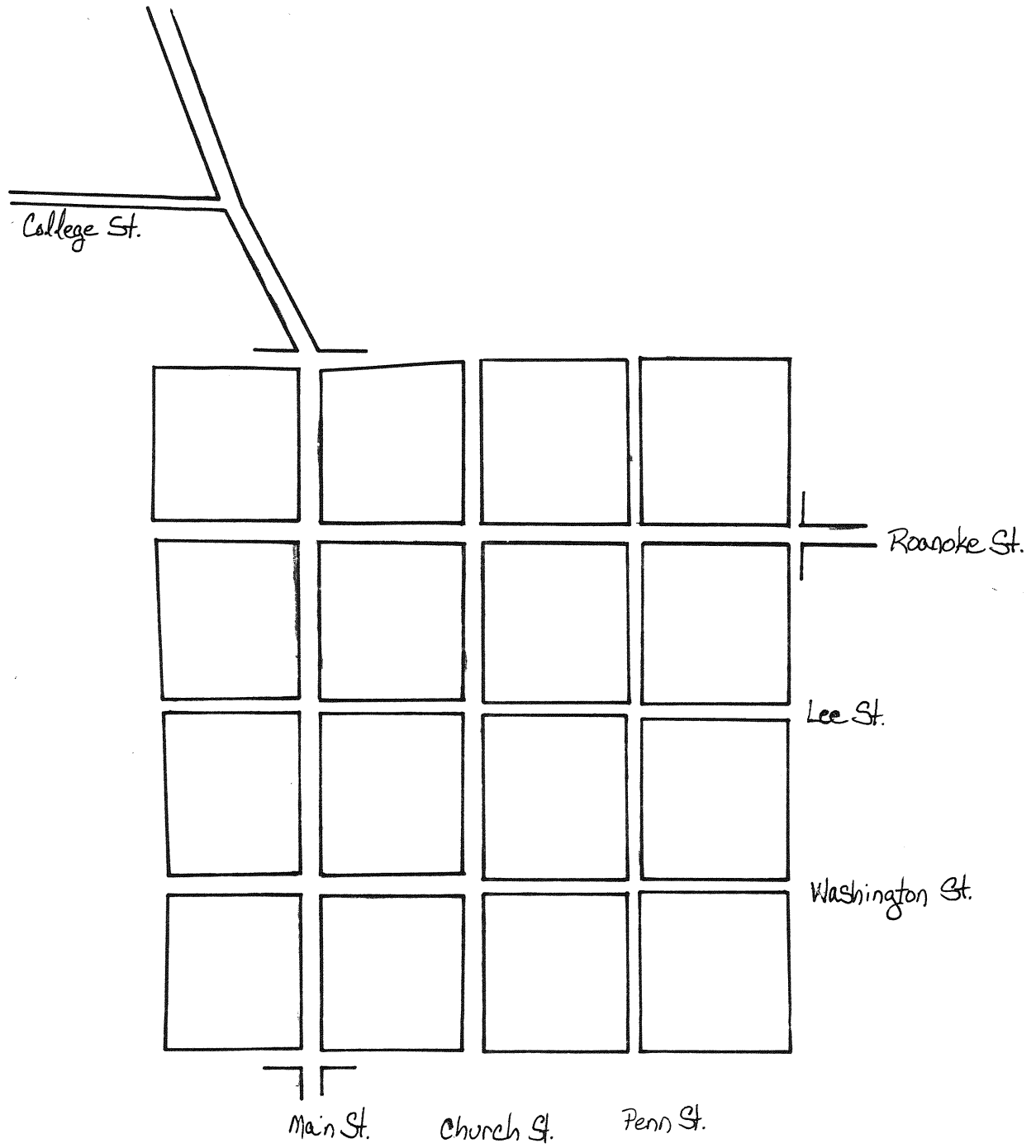
European Settlement to Society (1607-1752)

First recorded European exploration of the New River area began in 1671 with the Batts and Fallam expedition sponsored by Abraham Wood and the colonial government. They crossed the Alleghany ridge and described extensive clearing and abandoned Indian corn fields along the New River. Settlement of the area west of the Alleghany Mountains was encouraged by the colonial government beginning in the 1740s. The authorities gave incentives to speculators and settlers. In 1745, the Woods River Land Company was organized by speculators in order to obtain and settle land grants on the Woods or New River. Company agent John Buchanan, surveying land along the New River, encountered earlier settlers in the region including William Mack, Samuel Stalnaker, John Stroud, Adam Harman, and Jacob Harman [Cannaday 1949:2]. Early settlers were encouraged by James Patton, who controlled the Wood's River Grant, to take up land in the fertile lands drained by Stroubles Creek, a 7,500-acre tract known as Draper's Meadows after one of the early settlers (Figure 2). George Draper was one of the first settlers in the area west of the present-day town of Blacksburg. His son, John, in 1754 obtained a choice

tract just west of Blacksburg that later became the core of William Preston's Smithfield farm [Kegley 1980: 175-180, 212-213].

In 1749, the Loyal Land Company was given the opportunity to settle a vast acreage from the New River to the Tennessee. The House of Burgesses encouraged increased settlement on the western waters after 1752, when settlers west of the Eastern Continental divide were permitted freedom from taxes for a period of ten years [Johnson 1975:10]. The earliest road to the area came from the middle Shenandoah Valley to the Draper's Meadow section on the New River in 1745. Later a parallel road was developed through the Hans Meadow community to the south (now Christiansburg), which came to be known as the Market Road or the Great Road [Kegley 1980: 48-51]. Over time it carried more traffic than the road through Draper's Meadows.

Figure 5
Early Layout of the Town of Blacksburg



Colony to Early National Period (1753-1830)

In 1753 a 600-acre section of land on the eastern boundary of the fertile farming tract at Draper's Meadows was selected by William Lippard (Figure 3). There is no evidence that the land was occupied for many years after, but in 1772 the tract was purchased by Samuel Black of Augusta County. Black was a son of Irish emigrant John Black, who had settled in Chester County, Pennsylvania. In his will of 1783 Samuel Black left the property to his two sons, John and William Black. William (died 1851) was said to be already in residence there. John (1755-1849) is listed in local road reports from 1781. William Black proposed the establishment of a town on his well-watered tract and apparently received the support of most of his neighbors for what might have been a profitable endeavor [Kegley 1980: 194-198]. The development of a town was a result of the interdependence of commerce and crafts in the agricultural upland south, where compact commercial centers were desirable for the settlement of non-farming tradesmen and skilled workers. A rare reference to the region's commercial needs is found in a petition for a secondary county town like Blacksburg called Triggsville, to be established nearby in present-day central Pulaski County. The town, which failed to materialize, was intended to "encourage a degree in the general scale and mechanism and manufactures" and was to remedy the lack of a convenient market in the area [Worsham 1986: 86].

Blacksburg was formally established as a town on January 13, 1798, but in reality it is at least a year older. The town was laid out on part of the land of William Black; the dividing line of his farm with that of John Black seems to have corresponded with the present Draper Road. This line was important in determining the placement of the town [Kegley 1980: 194-198]. The circumstance of Blacksburg's beginnings are mentioned in a petition William Black made to the General Assembly for incorporation of the town. The petition read in part:

William Black humbly sheweth that your petitioner having a piece of ground in a healthy climate a fertile neighborhood with excellent springs thereon, and agreeably and well situated for a small town, did at the request of a number of his friends and neighbors, lay off thirty-eight acres threes quarters of an acre and twenty-five poles of the same, into lots and streets and disposed of a number of the said lots, the purchaser of which hath built and are now building several houses thereon [Kegley 1980: 194-197].

Despite its close proximity to Christiansburg, the county seat, Blacksburg managed to hold its own, perhaps because it was located on a separate and parallel through road to the west. It seems strange that a town should be established just ten miles from an existing town and important way-station on the Great Road. It is likely, however, that Blacksburg was meant to capitalize on the traffic of the Peppers Ferry Road, which was perceived as an alternate and parallel route of the Great Road to the section through Christiansburg. In the days before the advent of the railroad, local centers of commerce and crafts could be more easily sustained.

The town that William Black had laid off by 1797 was a rectilinear grid of sixteen blocks. The property line corresponding to Draper Road anchored the grid and was known in the past as Roap Street or Water Street (it occupied a marshy stream bed). The next street parallel to this line and running along a slight rise was the principal thoroughfare, originally known as Toms

Creek Street but soon called Main Street. The sloping space between Main Street and Draper Road was occupied by the first range of four two-acre blocks; three more ranges filled in the rest of the town land. Each block was divided into four half-acre lots. The "Town Branch" of Stroubles Creek arose at a cluster of springs on the northeast edge of town and flowed through the town. There is historical and archaeological evidence of a profusion of springs along this branch and at points on the edges of town. When the General Assembly established the town in 1798, seven prominent local landholders were named trustees. These were William Black, John Black, John Preston, James P. Preston, John Henderson, George Rutledge, and Edward Rutledge [Montgomery County Deeds].

Tax records and surviving buildings indicate that the earliest structures in the town were built of log. Wealthy local landowners like William Preston on his nearby Smithfield farm selected framed timber as a building material in reference to Eastern Virginia architectural traditions when he built his house in the mid-1770s. By the second decade of the nineteenth century wealthy families were constructing middling and large houses of brick, but most houses were of the traditional log material and consisted of one or two rooms. A good example is the Goodrich-Helm-Lancaster House, of which only a photograph survives, a two-story, two-room log dwelling which may have been built before 1830 [Dunay 118].

Clearly the lots at the western corner of the town numbered one through four were considered among the most valuable. The two facing Main Street were purchased in 1798 by John Preston, who probably established Blacksburg's earliest store at the corner of Main and Jackson Streets [Montgomery County Deeds]. The earliest store of which the appearance is known is the store/house built for merchant Edwin Amiss in about 1833. The two-story brick building (no longer standing) is said to have been the third brick building in the town [Conway]. The brickyard for the town is said to have been located in the area later occupied by Faculty Row on the V.P.I. campus [Apperson].

The town had a meeting house used by the Methodists and the Presbyterians at the corner of Church and Lee Streets by 1819. Lydia Savine ran an early tavern which moved from an unspecified location in town to a house on Main Street in 1808. Dangerfield Dobbins taught school at a small schoolhouse on Roanoke Road on the eastern outskirts of the town [Crush 1957: 11].

In 1828 John B. Goodrich (then a citizen of Blacksburg and a school teacher) dedicated a spring of the south side of Main Street "for the use and benefits of the citizens of Blacksburg (with the restriction that) no persons using the spring shall be allowed to wash themselves or any particle (sic) of clothing within the boundary of said (spring) lot, but allowed merely to take water from the spring in clean vessels" [Goodrich]. This spring remained in use into the late nineteenth century when a stone wall enclosed it. It was abandoned about that time as it became increasingly polluted [Blacksburg Town Minutes].

Antebellum Period (1831-1860)

The extent of the town's growth by the beginning of this period is hinted at in a sketch map of 1833 made by engineer and surveyor James Herron or an associate. The map is apparently limited to the lots abutting Main Street for it does not show any of the growth that is known to have occurred on Church Street and elsewhere. It has been sometimes asserted that Blacksburg was originally six blocks instead of sixteen; the 1833 map portrays roughly six blocks. It may be that only six out of the original sixteen blocks were surveyed and densely built upon by the 1830's [Virginia Board of Public Works, Southwestern Turnpike papers].

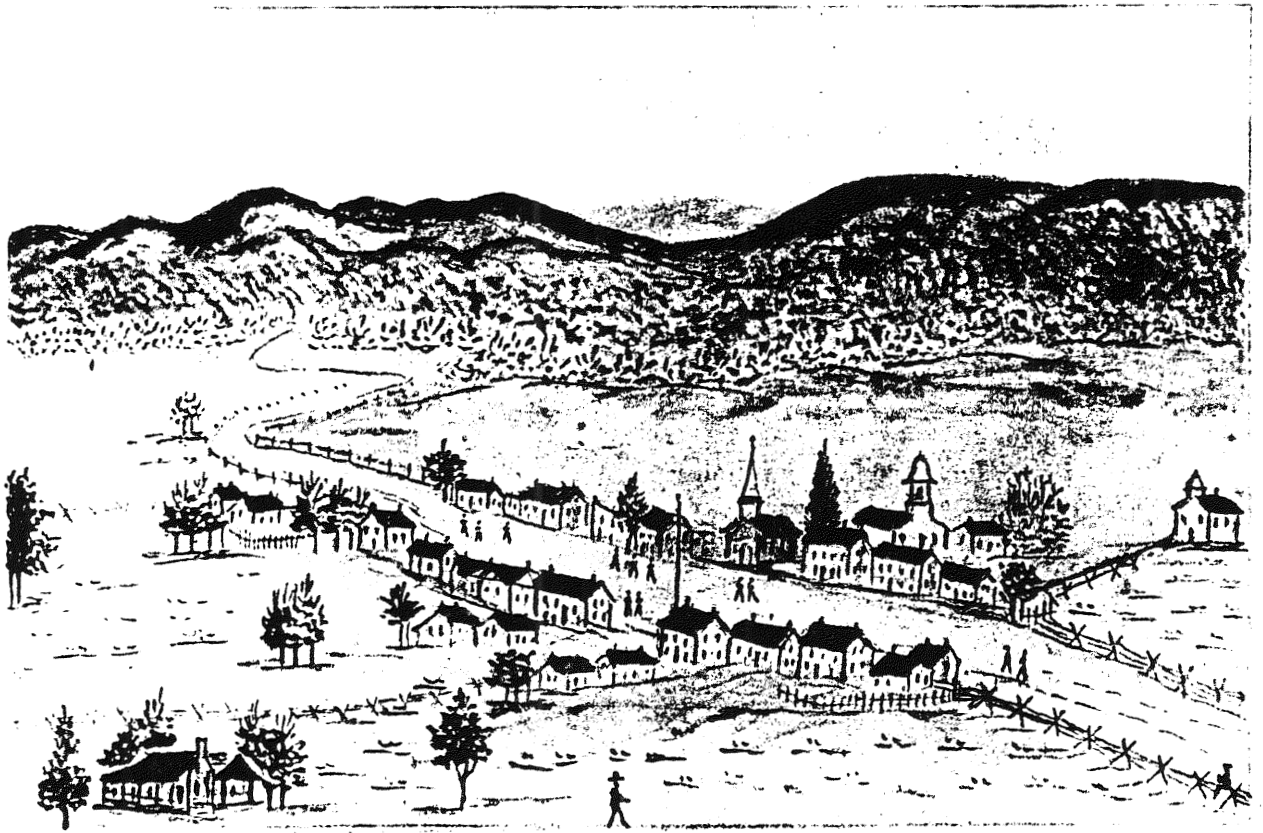
Transportation continued to define Blacksburg's potential for growth. The Blacksburg and Newport and Fincastle and Blacksburg, and the Yellow Sulphur turnpikes all improved the links between the regions towns. When, however, the railroad came through the area in the mid-1850s it followed a route near Christiansburg and the old Ingles Ferry Road, once again ensuring that Blacksburg remained relatively isolated.

In 1845 Blacksburg's population was 250 and the town's amenities included Presbyterian and Methodist churches. Its appearance at the period is best seen in a drawing by Lewis Miller dated 1853 (Plate 1). By the 1850's Blacksburg had moved into competition with Christiansburg; it was the location of Methodist male and female academies, a bank (possibly two), many commercial and small-scale industrial establishments, and, like Christiansburg, was a center of turnpike and railroad subscription and agitation. From the 1860's until the early twentieth century Blacksburg was the location of the Bodell pottery, an important regional supplier. Blacksburg in the antebellum period experienced growth much like that of Christiansburg. Methodist institutions such as the Blacksburg Female Academy (1842) and the Preston and Olin Institution (1854) were established in Blacksburg while similar Presbyterian schools were being started in Christiansburg. The grander scale of the Methodist church in Blacksburg and the Presbyterian church in Christiansburg together with the locations of educational institutions of those denominations in the same communities, suggests that Blacksburg was predominantly Methodist and its rival town more Presbyterian. The Preston and Olin Institute occupied an impressive two-story brick building with a pedimented entry pavilion on axis with the northwestern end of Main Street. It could be seen as travellers entered the town at the opposite end.

Unlike Christiansburg, Blacksburg gradually filled the many blocks not directly on its main street. In fact, only the early houses built on the narrower back streets have survived to the present. The chief merchants in Blacksburg during the antebellum period included Nicholas M. Ronald, Germanicus Kent, William Thomas, John Peterman, and Edwin J. Amiss. Peterman and Amiss were innkeepers as well as merchants. Thomas operated a number of tanyards and had hides taken to Buchanan in Botetourt County by wagon where they were shipped by canal to Richmond. Merchandise for his store was then shipped and hauled back from Richmond [Robinson].

The Blacksburg Savings Institution was incorporated on March 8, 1849. The original directors of this bank, which included most of the town's merchants, were Edwin J. Amiss, N. M. Ronald, John R. Phillips, Germanicus Kent, William Thomas, Thomas Taylor Jackson, Thomas R.

Plate 1: Blacksburg 1853



*Blacksburg, a small village, nine miles from Christiansburg,
in Montgomery County, to the north, Brush-mountain*

Edwins, William H. Peck, John Peterman, and Francis Henderson. Conway wrote about the Blacksburg Savings Institution in 1881: "The bank, which at first occupied the corner room of Amiss's Hotel, now Mr. Bodell's house, was organized through the agency of Jas. Kent, Ballard Preston, Col. Thomas and Ed Amiss. Afterwards others joined the enterprise. The late war cut short its career and made it a muddle of no ordinary consistency. The anticipations of its projectors sadly miscarried, though it contributed one of our finest residences to our village" [Conway]. The Amiss Hotel was a brick house on the northern corner of Main and Roanoke streets. The residence Conrad referred to was the large brick house built in about 1850 to house the bank on the southern corner of Main and Jackson streets.

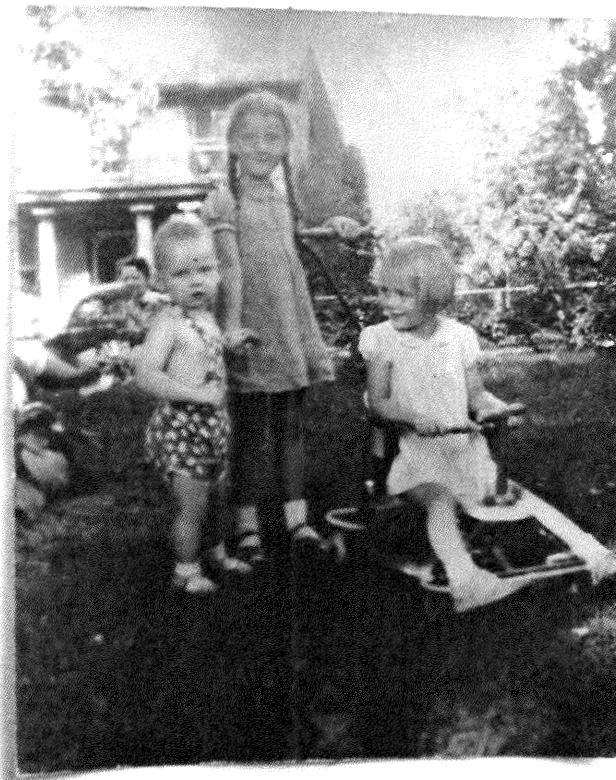
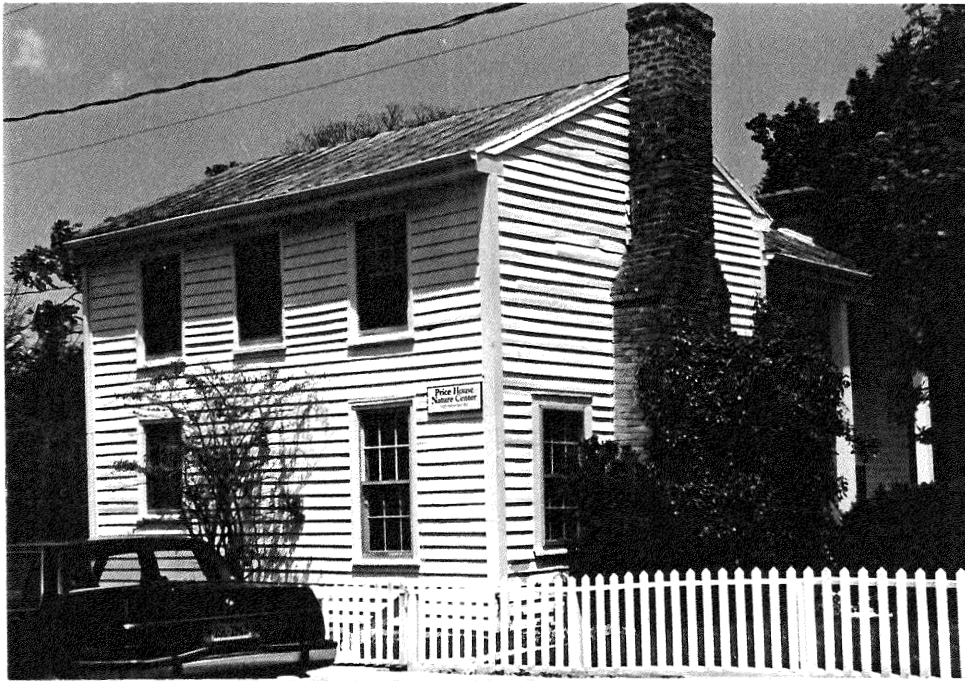
The earliest domestic structures remaining in the district include the Smith-Montgomery House (150-0006), otherwise known as the Adam Croy House, on the northeast side of Penn Street between Roanoke and Lee streets, and the **Price House (150-0066)** on the northeast side of Wharton Street between Roanoke and Lee streets. They are part of a small group of one- and two-room log dwellings standing alone or incorporated into later dwellings in the district and town-at-large.

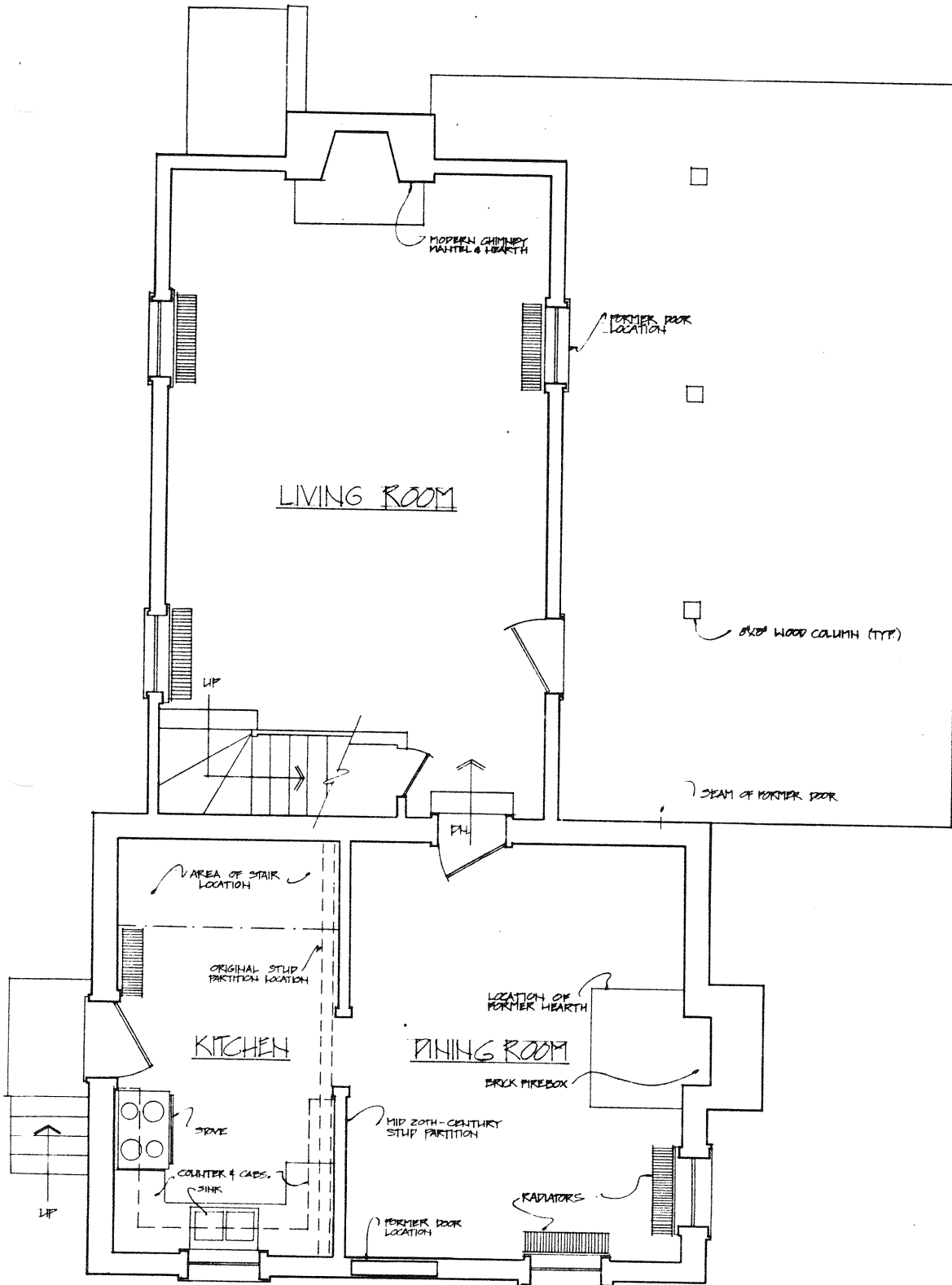
The Smith-Montgomery House is a two-story log house of a one-room single-pen form. Most features that could be dated appear to have been installed in the mid-nineteenth century; a well-established local tradition suggests that it was moved from across the street where it had been built by Adam Croy. He was the sexton of the Blacksburg Methodist Church and built the house before the end of the first quarter of the nineteenth century on lots 37 and 38, which he purchased from the trustees of the town of Blacksburg. A Dr. Phillips appears to have moved the house and added the frame ell. In the twentieth century the central door was infilled as a bookcase, and the entry was relocated in the northwest bay of the formerly symmetrical three-bay facade. The old brick chimney appears to date from the relocation by Phillips in the 1840s [Schaefer].

The Price House (Plate 2 and Figure 5) is a two-story log house of similar proportions to the Smith-Montgomery House. It was built between 1850 and 1855 on a one-acre lot just northeast of the original sixteen blocks. A portion of the lot remains intact to this day and has recently been acquired by the town, along with the house, for use as a park. The house has also suffered from the removal of its central entry door, but the original two-story shouldered chimney stands at the opposite gable end. The house was originally a two-room or hall-chamber dwelling (Plate 3). The two-story ell has been modernized and a two-story side porch has been altered. The house has been utilized as a nature center for the town of Blacksburg.

Other log houses, or houses that incorporate early log elements within their later frame form, include the one-room Croy House (150-0008). The log house dates from the antebellum period and is one of the smallest houses surveyed in the county. It appears to have originally been a three-bay one-story house. An enclosed stair has been added on the northeast end where the chimney may have stood. The Spout Spring House (150-0068) is an intact hall-chamber house of two stories and three bays. The central entry with an early porch gives access to the large room at the northwest end which is heated by a brick chimney with a simple pilastered Federal-style mantel with square moldings. A stair with turned balusters and ornate newels was inserted in the

Plates 2 and 3: Price House





EXISTING 1 ST FLOOR	
<u>PRICE HOUSE</u>	
BLACKSBURG, VIRGINIA	
DATE:	8-91
DRAWN BY:	GW
SCALE:	1/4" = 1'-0"
REVISIONS:	
GIBSON WORSHAM ARCHT YELLOW SULPHUR SPRINGS CHRISTIANSBURG, VIRGINIA	

Figure 6
Price House, first floor plan

smaller southwest parlor in the early twentieth century, but many features of the building are intact. A vertical board-covered frame outbuilding to the rear (east) dates from the nineteenth century.

Blacksburg's Presbyterian congregation moved out of the meeting house they shared with the Methodists to a building called the Union Hill Church on the southern edge of town in 1832. The Methodists probably built a new church beside the old meeting house around the same time. The Blacksburg Presbyterian Church, formed in 1832, constructed its first church on Clay Street overlooking the town. This modest frame structure is no longer standing. In 1848 the Presbyterians built a new church. The second Blacksburg Presbyterian Church building (150-0002) was constructed at a bustling location on the north corner of Main and Lee streets [Smyth 2, 4, 52].

This structure today is the oldest religious building today in the town. The 1847 Presbyterian Church is a small version of the nave-plan Greek Revival churches built in most towns in the region. Its construction may have prompted the Methodists to build another church on the site of their original church (Smyth, p. 4, 6). It has been used as a lodge hall and restaurant since 1904 when the congregation built a new church (150-0047), also in the district, and in its varying uses has been adapted several times. The interior retains a gallery and raised podium, as well as most of the original trim. The front now displays the original gable and two-bay pilastered facade with paired double doors. In 1986 a false front added in the early twentieth century partially fell into the street and was removed entirely, allowing the partial restoration undertaken by the owner. The molded brick cornice is typical of other buildings in the county built in the mid-nineteenth century.

The Baptists in Blacksburg were organized in 1852. They erected a small church (no longer standing) at Church and Roanoke streets soon after organization. This was replaced by a larger, twenty- by fifty-foot, frame structure in the years soon after the Civil War. The building had two pairs of windows on each side, one above the other, and a double-leaf door centered in the front. The upper pairs of windows lit a gallery along the sides and at the rear. The building was sold to the Blacksburg Christian Church (Disciples of Christ) in 1903. They demolished it in 1910 to construct the present building (150-0055), now the Jewish Community Center (Massey 6-12).

A nearby spring is included in the district. It supplied water to the town at an early date, as well as to the south or Town Branch of Stroubles Creek. The Spencer Johnson (150-0060) and Andy Camper (150-0059) houses on Jackson Street are both well-preserved two-story, log, hall-parlor or single-pen houses dating from the mid-nineteenth century, while the Martin-Richardson House (150-0013) on the east corner of Wharton and Roanoke street, diagonally opposite the Croy House, is a two-story, center-passage, frame house dating from the third quarter of the nineteenth century; it incorporates a two-story, log, hall-parlor house, now invisible from the exterior.

Civil War (1861-1865)
Reconstruction and Growth (1866-1916)

Reconstruction 1866-1890

Blacksburg received a boost in 1872 when it was chosen as the host community for Virginia's agricultural and mechanical college, later known as Virginia Polytechnic Institute and State University [Kinneer]. Since it was a land-grant college, the new school ensured sustained growth for the town. At first the student body consisted of 132 students, but by 1875-76 there were 255. The town's population in 1873 has been estimated at about 600 [Temple 21, 48, 90]. The college occupied and enlarged upon the campus of the Olin and Preston Institute on the hill on the northwest outskirts of town. Whereas the town's composition and form had not responded noticeably to the earlier school, the new, larger-scale institution caused significant changes. Commercial establishments such as Deyerle's Store (150-0071) that formerly clustered at the intersection of Main and Roanoke Streets jumped outside the original town grid to the streets fronting the campus [Montgomery County Deed Book U: 94, U: 478, and historical photographs in the Special Collections, Newman Library, VPI]. The town boundaries were extended. As part of this effort the town government made several modifications to the non-orthogonal lanes between town and campus which brought the town and campus into a pronounced axial relationship. The blocks proposed in 1874 never completely materialized but several residential streets (among them Progress Street) to the northeast of campus did take shape. These streets comprised the Keister Addition referred to in nineteenth century deeds [Blacksburg Town Minutes]. Black citizens eventually settled in small enclaves in several parts of the town, on upper Lee Street, along Jackson Street near **St. Paul African Methodist Episcopal Church (150-0106)**, and at the southern end of Wharton Street near the First African Baptist Church (150-0052).

Blacksburg was reincorporated in 1871 and the old system of trustees was replaced by a mayoral form of government [Virginia Acts]. Among the activities of this new government in the later nineteenth century was the upkeep of public springs, sidewalks and streets and the installation of kerosene street lights in the mid-1870's. Also in the 1870's the town outlawed drinking establishments which had been attracted to the growing student population, an act which precipitated what was probably Blacksburg's first student riot [Gray Jacket 1877].

The post-Civil War era saw modest growth of industrial and commercial operations in Blacksburg. Harmon Sifford had established a tanyard at the west corner of town in 1809 [Montgomery County Deed Book E: 28] and by 1871 there were three tanyard sites in and near the town, all of them along the town's plentiful streams. Associated with these foul-smelling tanyards were a number of small-scale industries. The Conway tanyard at the east corner of town had a weaving shop, saddlemaker's shop and tin shop. The Cain-Miller tanyard was found on the branch of Stroubles Creek near what is now the intersection of College Avenue and Main Street, on the site of the present William Preston Hotel Building [Dunay 152 and Apperson]. The Sifford-Peck tanyard, defunct by 1871, between Lee and Washington Streets on both sides of Main Street had a tin shop [Conway]. "In the 19th century, workshops could be found

throughout Blacksburg beside, behind, and under residences, but it was at the tanyards along the streams that industrial activity was clustered" [Dunay 97].

Blacksburg was the site of an important regional pottery in the mid- and late nineteenth century. David N. Bodell came to the town in about 1863. There had been two potteries in the county in 1840, but none were listed by 1850. Bodell operated from the former Amiss Hotel and a nearby shop and kiln in Blacksburg in the 1870's [Montgomery County Deeds and Chancery Suit No. 685]. Later he moved his kiln to a somewhat more unobtrusive site beyond Draper Road and to the area of Lybrook's Row on Church Street. The 1870 industrial census records Bodell operating on a capital of \$100 and employing two hands at \$100 for eight months (roughly four dollars per month). Bodell used two machines and required 300 pounds of lead per year for his glazes. He produced five thousand pieces during the census year [U.S. Industrial Census: 1870].

Although no early-to-mid-nineteenth-century structures remain on Main Street in the district other than the Presbyterian Church, a significant number of stores survive from the later nineteenth century, when the lots of downtown Blacksburg were finally filled with tightly grouped commercial buildings.

The W. B. Conway Building (150-0035) is a much-altered but still visible late nineteenth-century store/house combination which housed Conway's drugstore and residence. The pedimented gable front and upper windows of the building are visible above the mid-twentieth century one-story addition in front, added when the building was used as a grocery store. The one- or two-story, gable-fronted, weatherboarded store is typical of rural and town commercial buildings in the mid- to late nineteenth century, such as the Price Store (060-0224-0002) in the rural Montgomery County hamlet of Prices Forks. A good example was the Sarvey Men's Clothing Store, which preceded the existing Plank and Hoge Store (Corner Drug Store, 150-0031) on the same site.

The late nineteenth-century commercial building (150-0034) on the west corner of Jackson and Main street is one of the best preserved on Main Street, although considerably altered. The original frame, gable-fronted structure has brick veneer walls with an added high parapet with a modillion cornice. The first-floor storefront is entered from the corner in a form characteristic of the turn-of-the-century period. The exterior in its present form dates from its use as the G. C. Department Store after 1922, when the brick cladding seems to have been added. The building's form gives it a significance dating from the late nineteenth century, but its interest and visual integrity date from the first quarter of the twentieth century.

In 1875, as mentioned above, Charles A. Deyerle moved his general store and hack office from a frame building on Main Street between Roanoke and Lee streets to a new location (150-71) on North Main Street directly across from the College Building (Montgomery County Deed Book U, p. 249, 478). He advertised his "House on the Hill" as the "store nearest and most convenient for students" (Gray Jacket). Eakin's Store (1870s) also located near the campus. The most significant of these commercial buildings, the 1875-1877 Deyerle's Store (150-0071), is located on the northwestern edge of the district. This two 1/2-story, gambrel-roofed, frame

building has a wide parapet false front with a central bale and paired and single brackets. It incorporates two well-preserved, indented, wood and glass storefronts. The building is Blacksburg's most substantial and best-preserved commercial building from the late nineteenth century.

The town supported a number of hotels in this period, mostly to house and feed the students at the college. One of the principal hotels began as a tavern. It was enlarged to three stories for use as a hotel by George Keister. The building, which stood on the northern corner of Jackson and Main streets, operated for many years under a variety of names, including the Luster House and the Western Hotel [Dunay 134 and Apperson]. The Blacksburg Inn or Tutweiler Hotel (no longer standing) was a similar three-story building on the south side of Main Street near the depot.

The site of Lybrook's Row, a commercial/residential block built about 1870, was archaeologically tested as part of the nomination process. Lybrook's Row (VDHR Montgomery County Archeological Site #122) was a commercial development built next to the Lybrook House, an early nineteenth century brick house, supposedly the second built in the town [Conway]. Known as "Hell's Row," early students of the Virginia Agricultural and Mechanical College resided there. The site, next to Christ Episcopal Church, was expected to contain remains of one site of the Bodell Pottery, Lybrook's Row, and of Lybrook's general store on the north corner of the intersection. Redware potsherds and a piece of kiln furniture were located, although no remains of the Bodell kiln foundations were identified. The store foundation was located and found to be filled with mid-to-late nineteenth-century refuse, including three pieces of printer's type. The artifacts and printer's type recovered provided a good artifact sample reflecting commercial activities conducted in the building [Worsham 1988].

The vernacular floor plans which materialized in this and later decades as the homes of merchant and professional families include a number of forms recognized in regional architectural studies [Worsham 1986]. One of the most popular was the symmetrical central-passage plan, in which a central passage provides access to rooms on either side, often with an ell or rear shed. Additional plans include the asymmetrical side-passage-plan, where the passage is on one side of the house; the two-room plan, in which the domestic functions take place in a single or double row of two rooms, often supplemented by a service shed or ell; and the T-plan, where the two-room or central-passage plan is given improved interior circulation and a fashionable exterior irregularity of silhouette by the projection forward of one of the rooms on the principal facade. Due to the demolition of many houses, examples of each of these types do not survive in the district.

Several houses in the district date from the late nineteenth century. The house on the east corner of Lee and Wharton streets (150-0067) is an ornate example of one of the region's most popular house forms of the period. The three-bay, two-story, center-passage-plan, frame dwelling carries an elaborately detailed two-story, central, gabled porch. The porch has a quantity of flat sawn decorative work including balusters, brackets, and fishscale shingles in the pedimented gable roof. It has a two-story integral ell, as does the similar brick A. W. Luster House (150-0001) on the north corner of Roanoke and Wharton streets across the street from the previously mentioned

Martin-Richardson House. The Luster House is, like the two houses above, a center-passage, three-bay, two-story dwelling with a two-story ell. Like the Martin-Richardson House, it has a two-story, Doric front porch with one-story flanking porches, an entry door with sidelight, and a hipped roof. It has, however, even expanded in the mid-twentieth century by a brick addition in the angle of the ell and an extension of the roof into a much larger apartment house, although the principal facade and southwest elevation are unaltered.

The **Bennett-Pugh House (150-0108-0046)** at 103 South Main Street is one of only a few surviving houses on Main Street in the downtown area (Plate 4). It is a very well preserved two-story, double-pile, T-plan dwelling with a nearly pyramidal hipped roof and ornate sawn and pierced decorative elements in the projecting gables. The house, dating from about 1900, provides an important reminder of the many residences of various ages that lined Main Street during the late nineteenth century. Other smaller houses from the late nineteenth century line Lee Street to the northeast of the original town. These are one-story center-passage and double-cell houses of frame construction. The two-room or double-cell dwelling is one of the smallest typically found in the county and was often utilized for industrial, domestic, and agricultural worker housing.

Typical houses include the **frame house at 504 Lee Street (150-0108-0016)**, built in the early twentieth century, and the nearby **Edgar Summer House (150-0108-0019)**, built around the turn of the century. Both are one-story, frame central-passage-plan houses. The former house preserves a wide gabled front porch with turned posts. The **Bandy House (150-0108-0007)** also on Lee Street (Plate 5), is a small two-room house with a central front door and chimney, while the three two-room houses nearby, the **Viola Camper House (150-0108-0035)**, and the **Helton House (150-0108-0006)** are each served by two front doors, one into each room. The Helton House (Plate 6) is the best preserved, with the two doors sheltered by a delicate gabled porch.

The neighborhood along the upper reaches of Lee Street was known in the early twentieth century as Bitter Hill, and included among its white inhabitants a small black population. It is, however, labeled "Bitter End" on the 1921 Sanborn Map [Sanborn]. The **Mayes House (150-0108-0001)** is a surviving house associated with a prominent member of the black community who served as a midwife (Plate 7). Like the previous dwellings mentioned, it is a four-bay, two-room house with a central chimney and two entry doors in the center of the principal facade. The entries are sheltered beneath a wide gabled porch with sawn brackets and a spindle frieze. The community's historically black cemetery is located on the northwest side of the 600 block of Lee Street.

Keister's Addition, a part of which forms another intact neighborhood adjoining downtown Blacksburg, was apparently laid out before 1875 [Dunay 107] and included Progress Street and neighboring alleys and cross streets. Progress and Harding streets and Wilson Avenue are lined with houses ranging from small, frame two-room or double-cell dwellings such as the **Woolwine House and Nursery School (150-0108-0126)** (Plate 8) to large frame and brick houses which date from the late nineteenth century and later, such as the frame **Cartmell T. Brown House (150-0108-0123)** and **Swope House (150-0108-0118)**. The former (Plate 9) is a

Plate 4: Bennet-Pugh House

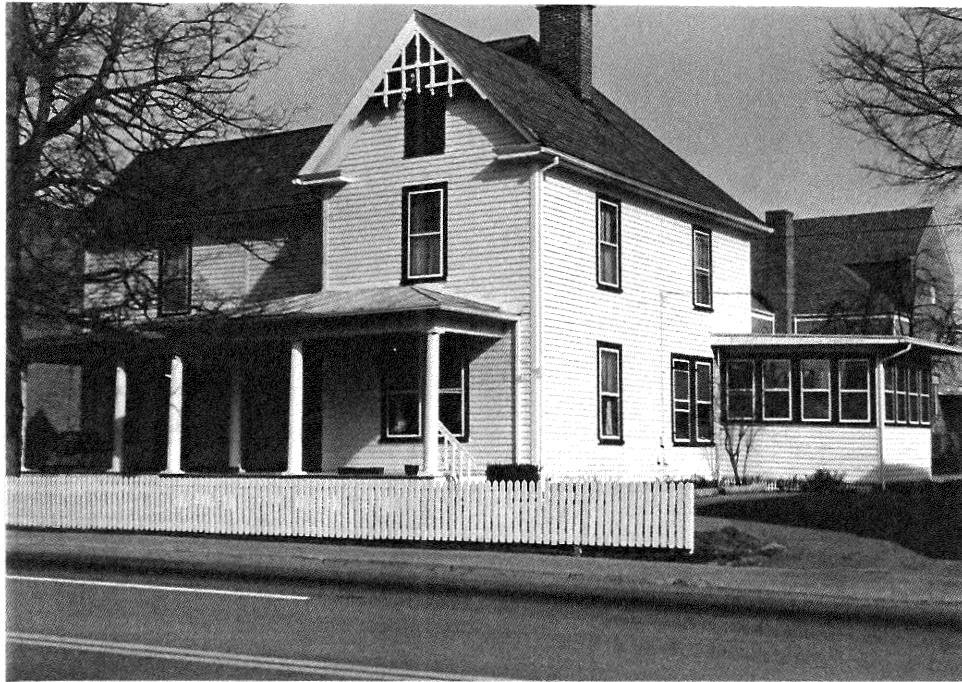


Plate 5: Bandy House

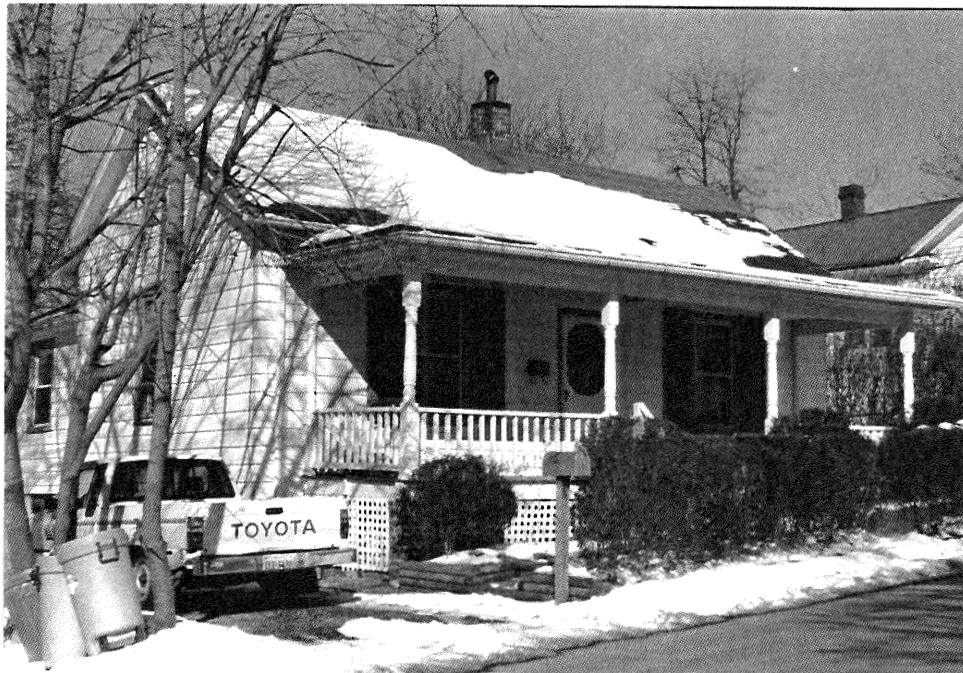


Plate 6: Helton House



Plate 7: Mayes House



Plate 8: Woolwine House

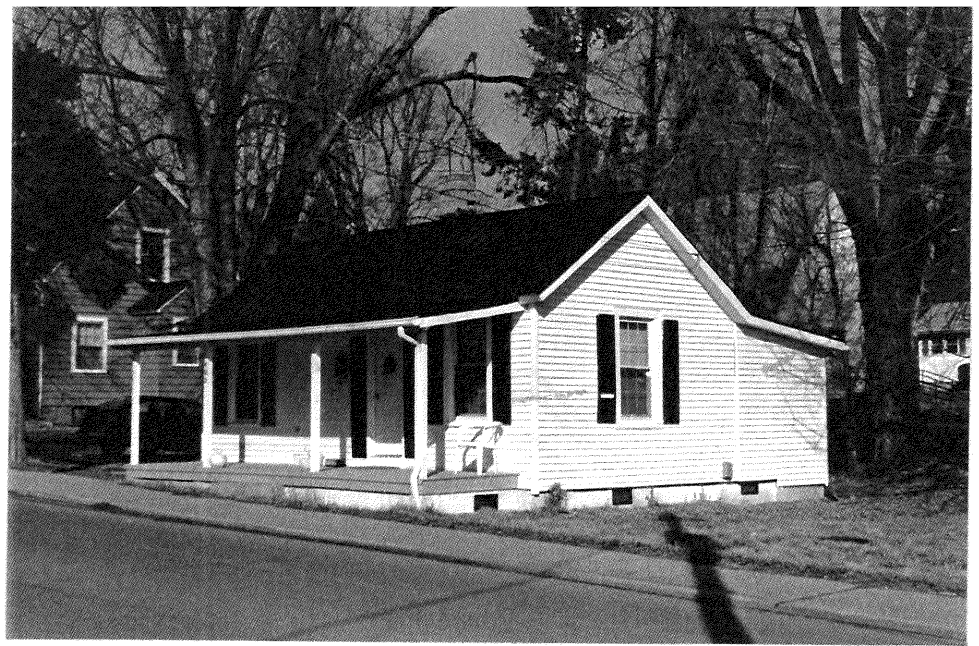


Plate 9: Cartmell T. Brown House



Plate 10: Swope House



well-preserved, two-story, single-pile, central-passage-plan dwelling and the latter (Plate 10) is a two-story, double-pile, T-plan dwelling. At least one of these houses, the brick house at 401 Progress Street (150-0073), was moved to this area in 1929 from the Virginia Polytechnic Institute and State University campus where it had been built in the late nineteenth century as part of Faculty Row. The house at 401 Progress Street has paired, segmentally arched windows; a hipped roof; an ornate, bracketed porch; a molded interior chair rail; reeded pilasters supporting mantels; and an open-stringer ornamental staircase. Another house at 604 Progress Street (150-0082), dating from the late nineteenth century, is a one-and-one-half-story, three-bay, center-passage-plan house of modest proportions but with sawn ornament in the gables and on the one-story, side porch. Small, brick flues flank the central passage.

Religious architecture from the period is marked by one remarkable building. Christ Episcopal Church (150-10) was built by a newly formed Episcopal congregation in the late 1870s (Plates 11 and 12). Designed by a New York architect named Emlyn Littel, it was the first church in the county to abjure the simple nave plan and incorporate a side entry, chancel, pointed windows, and other Gothic decorative and structural motifs such as exposed wood roof trusses and buttresses. A tower added in the early twentieth century further strengthened the building's ties with the church designs of Richard Upjohn as well as members of the ecclesiological movement in the Anglican communion in the mid-to-late nineteenth century. Most of the other, pre-existing denominations waited to replace their antebellum-era structures until the first years of the twentieth centuries. The African Baptist Church and African Methodist Episcopal churches were organized during the period. The African Baptist congregation bought their lot in about 1874, just south of the district.

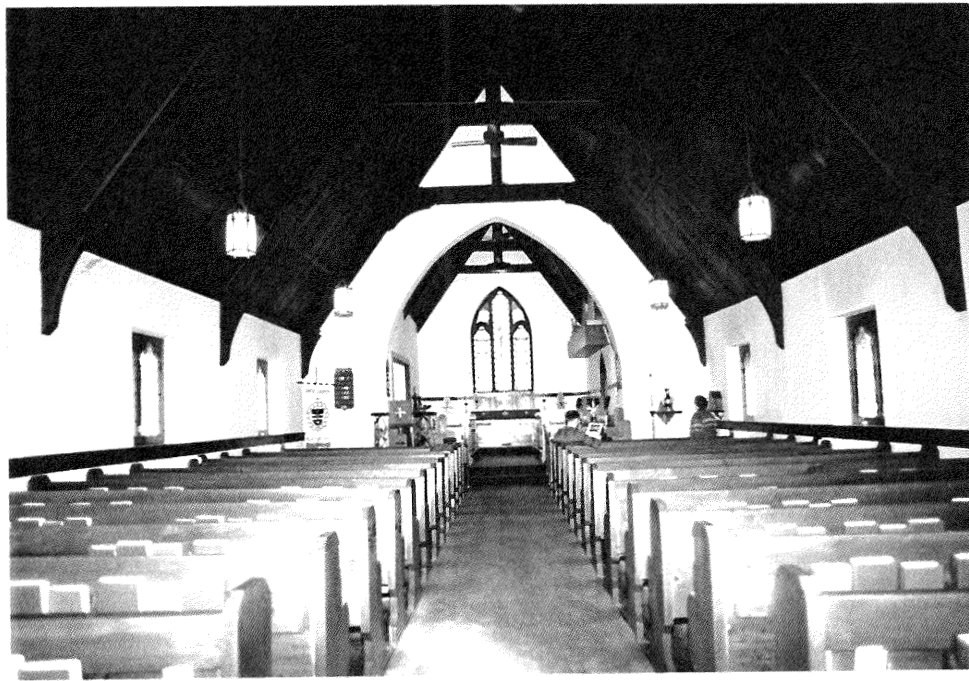
Although schooling had been available in Blacksburg since the 1850s, public education efforts did not begin in the community until the 1870s. The Underwood Constitution of 1869 mandated that Virginia open free public schools in the 1870-71 season. State funds were to match local tax monies. The first public school in Blacksburg is said to have been opened in a house near the cemetery, taught by Mollie Kent and a Mrs Dawson [Apperson]. In addition to the Blacksburg Female Academy and the Preston and Olin Institute, a small private school was taught after the Civil War in the Kent House (later the Colonial Hotel and no longer standing). In 1881 the Female Academy became the Blacksburg Public School and the extensive grounds southwest of the town became the preserve of the local public educational buildings until the mid-twentieth century [Dunay 101].

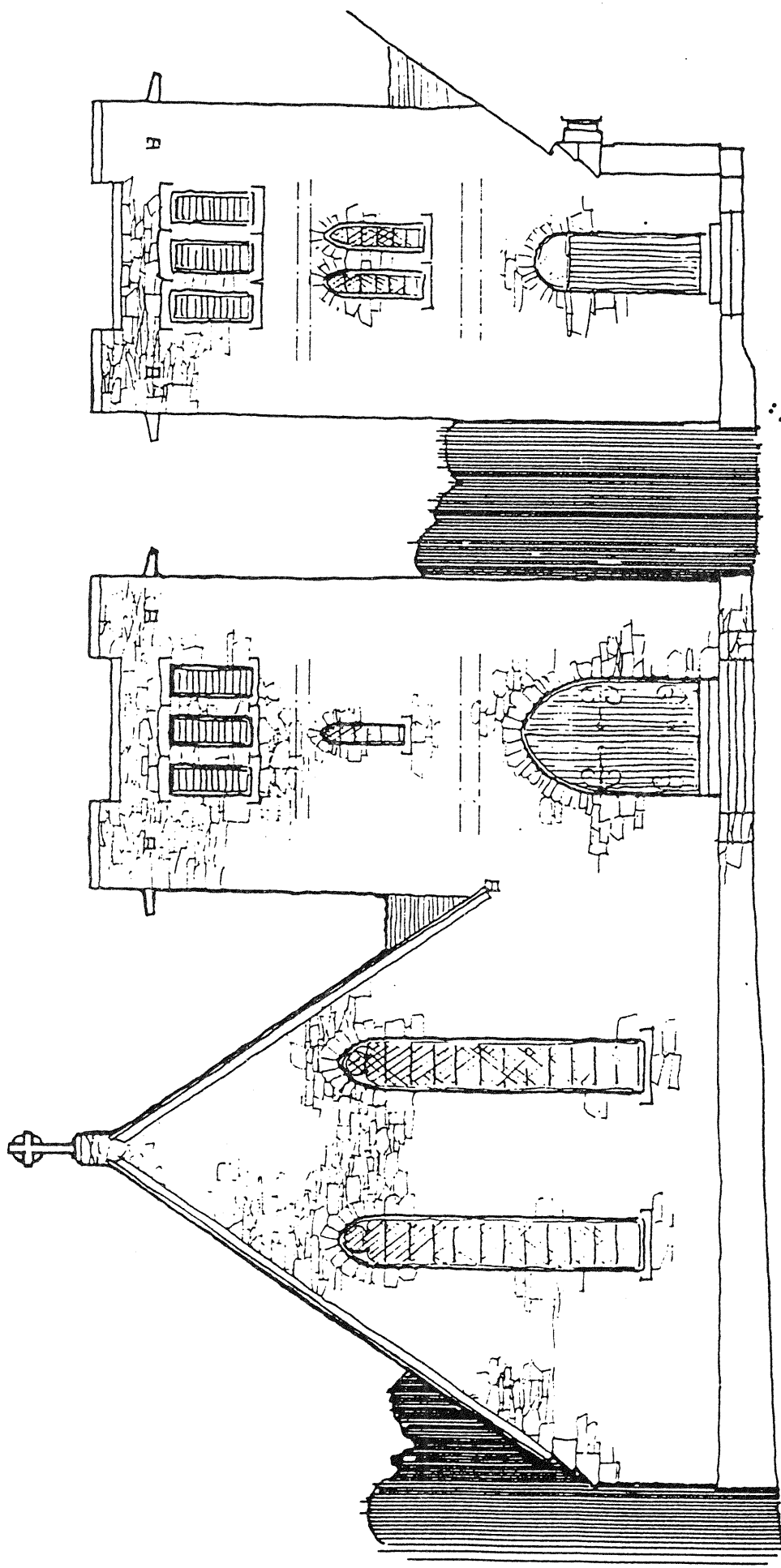
Growth (1890-1916)

There does not appear to ever have been a period when Blacksburg suffered a long-range decline in population. Growth slackened in the last quarter of the nineteenth century but starting with a total of 768 in 1900, Blacksburg's population grew to 1400 by 1930 [U. S. Census].

The end of the nineteenth century saw the development of a new commercial district along North Main Street and residential sections to the north of campus along the Peppers Ferry Road, up "Bitter Hill" on the northeast outskirts of the old town, and on the south side of the campus. The last mentioned neighborhood, along with Progress Street, was inhabited principally by college

Plates 11 and 12: Christ Church





FRONT ELEVATION
SCALE - 1/8" = 1'-0"

REAR ELEVATION
SCALE - 1/8" = 1'-0"

Christ Episcopal Church at Blacksburg Va.
 SHOWING PROPOSED TOWER
 MEADE DOLTON.
 SEPT. 1910

Figure 7
 Christ Episcopal Church Proposed Tower, 1910

professors and town business leaders, whereas Bitter Hill and the neighborhood sometimes referred to as "Pot-Licker Flat" near the intersection of Progress and Main streets comprised the support community for the college [Smyth, interview].

Commerce was stimulated in the late nineteenth century by the founding of two local banks. The bank of Conway and Hubbert was established by 1890. The Bank of Blacksburg was chartered in 1891 with Alexander Black as its first president. Its first office was in the building (the Kent House or Colonial Inn) originally built for the Blacksburg Savings Institution/Farmer's Bank in 1855 [News Messenger Centennial Edition]. It is no longer standing. By 1901, the Bank of Blacksburg had moved into the W. B. Conway Building (150-0035). The arrival in 1904 of the Virginia Anthracite and Coal Railroad, a short branch line better known as the "Huckleberry," gave Blacksburg a better connection with the rest of the state and nation [Worsham, 1986: 206]. The line connected Cambria (near Christiansburg on the Norfolk and Western Railroad) with Blacksburg via the extensive coal mines at Merrimac, just south of Blacksburg. The terminal depot was located on the south side of Main Street in Blacksburg.

A series of important, two-story, commercial buildings were constructed in the first years of the century. Many of these were built as less expensive weatherboarded frame structures, but several were of brick. Several took the form of a double store flanking a central stairway to the second floor, contrasting with the gable-fronted, single commercial building common in previous decades. The brick **Ellett Drug Store and Post Office (150-0039)** on the north corner of Main and College streets, the nearby frame Blue Ribbon Cafe (150-0038), and the brick Hardwick Building (150-0033) on the opposite side of Main Street took this form. Each features an ornamental cornice on a high parapet concealing a shallow shed roof. The most elaborate is the Ellett building, which takes advantage of its corner location in a standard way for the region. The building presents an angled main entry in a beveled corner. The central and corner entries are both emphasized by a raised, pedimented signboard on the rooftop.

A good example of a frame double commercial building was the **Farmers' and Merchants' Bank (First Building) (150-0032)** built around the turn of the century on the southwest side of Main Street beside Stroubles Creek. It housed the Farmers and Merchants Bank and a barber shop with a doctor's office above [Dunay 122]. It was damaged by fire in 1923 and remodeled. The building survives under brick veneer and has housed the College Inn Restaurant since 1929. The restaurant interior is intact (Plate 13).

During the early twentieth century, dwellings continued to be built in every area of the district except the commercial area on Main Street and College Avenue. Many houses were based on familiar forms from earlier periods, such as center-passage-plan and double-cell houses; others took the new Bungalow form, or popular Colonial Revival decorative elements were applied to stock pattern-book houses of the Foursquare or other types. Bungalows and Foursquare houses were the one- and two-story versions of the first nationally published housing forms to be utilized in the construction of a large number of houses in the region. The houses often had exposed decorative rafters and brackets, central dormers, wide porches with massive supports, and irregular, functional floor plans as opposed to the regular, formal arrangement of the local vernacular dwellings.

Plate 13: Farmers and Merchants Bank (First Building) interior



Plate 14: Pearly Price House



While Christiansburg has a large number of Bungalows and small double-cell houses from the same period, it has far fewer Foursquare houses than Blacksburg. The predominance of Foursquare (two-story) houses in Blacksburg may indicate a large proportion of middle class or white-collar families, either related directly to the college or to its support. In contrast, Christiansburg's access to the railroad and a more highly developed industrial sector appears to have resulted in the construction of many small inexpensive houses, and perhaps the retention of the more traditional forms of dwellings.

The house on the northeast side of Progress Street (150-0079) is a large house with Foursquare and Colonial Revival features including a central dormer, a hipped slate roof and cresting, and gate. The nearby Wes Gray House (150-0078) on the northwest corner of Faculty and Progress streets, is a large Foursquare house built by one of the town's most active contractors who specialized in Foursquare and Bungalow houses. The brick house has a slate roof; a concrete foundation; four-over-one and five-over-one sash tripartite windows; a massive central dormer; and a deep modillioned cornice. The wraparound, one-story porch is supported on tapered, square columns on brick piers. Another, more conventional Foursquare house is the brick **Pearly Price House (150-0108-0141)**. The hip-roofed house (Plate 14) was probably built by Wes Gray. The **Janey Calloway House at 204 Wilson Avenue (150-0076)** is a good example of the popular one-and-one-half story bungalow (Figure 8). The hip-roofed, frame house has a central dormer, four-over-one sash windows, exposed rafter ends, and narrow matchboard siding. This house, like many others in the region and throughout the country, was ordered from Sears and Roebuck in its entirety. The figure shows the corresponding page from the catalog for the "Starlight" model house [Stevenson and Jandl 248].

The Presbyterian manse of about 1907 (150-0048) on the south corner of Roanoke and Church streets, is a double-pile, center-passage-plan house of two stories and five bays built of brick with a hipped roof. It has four-over-four sash windows, a modillioned cornice, and a central dormer, combining vernacular and popular elements in an important house. The one-story broad front porch is supported by narrow, fluted Ionic columns. The Sheriff Camper House (150-0053) on the east corner of Penn and Washington streets was built in about 1910. It features a unique plan but is said to have been nearly identical to another Camper family house on Roanoke Street. The builder created a radically different version of the traditional, center-passage, two-story form, and by fully integrating the ell, created two identical facades facing Penn and Washington streets. Both elevations feature polygonally indented central bays sheltered by projecting polygonal porches. The house at 210 Roanoke Street (150-0056) is a large and substantial version of the popular Bungalow house form. It features a high, hipped, tile roof; shingled walls; and a symmetrical five-bay facade. More conventional local variants of the bungalow form are located at the half-timbered **Vane Kelsey House (150-0108-0045)** (Plate 15), with its built-in porch-rail planters, the gable-fronted **Effinger House (150-0108-0131)** (Plate 16), and the side-gable **Floyd Dickerson House on (150-0108-0020)** on Lee Street (Plate 17).

The **Bennett House (150-0108-0106)**, a bungalow sited in an undeveloped nine-acre tract at the northern edge of the district, is exemplary of the Craftsman style (Plates 18 and 19 and Figure 7). It sits on a hill overlooking park-like grounds that correspond to the rural nature of the area outside the original grid until the early twentieth century. The house and the accompanying

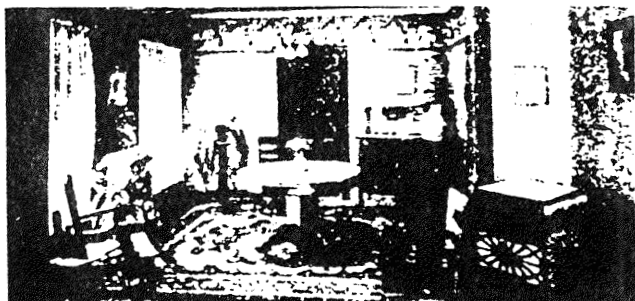
THE STARLIGHT



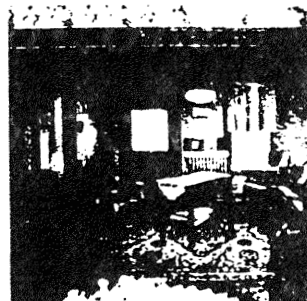
This tasty design of a bungalow is a winner for the price which we ask for all the materials required in its construction. Nearly 200 of these houses have been built. As will be seen by the floor plan, the porch extends across the entire front of the house. Five rooms, also a pantry and bathroom, all of good size, make this house quite convenient for the average family desiring to own a home at small cost.

Details and features: Five rooms and one or no bath. Full-width front porch supported by wood columns; shed or hipped-gable dormer in front; glazed front door. Two floor plans.

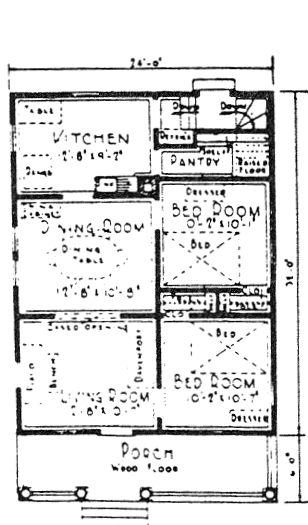
Years and catalog number: 1913 (217); 1916 (264P217, 2009); 1917 (C217, 2009, 2038); 1918 (2009); 1919 (2009); 1921 (7009); 1922 (7009); 1925 (3202, 7009); 1926 (P3202, P7009); 1928 (C3269); 1929 (P3269); 1932 (3007); 1933 (3007)



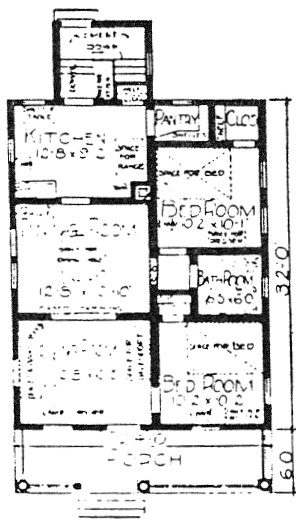
Dining room



Living room



No. 3202



No. 7009

Price: \$543 to \$1,645

Locations: Delman, Del.; Bloomington, Joliet and Peoria, Ill.; Franklin, Gary and LaPorte, Ind.; Albert City, Iowa; Havre de Grace, Md.; Jackson, Mich.; Newark, N.J.; Albany, N.Y.; Zanesville, Ohio; Belle Vernon, Pa.; Sioux Falls, S.D.; La Follette, Tenn.; Alton, Tex.; Thaxton, Va.



Figure 9
 Sanborn Map, 1921
 Detail of Blacksburg

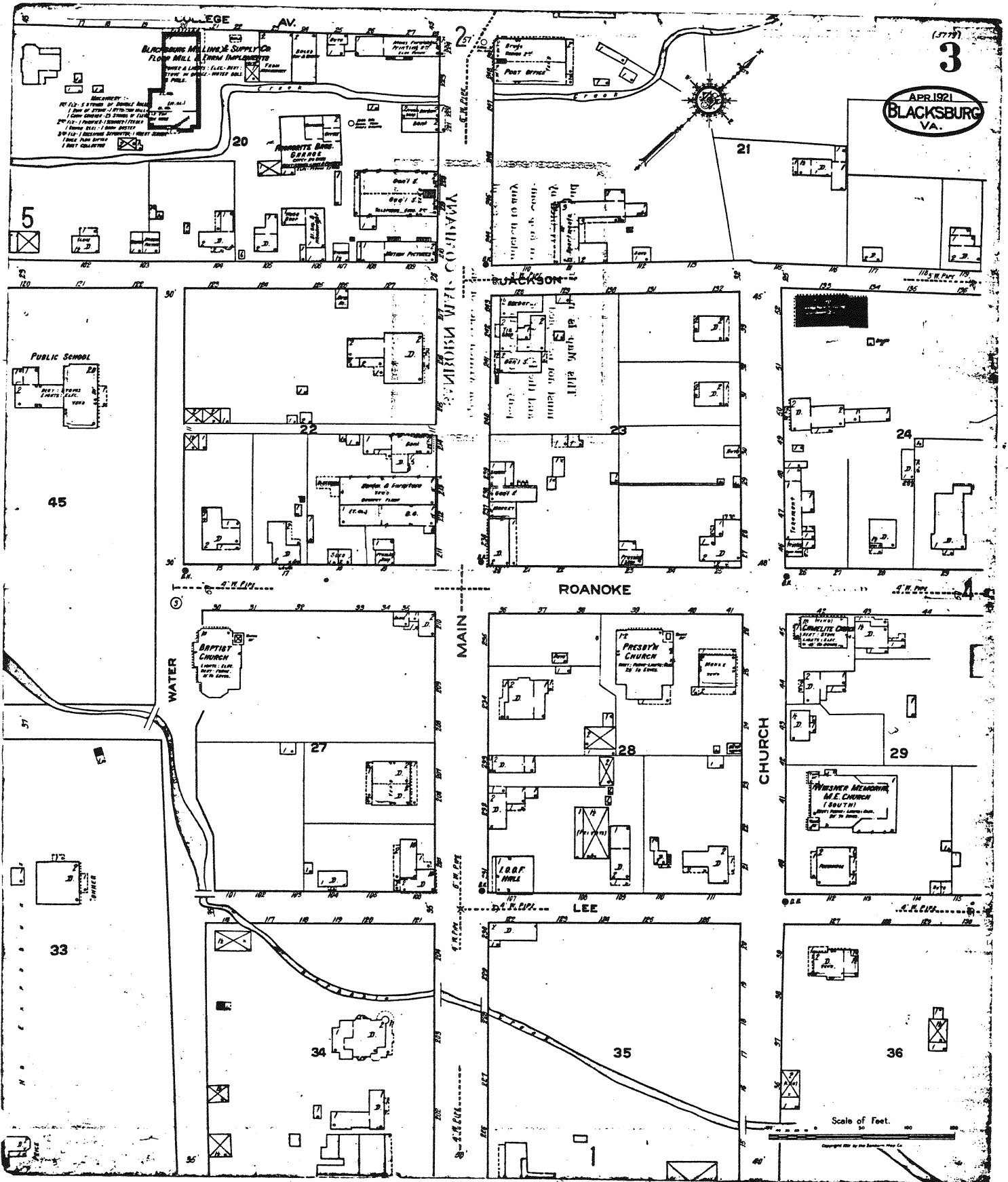


Plate 15: Vane Kelsey
House



Plate 16: Effinger House



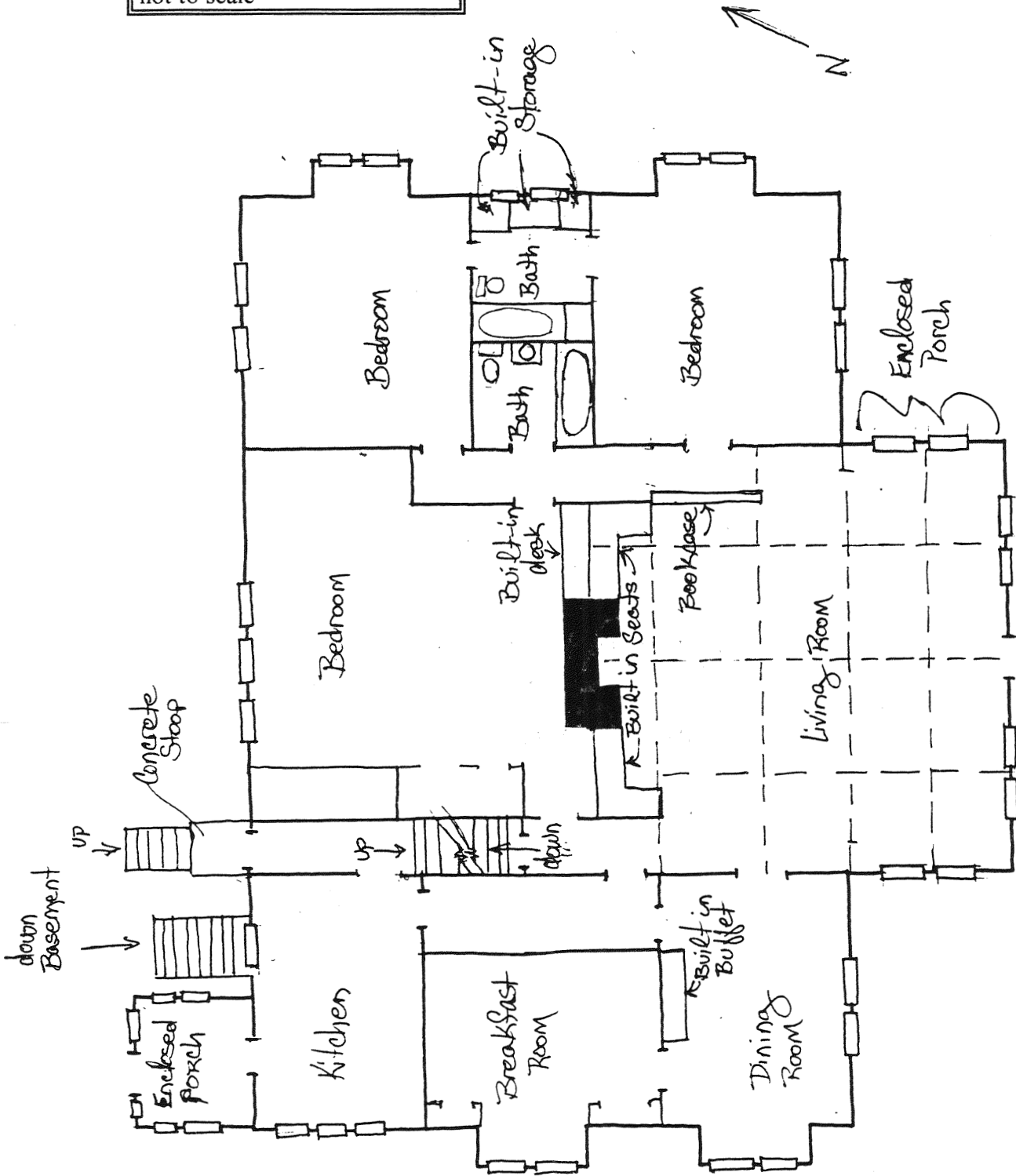
Plate 17: Floyd Dickerson
House



Plates 18 and 19: Bennett House



Figure 10
Bennett House, first floor plan
not to scale



rustic gazebo were built for an elderly expatriate English couple and the interiors were further developed by a subsequent owner. The central fireplace with inglenook seating, extensive hedged gardens, beamed ceilings, and symmetrical bay windows are more expansive than the usual bungalow and approach more closely to its British Imperial origins than most local houses.

The **Ellett House (150-0063)** at 409 Roanoke Street is a large, two-story, frame dwelling which conceals its traditional, double-pile, center-passage plan behind a projecting, gabled bay to one side of the central entry. This weatherboarded house has two-over-two sash windows, a hipped roof, and a central dormer. The large brick house at the east corner of Roanoke and Penn streets (150-0064), takes the form of a massive double-pile, center-passage house with Colonial Revival detailing including a colossal pedimented porch supported by two Doric columns and eight-over-eight sash windows. The house may derive more from pattern-book interpretations of Federal and Colonial era house plans than from a regional source.

Main Street's only other surviving house is the frame **Keister-Eakin House (150-0108-0088)** at 318 North Main Street, another two-story, double-pile, center-passage house of Colonial Revival (as well as Craftsman) pattern-book origin (Plate 20). It incorporates parts of the earlier Queen Anne-style center-passage Keister House, including a small first-floor mantel (Plate 21). It has a wide, hipped roof and a pedimented, two-story, central front porch with flanking, one-story porches that are supported by tapered, square columns on shingled piers.

Churches surviving from the late nineteenth and early twentieth centuries in the district include the brick Blacksburg Presbyterian Church of 1904 (150-0047). It was influenced by the popular Akron plan for churches which advocated curved seating and large Sunday school facilities which could be opened into the sanctuary to accommodate large crowds. The cross-shaped plan incorporates a tall tower at the north corner and a low one at the west, each containing entry vestibules off Roanoke Street. The church has pointed doors and fine stained glass windows with brick label molds.

The **St. Paul's African Methodist Episcopal Church (150-0106)** was founded in the later nineteenth century. The property on which the church stands was purchased in 1893. The church was built in about 1901 on Penn Street just northwest of the large churches on Church Street [Dunay 103, 144]. It is a frame, Gothic Revival structure of the regionally popular three-bay nave plan with pointed-arched windows, a projecting vestibule, and a small hipped belfry (Plate 22).

The nearby, ca. 1910, brick Blacksburg Methodist Church (150-0053) was adapted for use as the church's fellowship hall after the construction of a new church in the 1960s. Similar in form to the 1904 Presbyterian church, it has asymmetrical towers, each containing vestibules and flanking a cross-shaped sanctuary. This church, however, utilizes round-arched Romanesque-style windows and includes a large, central Palladian window in the Church Street front. The brick walls are relieved with stone and corbeled brick label molds, belt and string courses, and stone-trimmed circular vents. Additions to the building include the new sanctuary to the northwest and an education building to the southeast, neither of which detracts from the integrity of the original church, which has been carefully maintained on both the interior and the exterior.

Plates 20 and 21:
Keister-Eakin House

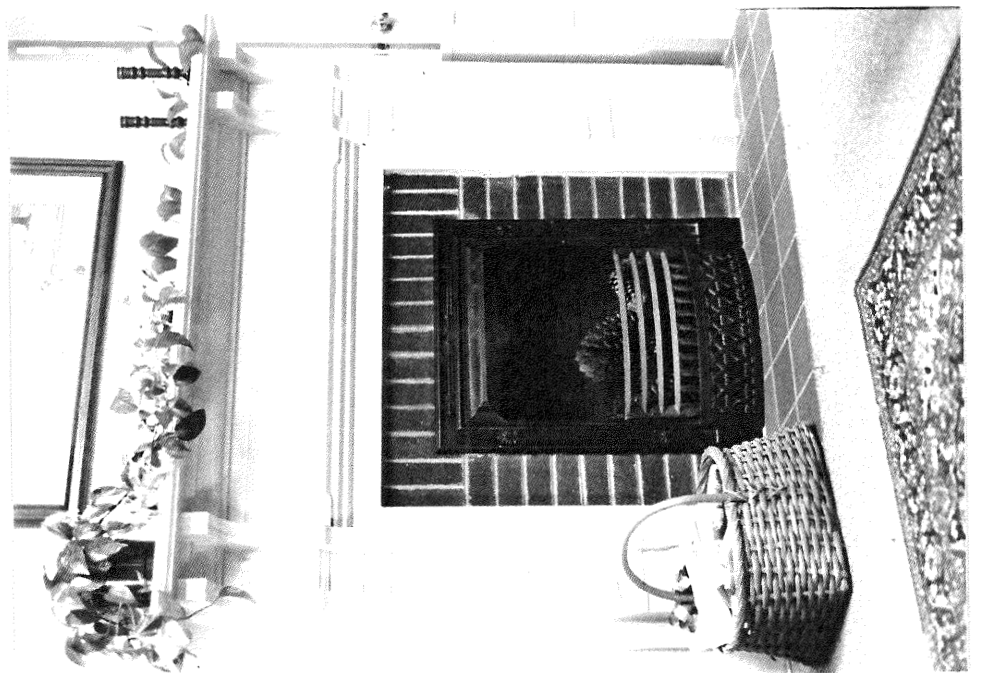


Plate 22:
St Paul's AME Church



Both the Blacksburg Methodist Church and the Blacksburg Presbyterian Church buildings resemble the Blacksburg Baptist Church of 1903, which is no longer standing.

The Blacksburg Christian (Disciples of Christ) Church (150-0055) and the St. Mary's Church (150-0075) both date from the second decade of the twentieth century and have a similar nave-plan form. Both feature steep gable roofs, projecting entry vestibules with arched doors, and pointed arch windows, as well as basement fellowship or parish halls. The three-bay, frame, Catholic Church, built about 1915, has been sold to and rehabilitated by an Odd Fellows Lodge, while the well-maintained, five-bay, brick Christian Church, finished in 1912, is today occupied by the Jewish Community Center.

The 1875-79 **Christ Episcopal Church (150-0010)** was enlarged in the second quarter of the twentieth century by architect Meade Bolton (Figure 6 and Plate 11). The addition of a massive stone tower was made following the suggestions of nationally prominent architect Ralph Adams Cram, whose firm did master plan designs for the campus of V.P.I. [Cram].

Public educational buildings continued to be constructed on the former Female Academy grounds on the west side of the town. A public school building, later the high school was built in about 1910 in the center of the tract. The only building in the district associated with the educational theme is the small two-room house on the corner of Wilson Avenue and Progress Street, the **Woolwine House and Nursery School (150-0108-0126)**, where a private kindergarten was taught for local children (Plate 8).

World War I to World War II (1917-1945)

Population growth in Blacksburg continued through the period after the First World War. It was spurred in the 1940's with the war-time influx of employees at VPI. From 768 in 1900, Blacksburg's population grew to 1400 in 1930, 2130 in 1940 and 3358 in 1950 [U. S. Census]. The architectural growth in the town was characterized by an increasing architectural sophistication and solidity. Institutional architecture, including governmental, educational, social, and religious buildings took on a more substantial form allied with past forms, most often those of classical order in Colonial Revival and Beaux-Arts forms. The buildings on the campus of Virginia Polytechnic Institute took the stone Gothic Revival-style forms in the 1920s, under the influence of a campus plan by the firm of Boston architectural firm of Cram and Ferguson and the architectural designs of Richmond-based Carneal and Johnston. Non-academic buildings on campus, closer to the downtown area, such as graduate student housing, the student center, and the University Club, designed by architectural engineering professor Clinton Cowgill, took a robust Colonial Revival appearance.

In the period after the First World War, Blacksburg's downtown underwent a rebuilding as brick-clad two- and three-story commercial buildings with apartments in the upper stories replaced earlier commercial buildings and houses (Figure 8). New buildings included the Plank and Hoge Building on the south corner of College and Main streets (150-0031), a plain, two-story, brick commercial block with second-floor apartments constructed by builder Wes Gray in

1922-1923. The one-story, brick Logan Martin Store (150-0103) was built in the mid-1920s on Jackson Street in an axial position at the end of Church Street. Older buildings were sometimes refaced, such as the **Ellett's Drugstore Building (150-0039)** of 1900, on the opposite corner of the intersection, which was refaced in 1934 by the Roanoke architectural firm of Eubank and Caldwell to create a portion of the William Preston Hotel. This building (Plate 23) is elegantly detailed with arched windows in a rusticated first floor and a classical cornice. The second floor retains the double-loaded corridor from its use as a hotel (Plate 24). The first floor originally contained a lobby (Plate 25). The adjacent three-story, brick commercial building given the historic name of the Lyric Theater (First Building) (150-0040) was built to house the theater in 1922. It was refaced in the "French Classical" style to augment the hotel's accommodations. A frame commercial building of two stories, the Blue Ribbon Cafe (150-0038), built in the early twentieth century, was refaced in brick in the period between the world wars.

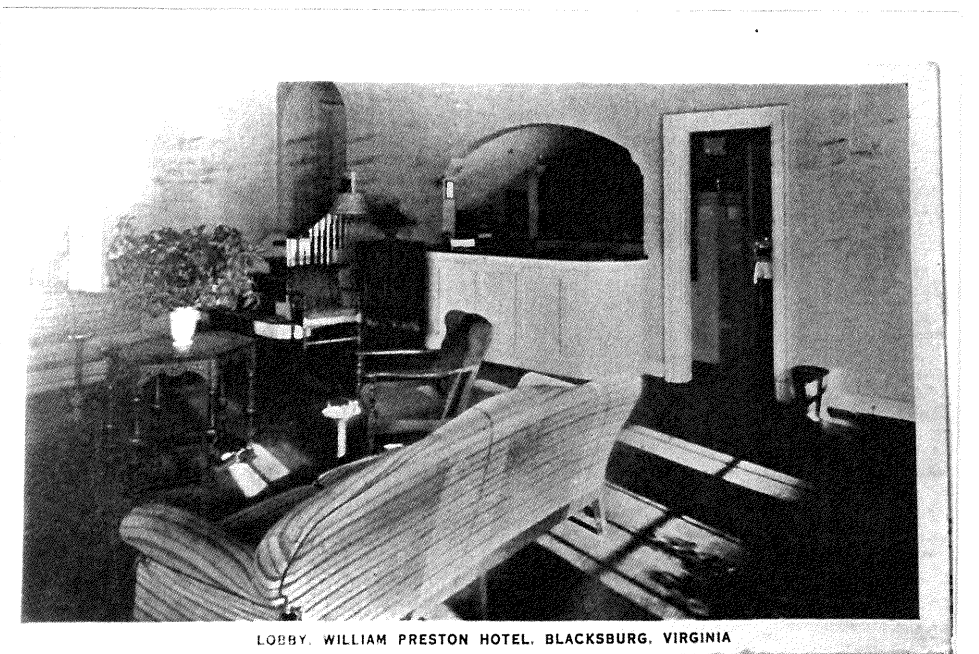
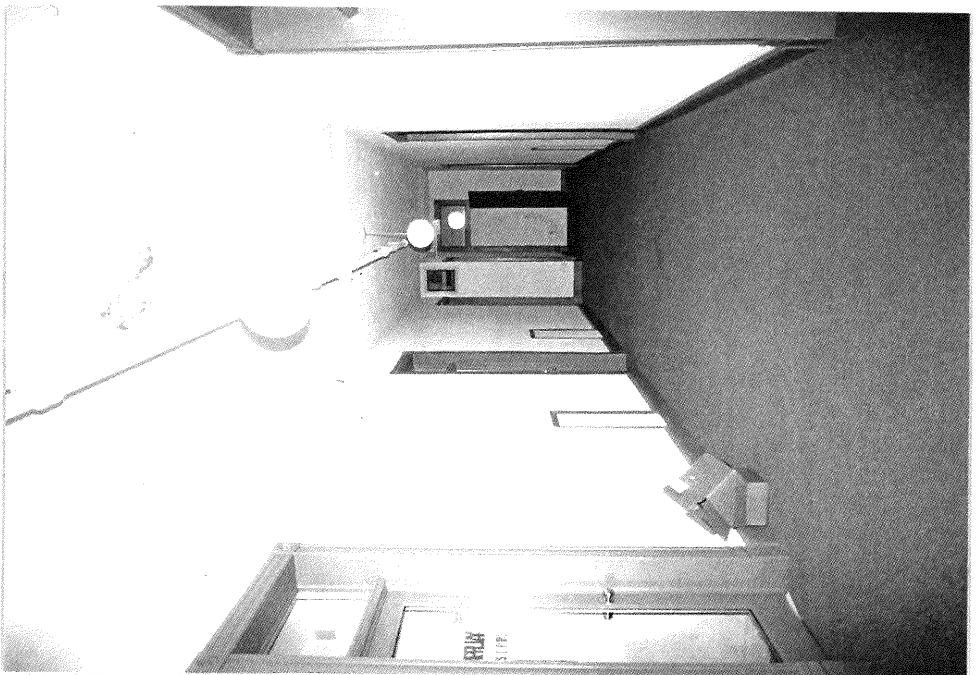
By the 1940s, an almost solid wall of building fronts faced the campus on College Avenue. In the late 1920's the sizeable and fashionable Miller-Southside Addition extended the town to the south [Montgomery County Deeds]. It is now known as the Miller-Southside Residential Historic District, listed in the National Register as part of the Prehistoric and Historic Resources of Montgomery County Multiple Property Nomination.

The banking business also reflects the changing styles in downtown Blacksburg. For example, in 1901 the Bank of Blacksburg had moved to the Conway Building (150-0036), and by 1920 had constructed a new, two-story, brick-faced bank and store building (150-0037) on the western corner of Main and Roanoke streets. In 1922, the name of the bank was changed to the National Bank of Blacksburg [Dunay 119]. In 1942, the bank moved into built a stylish, coursed-stone Moderne building (150-0042) across the street on the site of the Amis Hotel. The bank moved a final time in 1961 to the southern corner of Main and Roanoke streets, the site of the Helm-Lancaster house outside the district [Dunay 117].

In the 1940s the **Farmers' and Merchants' Bank (Second Building) (150-0099)** built a small, one-story, stone-faced building beside the Hardwick Building (150-0033) on Main Street in Blacksburg. By the 1940s this building had received a new, Moderne facade. Undistinguished 1920s and 30s commercial infill structures on the northwest side of Main Street include the adjacent, one-story brick buildings which housed **Louise's Dress Shop (150-0108-0063)** and the **Thomas Pierce Real Estate Agency (150-0108-0064)**. Both buildings have altered streetfronts. The nearby two-story, brick **Sally Oliver's Bluegrass Grocery (150-0108-0061)** originally had minimal architectural elaboration and has also been extensively altered.

Pressures on housing increased with the growth of the student body. One enterprising widow converted her home, the **Kessler-Linkous House (150-0108-0113)**, at the corner of Progress and Turner streets, into a large rooming house by making a massive, shingled addition (Plate 26). Another area resident, Katrina McGee, expanded her house on Roanoke Street (150-0108-0057) to form a rooming house (Plate 27 and Figure 9). The **Old Mill Building (150-0029)**, was built as the mill of the Blacksburg Milling and Supply Company, supplier of flour and farm implements on College Street, which was equipped with five flour rollers and a stone wheel. It was later was clad in brick and rehabilitated in the 1940s for use as housing on the upper floors

Plates 23, 24, and 25:
William Preston Hotel



LOBBY, WILLIAM PRESTON HOTEL, BLACKSBURG, VIRGINIA

Plate 26: Kessler-Linkous House

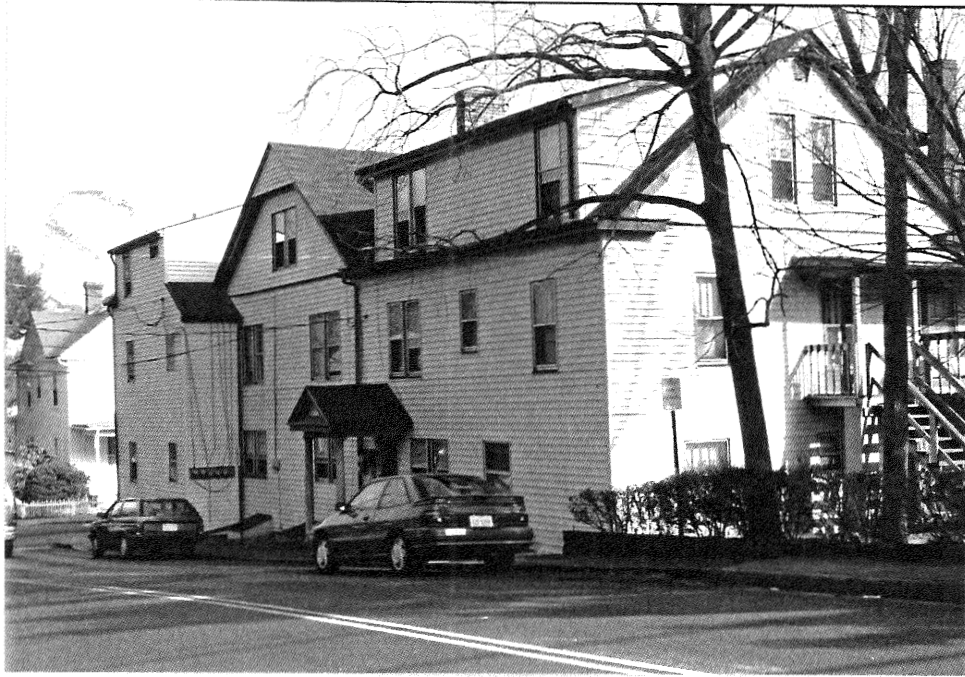
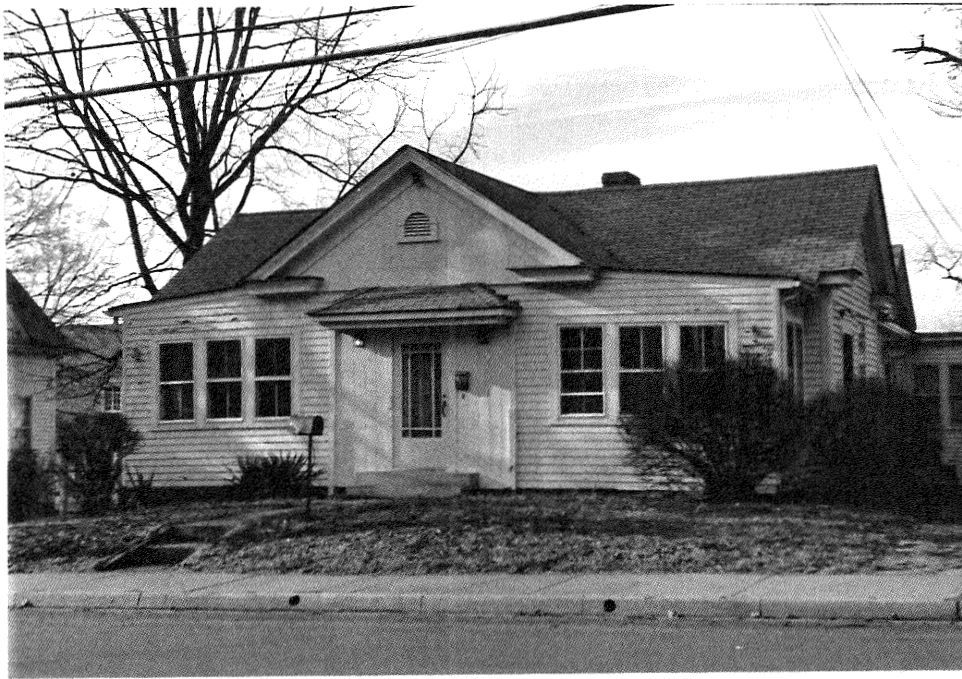


Plate 27: McGee House



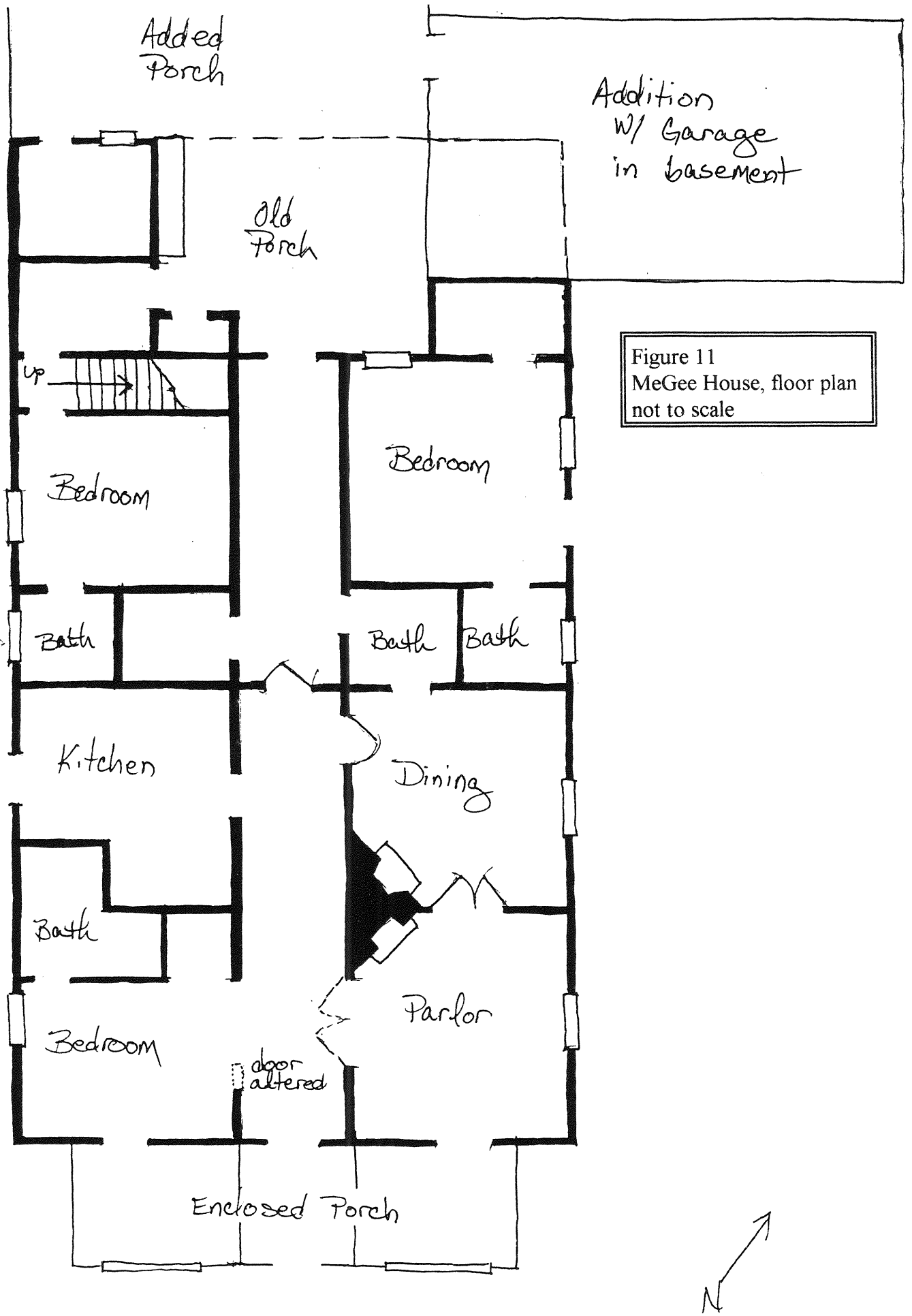


Figure 11
 MeGee House, floor plan
 not to scale

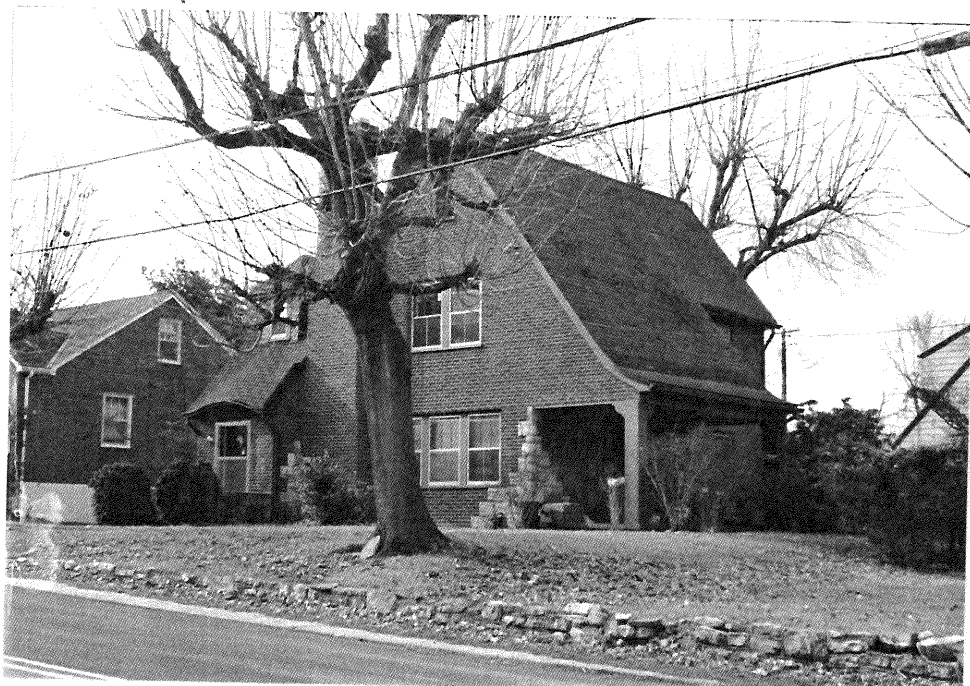
Plate 28:
Old Mill Building



Plate 29:
404 Progress Street



Plate 30:
Lucas House #1



and for commercial use on the ground floor. It remains one of the most massive buildings in the historic district and has a plain but impressive urban character (Plate 28).

Houses in many popular styles continued to be built in the district during the 1920s. A good example of a Bungalow is the **D. Cameron and Mabel Price Lucas House (150-0108-022)** at 412 Lee Street, built in 1929 by the popular housebuilder, Floyd Dickerson. These houses were increasingly joined by one 1/2-story brick and frame Colonial Revival-style houses like the frame building at **404 Progress Street (150-0108-0125)** (Plate 29) and the brick **Gertrude Wall House (150-0108-0117)**, both with paired dormers, central gable, and side porch. The Tudor Revival-style is represented by the brick **Lucas House #1 (150-0108-0110)**, with its divided ornamental front chimney stack, picturesque elevation, and random stone trim (Plate 30). Vernacular single-pile (one room deep) and double-pile (two rooms deep) two-room houses also continued to be built into the period. Good frame examples include the one-story, three-bay, double-pile two-room house at **511 Lee Street (150-0108-0003)** and the one-story, three-bay, single-pile, two-room **Alice Rutledge House (150-0108-0018)**, built after preparation of the 1921 Sanborn Map [Sanborn].

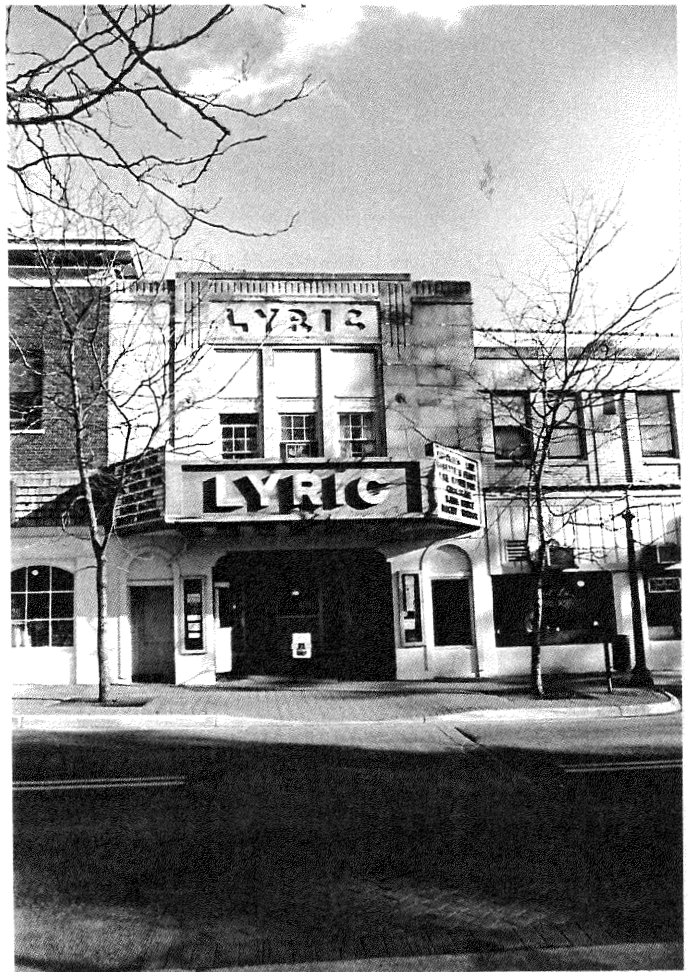
With few exceptions, the churches of Blacksburg remained content with extant late nineteenth- and early twentieth-century structures until the third quarter of this century. The Presbyterian congregation built a carefully detailed, brick, Gothic Revival-style educational building (150-0097) behind the church in 1926. The 1875-79 **Christ Episcopal Church (150-0010)** was enlarged in 1934. The historic Lybrook House, next door, which had served as the parish hall, was torn down and a parish house wing was added soon after. It was designed by Richmond architect Ambler Johnston, whose firm, Carneal and Johnston, also designed many of the campus buildings. The addition was in keeping with the style and materials of the Richard Upjohn-influenced main building and created a large complex along Church Street.

The Hunter's Lodge No. 156 was begun in Blacksburg in 1856. This lodge concerned itself with the education of school children and in 1858 took over the administration of the Blacksburg Female Academy [Shanks 8]. The lodge is still active and meets in a building on Roanoke Street built by local contractor, Wes Gray, in 1928. The recreation theme is represented by the **Lyric Theater (Second Building) (150-0030)**, which is one of the most architecturally important buildings in the town today (Plates 31 and 32). The building was completed in 1930 to the designs of Roanoke architect Louis Phillippe Smithy. A buff brick Moderne commercial/office block with stone trim screens the theater and incorporates a stone-faced entry pavilion with marquee and inset entry. From the parapet over the marquee two concrete theatrical masks originally gazed on the passersby and the window below was filled with masonry tracery. Today much of the classical interior survives and rehabilitation is underway for continuing use as a live and movie theater and concert hall.

The town government took visible form in 1939 with the acquisition and conversion of the Logan Martin Store (150-0103) at the end of Church Street for use as a town hall [Dunay 145]. A small jail and fire department were built at the rear (150-0102). A new elementary school had been built on the school tract on the west side of the town in 1935 with Public Works Administration funds by C. C. Stone of Bristol, Virginia. The authority of the Federal

government was effectively represented by the new PWA-funded Post Office, built in the same year by the same contractor (Dunay 145-146]. The Colonial Revival-style brick building was provided with large, tripartite, arched openings and stone dressings. The military theme was represented by the brick armory built for the National Guard in the following year on Draper Road (outside the historic district).

Plates 31 and 32: Lyric Theater



The New Dominion (1946-Present)

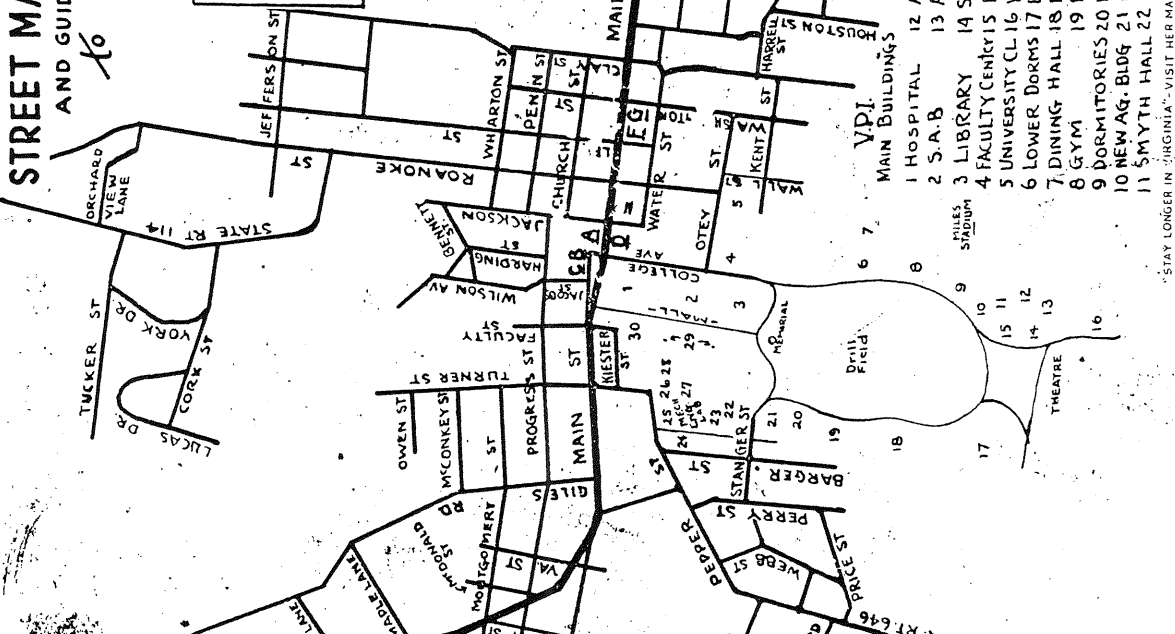
By the mid-twentieth century Blacksburg had overtaken Christiansburg in population. One of the largest challenges to Blacksburg's housing stock was the enlargement of the student and professorial population in the years immediately after the Second World War. The town and university grew dramatically (Figure 11). This growth has never entirely slowed as Virginia Polytechnic Institute has enlarged its facilities and enrollment. One solution was the installation of several large trailer parks and the conversion of garages and single-family homes to student apartments. A series of new multi-family buildings for more established renters is typified by the **Strickler Apartments (150-0108-0122)**. The two-story, brick, Colonial-style building forms an open-sided quadrangle with carefully executed details (Plate 33). Other single-family buildings were converted to use as boarding or rooming houses.

At first the commercial response to the increasing population was to update existing building stock. The remaining empty downtown lots were infilled with buildings like the **Bank of Blacksburg Annex (150-0108-0060)**, built in about 1950. The one-story, **Modern Barber Shop/Harleys Shoe Repair Building (150-0108-0086)** and the adjacent two-story **William Price Building (150-0108-0087)**, brick buildings with metal casement windows, tile copings on the plain parapets, and inset metal and plate glass storefronts (Plate 34). In a similar form to the double commercial of the earlier period, the Price Building is a triple store with apartments above and the former building contains two mirror-image stores flanking a party wall. The one-story, glass-fronted **Western Auto Store (150-0108-0083)** was built beside the southern half of the William Preston Hotel Building (150-0040) in about 1960.

As the second half of the century progressed stores and businesses increasingly located away from the downtown area, which retained its commercial vigor chiefly by catering to the large captive student population. By the 1980s, few traditional businesses, such as hardware, grocery, jewelry, and general merchandise stores remained in the district. One men's clothing store and several women's stores, a jewelry designer, and a single drug store were supplemented by book stores, inexpensive restaurants, bars, sports supply stores, copy shops, record stores, and specialty shops. By the late 1990s the drug store had gone out of business, but the **Lyric Theater (Second Building) (150-0030)**, which had closed in the early 1980s as a result of competition from the shopping mall cinemas, had been rehabilitated and reopened under the sponsorship of the merchants' association.

The domestic architecture of this period is well represented in this survey among the other noncontributing buildings. Colonial, Cape Cod, Ranch, 1950s and 1960s "Contemporary," and inexpensive tract houses are all represented in the district, closely paralleling national design trends for modest dwellings. The vacant residential lots in the district were infilled with medium-sized houses. Apartment houses, like the International-style building on Harding Avenue (150-0077) increased the density of housing. Nondescript multiple dwellings were built, like the three-story, brick-clad wing at the rear of the **Hokie House (150-0108-0089)** on Main Street or at **427 Lee Street (150-0108-0009)**.

STREET MAP AND GUIDE to Blacksburg VIRGINIA
 HOME OF VPI
 COMPLIMENTS OF
BLACKSBURG RADIO AND T. V. SERVICE



A

TAXI
 Blacksburg
3901
 NIGHT
 8023
 Blacksburg Cab Co

A Hotel
 William Preston
 BLACKSBURG,
 HOME OF VPI
 SEVEN MILES FROM
 RADFORD ORDONANCE
 WORKS
MODERN
COFFEESHOP
 DIAL
BLACKSBURG 8241

B

REAL ESTATE
 GUY M. BRUNK, BROKER
 SALES — RENTALS
 FARM — CITY-PROPERTY
 List Your Property with Us
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 NIGHTS, BLACKSBURG, 8698
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 in or near Blacksburg"
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**SOUTHWEST REALTY
 COMPANY**

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 Dial
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8285
 24-Hour
 SERVICE

P. D. O'KEY
 FUNERAL HOME

WRECKER
 Blacksburg,
8295
 Nights—
 Blacksburg-8976
SERVICE CENTER
 Texaco Products
 Tires—Batteries—Accessories

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 2501

D

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 7591
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 North Main St.

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 &
 Television
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Figure 12
 Street Map of Blacksburg, circa 1940

Plate 33: Strickler Apartments



Plate 34: William Price Building



Religious congregations in the district saw renewed architectural activity during the period. The Blacksburg Methodist Church added a new sanctuary and education wing in the 1960s, preserving the old building (150-0054) for use as a fellowship hall. The Presbyterian congregation moved entirely out of the downtown area to a new site in the 1950s, as did the Christian Church (Disciples of Christ) in the 1970s. The St. Mary's Catholic Parish built a blandly Gothic-style granite-faced church (150-0074) with an integral rectory on the corner of Wilson Avenue and Progress Street in 1948, but the parish left the building in the late 1970s for a new structure outside the district, and the church has since been adapted for use by an Anglican parish. Only those churches able to acquire large parking areas, like the Methodist congregation, tended to stay in the historic district, although Christ Church and St Paul's A.M.E. Church are exceptions to that rule. A parish house wing was added to Christ Church soon after, designed by Richmond architect Ambler Johnston, whose firm, Carneal and Johnston, also added another wing in the 1960s.

Survey Results by Theme and Period

The following list includes forty-nine (49) previous survey sites in the study area that were not resurveyed for this project. They are shown in parentheses after the totals for the current project. Those sites that were re-surveyed have been tallied with the current survey sites and not included in the figures within the parentheses. A few of the sites in the current survey were assigned more than one theme. Surveyed sites are shown in Figure 12 (Noncontributing surveyed sites are identified in Figure 13).

Domestic Theme: This theme relates to the homes of study area residents. Contributing property types represented in the survey area include modest to expensive single dwellings, including; multiple dwellings such as duplexes; apartment buildings; and hotels. Associated domestic landscape features included vegetable gardens, landscape plantings, walkways, staircases, fences, and many stone and brick retaining walls. Most of the sites in the current survey project relate to this theme. There were a total of 121 (24) domestic properties, only 4 (3) of which were built as multiple dwellings, and one served as a hotel during its period of significance.

Contributing Domestic Sites by period

European Settlement to Society (1607-1752)	0	
Colony to Nation (1753-1789)	0	
Early National Period (1790-1830)	0	
Antebellum Period (1831-1860)	1	(7)
Civil War (1861-1865)	0	
Reconstruction and Growth (1866-1916)	41	(17)
World War I to World War II (1917-1945)	38	
The New Dominion (1946-Present)	41	
Total	121	(24)

Subsistence / Agriculture Theme: Although much of the land presently within the city boundaries is urban or suburban in character, historically the area supported several subsistence and production farms. This theme broadly identifies methods of procurement, processing, and storage of food. Resource types historically associated with this aspect of Blacksburg's development included small family farmsteads, large farm seats, meat houses, smokehouses, breweries, granaries, silos, agricultural fields, barns, animal shelters, tool sheds, and stockyards. No historic properties associated with this theme were identified in the survey area.

Contributing Subsistence/Agriculture Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0

Reconstruction and Growth (1866-1916)	0
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	0

Government / Law / Politics Theme: This theme relates primarily to political and governmental activities and to the enactment and administration of laws by which a nation, state, or other political jurisdiction is governed. Property types associated with this theme in Blacksburg include post offices, municipal offices, public works projects and other government-sponsored building projects; and places associated with governmental leaders. Previously documented property in the survey area were the Blacksburg Post Office (150-0041) and the Blacksburg Jail (150-0102). The only building identified with this theme in the study area in this phase of survey work was the **Blacksburg Fire Department (150-0108-0090)**.

Contributing Government/Law/Politics Sites by period

European Settlement to Society (1607-1752)	0	
Colony to Nation (1753-1789)	0	
Early National Period (1790-1830)	0	
Antebellum Period (1831-1860)	0	
Civil War (1861-1865)	0	
Reconstruction and Growth (1866-1916)	0	
World War I to World War II (1917-1945)	0	(2)
The New Dominion (1946-Present)	1	
Total	1	(2)

Health Care / Medicine Theme: This theme refers to the care of the sick, elderly, and the disabled, and the promotion of health and hygiene. Property types in the town associated with this theme include private and public hospitals, clinics, nursing homes, and medical businesses or offices. Only one (1) historic property associated with this theme was identified in the survey area: The **Dr. Hobbes Office Building (150-0108-0091)**.

Contributing Health Care/Medicine Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	0
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	1
Total	1

Education Theme: Various types of schools are the primary resource types associated with this theme; in Blacksburg, one-room, two-room, consolidated, elementary, and secondary schools operated from the late nineteenth century through the modern period. Only one historic property associated with this theme was identified in the survey area: The **Woolwine House and School (150-0108-126)**, which served as a private nursery school in about 1920.

Contributing Education Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	1
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	1

Military / Defense Theme: The survey area includes properties with above- and below-ground resources directly associated with the 1760s French and Indian War, the American Revolution, the Civil War, and indirectly associated with the First and Second World Wars, the Korean Conflict, and the Vietnam War. Related resource types historically located in the town include dwellings and an armory. No historic sites have been identified associated with this theme in the project area.

Contributing Military/Defense Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	0
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	0

Social Theme: This theme relates to social activities and institutions, the activities of charitable, fraternal, or other community organizations and places associated with broad social movements. Property types in Blacksburg associated with this theme include meeting halls and community centers. While one property associated with the theme was identified in the study area in previous surveys, no historic properties associated with this theme were documented for this survey project.

Contributing Social Sites by period

European Settlement to Society (1607-1752)	0	
Colony to Nation (1753-1789)	0	
Early National Period (1790-1830)	0	
Antebellum Period (1831-1860)	0	
Civil War (1861-1865)	0	
Reconstruction and Growth (1866-1916)	0	
World War I to World War II (1917-1945)	0	(1)
The New Dominion (1946-Present)	0	
Total	0	(1)

Recreation / Arts Theme: This theme relates to the arts and cultural activities and institutions associated with leisure time and recreation. It encompasses the activities related to the popular and the academic arts including fine arts and the performing arts, literature, recreational gatherings, entertainment and leisure activity, and broad cultural movements. Property types in Blacksburg that related to this theme in historic periods included theaters and playgrounds. While several historic commercial properties in the study area were at one time associated with this theme through their secondary use movie houses (including the store at 150-0034 and the hotel at (150-0040), only two properties were built to serve in that capacity for any length of time, the Lyric Theater (First Building) (150-0040) was documented in 1986. The **Lyric Theater (Second Building) (150-0030)** was intensively re-documented as part of this survey effort.

Contributing Recreation/Arts Sites by period

European Settlement to Society (1607-1752)	0	
Colony to Nation (1753-1789)	0	
Early National Period (1790-1830)	0	
Antebellum Period (1831-1860)	0	
Civil War (1861-1865)	0	
Reconstruction and Growth (1866-1916)	0	
World War I to World War II (1917-1945)	1	(1)
The New Dominion (1946-Present)	0	
Total	1	(1)

Transportation / Communication Theme: This theme relates to the process and technology of conveying passengers, materials, and information. Property types associated with transportation and communication networks in Blacksburg have historically included rail-related resources (railroads, depots, trains, and bridges), road-related resources (roads, turnpikes, taverns, automobiles, bridges), and pedestrian-related resources (sidewalks, trails). No Transportation/Communications-related sites were identified in the project area. The site of the "Huckleberry" train depot and tracks are not in the district and were not surveyed.

Contributing Transportation/Communication Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	0
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	0

Commerce / Trade Theme: This theme relates to the process of trading goods, services, and commodities. Property types in Blacksburg historically associated with the theme include office buildings, stores, warehouses, commercial blocks, and banks; these resources housed various businesses, hotels, department stores, specialty stores, restaurants, and the offices of professional, organizational, and financial institutions. Historically significant commercial buildings in the proposed district include banks and stores along Main Street, College Avenue, and nearby streets in the study area 23 (14) were found among the traditional commercial buildings along Main Street and the adjacent streets. The most important commercial buildings were identified in previous surveys. Most of the sites surveyed were infill between the previously surveyed sites.

Contributing Commerce/Trade Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	2 (7)
World War I to World War II (1917-1945)	6 (7)
The New Dominion (1946-Present)	15
Total	23 (14)

Industry / Processing / Extraction Theme: This theme explores the technology and process of managing materials, labor, and equipment to produce goods and services. Property types in the town historically associated with this theme include a mill, tanneries, village shops, and other small crafts and industrial sites, such as Bodell's Pottery at the archaeologically significant site of Lybrook's Row on Church Street adjacent to Christ Episcopal Church. Tanyards were located along Stroubles Creek on Draper (Water) Street and below the Spout Spring. The Bodell Pottery site was explored in 1988 as part of the preparation of the Prehistoric and Historic Resources of Montgomery County Multiple Property Listing. Only one architectural property was documented in the previous survey effort. This building, the **Old Mill Building (150-0029)**, now used as a commercial and multiple residential building, was re-documented to the intensive level.

Contributing Industry/Processing/Extraction Sites by period

European Settlement to Society (1607-1752)	0	
Colony to Nation (1753-1789)	0	
Early National Period (1790-1830)	0	
Antebellum Period (1831-1860)	0	
Civil War (1861-1865)	0	
Reconstruction and Growth (1866-1916)	1	(1)
World War I to World War II (1917-1945)	0	
The New Dominion (1946-Present)	0	
Total	1	(1)

Landscape Theme: This theme explores the historic, cultural, scenic, visual, and design qualities of cultural landscapes, emphasizing the reciprocal relationships affecting the natural and the human-built environment. Property types historically associated with this theme in Blacksburg include parking lots, parks, a campus, gardens, street furniture, and natural features (stream valleys). All of the resources documented in the survey project relate in some way to this theme, as they comprise various aspects of Blacksburg's built environment as a response to the natural setting, but only one was singled out as especially significant: the **Bennett House (150-0108-0106)**, on its landscaped nine-acre lot with hedge-lined gardens and extensive tree plantings.

Contributing Landscape Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	1
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	1

Religion Theme: This theme concerns the organized system of beliefs, practices, and traditions in connection with spiritual beliefs. Property types historically associated with this theme in Blacksburg include churches and church-related residences. Seven churches and one religious education building were documented as part of the earlier survey project. Two of these (**Christ Episcopal Church, 150-0010** and **St. Paul's A.M.E., 150-0106**) were re-documented to the intensive level as part of the present project. One new structure associated with the theme, the **Christian Church (Disciples of Christ) Religious Education Building (150-0108-0055)**.

Contributing Religion Sites by period

European Settlement to Society (1607-1752)	0	
Colony to Nation (1753-1789)	0	
Early National Period (1790-1830)	0	
Antebellum Period (1831-1860)	0	(1)
Civil War (1861-1865)	0	
Reconstruction and Growth (1866-1916)	1	(4)
World War I to World War II (1917-1945)	0	(1)
The New Dominion (1946-Present)	1	(1)
Total	2	(7)

Funerary Theme: This theme concerns the investigation of grave sites for demographic data to study population composition, health, and mortality within prehistoric and historic societies. Property types historically associated with this theme in the town of Blacksburg include cemeteries, graves, and mortuaries. No historic properties associated with this theme have been documented in the study area.

Contributing Funerary Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	0
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	0

Ethnicity / Immigration Theme: This theme explores the material manifestations of ethnic diversity and the movement and interaction of people of different ethnic heritages through time and space in Virginia. In Blacksburg, properties historically associated with African-Americans comprise the largest group of resources related to this theme. One historic property directly associated with this theme was documented in the survey area as part of the earlier survey effort, the **St. Paul African Methodist Episcopal Church (150-0106)**. As part of the historic black neighborhoods historically folded into the town's residential areas, one site was identified associated with a member of the Bitter Hill black community in connection with this theme, the **Mayes House (150-0108-0001)**.

Contributing Ethnicity/Immigration Sites by period

European Settlement to Society (1607-1752)	0	
Colony to Nation (1753-1789)	0	
Early National Period (1790-1830)	0	
Antebellum Period (1831-1860)	0	
Civil War (1861-1865)	0	
Reconstruction and Growth (1866-1916)	1	(1)
World War I to World War II (1917-1945)	0	
The New Dominion (1946-Present)	0	
Total	1	(1)

Settlement Patterns Theme: This theme explores the strategies for utilizing an area in response to subsistence, demographic, sociopolitical, and religious aspects of cultural systems; and is concerned with the investigation of unknown or little known regions as well as the establishment and earliest development of new settlements or communities. Property types historically associated with this theme in Blacksburg reflect the entire range of buildings, structures, districts, objects, sites and landscapes. The street grid relates to this theme. No historic properties associated with this theme have been documented in the survey area.

Contributing Settlement Patterns Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	0
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	0

Architecture / Landscape Architecture / Community Planning Theme: This theme explores the design values and practical arts of planning, designing, arranging, constructing, and developing buildings, structures, landscapes, towns, and cities for human use and enjoyment. Property types historically associated with Blacksburg include impermanent structures, rural vernacular buildings and structures, buildings exemplary of national styles, landscaped gardens and cemeteries, urban design, and planned communities. Four (4) historic properties were selected as sharing in this theme, **Christ Episcopal Church (150-0010)**, the **Lyric Theater (Second Building) (150-0030)**, the **Bennett House (150-0108-0106)**, and the **Ellett Drug Store (150-0039)**, in its 1934 redesign as part of the William Preston Hotel. Buildings associated with this theme were identified due to their association with significant design by a skilled architect. All the sites except the Bennett House were re-surveyed at the intensive level as part of this survey. It was surveyed

for the first time, also at the intensive level.

Contributing Architecture/Landscape Architecture/Community Planning Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	2
World War I to World War II (1917-1945)	2
The New Dominion (1946-Present)	0
Total	4

Technology / Engineering Theme: This theme relates primarily to the utilization of and evolutionary changes in material culture as a society adapts to its physical, biological, and cultural environments. All resource types may contribute to the understanding of this theme. It also involves the practical application of scientific principles to design, construct, and operate equipment, machinery, and structures to serve human needs. Related property types in Blacksburg include transportation-related works, and various large-scale or industrial structures, engines, and machinery. No historic properties associated with this theme have been documented in the survey area.

Contributing Technology/Engineering Sites by period

European Settlement to Society (1607-1752)	0
Colony to Nation (1753-1789)	0
Early National Period (1790-1830)	0
Antebellum Period (1831-1860)	0
Civil War (1861-1865)	0
Reconstruction and Growth (1866-1916)	0
World War I to World War II (1917-1945)	0
The New Dominion (1946-Present)	0
Total	0

RESEARCH DESIGN

Introduction

This historic architecture survey was conducted from winter of 1996 to spring of 1997 to identify and document a minimum of one hundred and four (104) properties in the Blacksburg Historic District at the reconnaissance level and nine (9) to the intensive level. When completed the survey of the district comprised a total of 144 newly surveyed properties and the resurvey of five (5) of the previous survey sites, resulting in a total 149 surveyed properties. Fifty-two (52) of the sites were noncontributing, usually due to their modern date.

Methodology

Fieldwork, which involved vehicular and pedestrian reconnaissance of the study area, was preceded by reviews of primary and secondary sources in order to identify historic building types and individual building histories. The study area was based on the National Register historic district boundaries. A total of 149 sites were inventoried. For each of the surveyed properties, the field worker provided 35mm black and white photographs, noted exterior architectural features, stated potential significance, and prepared a sketch plan of the site. If owners or other informants were available, the surveyors gathered limited historic background on the properties. Wherever possible, interiors were accessed with the occupants' permission (a sketch of the floor plan was prepared for those properties). Limited historic research and oral history interviews supplemented the fieldwork to provide contextual information on individual properties.

Following field recording efforts, processing of materials and preparation of site files was begun. The existing sites for the district were entered before the project began by Liesl Domissee, a town Planning and Engineering Department intern, before the project began. Site information was recorded in DHR's information database, Integrated Preservation Software (IPS), version IPS3.00L (released April 1994, modified May 1994). Upon completion of data entry, the final report, with recommendations for future survey, register, and planning activities, was prepared. This document, based on the research in the 1986 Montgomery County Historic Sites Survey Report, includes a historic overview of Blacksburg's architectural development, brief discussions of eighteen DHR-defined historic themes with descriptions of relevant property types and lists of associated properties, and maps indicating their locations within the proposed district. Appendices include several IPS-generated reports, such as a listing of the architectural and historical significance statement for each property, and the alphabetical and numerical inventories of surveyed properties.

Printouts of the computerized survey files have been placed in acid-free envelopes along with original photographs and other materials. The original files and a copy of the survey report are stored in the DHR Archives, 221 Governor Street, Richmond, VA. Photocopies of these materials, plus the original field notes, are stored at RRPO, 1030 Penmar Avenue, SE, Roanoke, VA. Additional photocopies of the survey files and report will be provided to the town of Blacksburg Planning and Engineering Department. Copies of the report also will be available in

the reference section of the Blacksburg Branch of the Montgomery-Floyd Regional Public Library and in the local history collection at Newman Library on the V.P.I. & S.U. campus.

Expected Results

The investigators anticipated the findings detailed below in part from the previous survey effort, a wide familiarity with the region from numerous survey projects, and from preliminary historic research.

SURVEY FINDINGS

The survey produced results indicating the high survival rate of important resources, chiefly dwellings and commercial buildings, related to the growth and expansion of the town of Blacksburg in the years after the Civil War as the home of a major land-grant college. It is expected that expansion of college housing and related commercial development will continue unabated for the foreseeable future. Under the present planning and zoning system there will undoubtedly be erosion of the quality and number of surveyed commercial buildings and dwellings, due to the hard usage such functions impose on their environments.

Fortunately, the neighborhood has benefitted from the careful preservation of many buildings by some property owners, offsetting the demolition and replacement of a few houses and the renovation for commercial use of a significant number of houses. The commercial buildings have a positive future, but some recent renovations could have benefitted from limited architectural guidelines. The area of small houses to the northeast of downtown, particularly along Lee Street, has seen increasing management by landlords for student housing. With its special character, such student housing and several fraternity conversions of private houses have made some inroads to the detriment of the architectural fabric. Throughout the residential portion of the district many buildings are insufficiently well maintained, and neglect is a problem in a few cases, leading to a loss of the consistency and visual quality of the streetscape.

The following pages contain a tabulated list of survey sites, listing the property type, potential significance and date of construction for each.

Survey Findings

IR Inventory	Property Name	Property Type	Pot Date of Sig Construct
150-0010	Christ Church	Church	C01 1875-1879
150-0029	Old Mill Building	Mill	C01 1910 ca
150-0030	The Lyric Theater (Second Building)	Theatre	C01 1930 ca
150-0032	Farmers' and Merchants' Bank (First Building)	Bank	C01 1900 ca
150-0039	Ellett's Drugstore	Commercial Building	C01 1900
150-0063	Ellett House	Single Dwelling	C01 1900 ca
150-0066	Price House	Single Dwelling	C01 1850-1855
150-0076	Calloway, Janey House	Single Dwelling	C01 1913-1933
150-0099	Farmers' and Merchants' Bank (Second Building)	Bank	1940 ca
150-0106	St. Paul's African Methodist Episcopal Church	Church	C01 1901
150-0108-0001	Mayes House	Single Dwelling	1900-1910
150-0108-0002	Stuccoed House (513 Lee Street)	Single Dwelling	1900 ca
150-0108-0003	Frame House (511 Lee Street)	Single Dwelling	1925 ca
150-0108-0004	Frame House (103 Woolwine Street)	Single Dwelling	1980 ca
150-0108-0005	Frame House (507 Lee Street)	Single Dwelling	1925 ca
150-0108-0006	Helton House	Single Dwelling	1900 ca
150-0108-0007	Bandy House	Single Dwelling	1900 ca
150-0108-0008	Alls House	Single Dwelling	1920-1930
150-0108-0009	Apartment Building (427 Lee Street)	Multiple dwelling	1990 ca
150-0108-0010	Quadplex (Lee Street)	Multiple dwelling	1970-1975
150-0108-0011	Cromer, Bertram ? House	Single Dwelling	1940 ca
150-0108-0012	Cromer House	Single Dwelling	1950 ca
150-0108-0013	Camper, Robert House	Single Dwelling	1945 ca
150-0108-0014	Dickerson, Griff House	Single Dwelling	1890-1900
150-0108-0015	Dickerson House	Single Dwelling	1950 ca
150-0108-0016	Frame House (504 Lee Street)	Single Dwelling	1920 ca
150-0108-0017	Rutledge, Houston House	Single Dwelling	1940 ca
150-0108-0018	Rutledge, Alice House	Single Dwelling	1925 ca
150-0108-0019	Summer, Edgar House	Single Dwelling	1925 ca
150-0108-0020	Dickerson, Floyd House	Single Dwelling	1924 ca
150-0108-0021	Bingham, Robert W. House	Single Dwelling	1929
150-0108-0022	D. Cameron and Mabel Price Lucas House	Single Dwelling	C01 1929
150-0108-0023	Grissom, Frank House	Single Dwelling	1910-1920
150-0108-0024	Stickley House	Single Dwelling	1925 ca
150-0108-0025	Dickerson, Joe House	Single Dwelling	1950-1960
150-0108-0026	Greene, Aldora House	Single Dwelling	1960-1970
150-0108-0027	Reynolds, Gracie House	Single Dwelling	1910 ca
150-0108-0028	Wade, Richard House	Single Dwelling	1910 ca
150-0108-0029	Best, Claude House	Single Dwelling	1910-1920
150-0108-0030	Camper House	Single Dwelling	1900-1910
150-0108-0031	Apartment Building (208 Wharton Street)	Multiple dwelling	1980 ca

Survey Findings

Inventory Property Name	Property Type	Pot Date of Sig Construct
150-0108-0032 Frame House (200 Wharton Street)	Single Dwelling	1940 ca
150-0108-0033 Price, E. R. House	Single Dwelling	1900-1910
150-0108-0034 Cowan, Margaret Kent House	Single Dwelling	1900-1910
150-0108-0035 Camper, Viola House	Single Dwelling	1910-1920
150-0108-0036 Frame House (304 Washington Street)	Single Dwelling	1950-1960
150-0108-0037 Graves, Clinton House	Single Dwelling	1960 ca
150-0108-0038 Crimmer, Cecil House	Single Dwelling	1930 ca
150-0108-0039 Crimmer, Kenneth House	Single Dwelling	1960-1970
150-0108-0040 Price, Joe House	Single Dwelling	1940 ca
150-0108-0041 Howard, Louise House	Single Dwelling	1960-1970
150-0108-0042 Howard, Ervin House	Single Dwelling	1900-1910
150-0108-0043 Ridinger House	Single Dwelling	1925-1930
150-0108-0044 Kelsey Garage/Apartment	Garage	1930 ca
150-0108-0045 Kelsey, Vane House	Single Dwelling	C01 1925-1930
150-0108-0046 Bennett-Pugh House	Single Dwelling	1900-1910
150-0108-0047 Hummel House	Single Dwelling	1940 ca
150-0108-0048 Brody/Henderson House	Single Dwelling	1900-1910
150-0108-0049 Noblin House	Single Dwelling	1925-1930
150-0108-0050 Wade, Maggie House	Single Dwelling	1900-1910
150-0108-0051 Barnett, Blanche House	Single Dwelling	1900-1910
150-0108-0052 Frame House (305 Roanoke Street)	Single Dwelling	1910-1920
150-0108-0053 Derring House	Single Dwelling	1910-1920
150-0108-0054 Gardner House	Single Dwelling	1925 ca
150-0108-0055 Blacksburg Christian Church Education Building	Other	1960 ca
150-0108-0056 Pedigoe House	Single Dwelling	1900-1910
150-0108-0057 McGee House	Single Dwelling	C01 1900 ca
150-0108-0058 Outbuilding	Single Dwelling	1900 ca
150-0108-0059 First American Federal Savings Bank	Bank	1985-1990
150-0108-0060 National Bank of Blacksburg Annex	Bank	1950 ca
150-0108-0061 Sally Oliver's Bluegrass Grocery	Commercial Building	1930 ca
150-0108-0062 The Underground	Commercial Building	1960 ca
150-0108-0063 Louise's Dress Shop	Commercial Building	1930 ca
150-0108-0064 Thomas Pierce Real Estate	Commercial Building	1930 ca
150-0108-0065 Davidson's	Commercial Building	1945-1950
150-0108-0066 Rose's	Commercial Building	1965 ca
150-0108-0067 Woolhouse Storage	Warehouse	1910 ca
150-0108-0068 Purdue House	Single Dwelling	1925 ca
150-0108-0069 Frame Garage/Apartment (103N Penn Street)	Single Dwelling	1910-1920

Survey Findings

IR Inventory	Property Name	Property Type	Pot Date of Sig Construct
150-0108-0070	Collins House	Single Dwelling	1925 ca
150-0108-0071	Sibold House	Single Dwelling	1890-1900
150-0108-0072	Frame House (Jackson Street)	Single Dwelling	1925 ca
150-0108-0073	Snell House	Single Dwelling	1950 ca
150-0108-0074	Karrick House	Single Dwelling	1910-1920
150-0108-0075	Martin, Logan House #2	Single Dwelling	1950 ca
150-0108-0076	West Management Building	Office/Office Bldg.	1980 ca
150-0108-0077	Martin, Logan House #1	Single Dwelling	1925 ca
150-0108-0078	Slusser House #1	Single Dwelling	1900-1910
150-0108-0079	Montgomery County Savings and Loan Building	Commercial Building	1950-1960
150-0108-0080	Commercial Building (139 Jackson Street)	Commercial Building	1925 ca
150-0108-0081	Roop House	Single Dwelling	1955 ca
150-0108-0082	First Union Bank	Bank	1970-1980
150-0108-0083	Western Auto Store	Commercial Building	1960 ca
150-0108-0084	Fat Rabbit	Commercial Building	1975-1980
150-0108-0085	Lucas Motors	Car Showroom	1940 ca
150-0108-0086	Modern Barber Shop / Harley's Shoe Repair	Commercial Building	1950 ca
150-0108-0087	William Price Building	Mixed:Commerc/Do mest	1950 ca
150-0108-0088	Keister-Eakin House	Single Dwelling	C01 1870-1880
150-0108-0089	Hokie House	Mixed:Commerc/Do mest	1960-1970
150-0108-0090	Blacksburg Fire Department Station	Fire Station	1985-1990
150-0108-0091	Hobbes Office Building	Office/Office Bldg.	1950 ca
150-0108-0092	Nolan House	Single Dwelling	1930-1940
150-0108-0093	Frame House (Harding Avenue)	Single Dwelling	1920 ca
150-0108-0094	Frame House (Harding Avenue)	Single Dwelling	1940 ca
150-0108-0095	Frame House (Harding Avenue)	Single Dwelling	1940 ca
150-0108-0096	Frame House (Harding Avenue)	Single Dwelling	1946 ca
150-0108-0097	Slusser, Leonard House	Single Dwelling	1940 ca
150-0108-0098	Frame House (217 Harding Avenue)	Single Dwelling	1945 ca
150-0108-0099	Lucas House #2	Single Dwelling	1945 ca
150-0108-0100	Allen, Archie House	Single Dwelling	1920 ca
150-0108-0101	Slusser, Dave House	Single Dwelling	1940 ca
150-0108-0102	Slusser, Anna Mae House	Single Dwelling	1940 ca
150-0108-0103	Albert, Ray House	Single Dwelling	1920 ca
150-0108-0104	Frame House (Wilson Avenue)	Single Dwelling	1960 ca
150-0108-0105	Robinson House	Single Dwelling	1920 ca
150-0108-0106	Bennett House	Single Dwelling	C01 1920 ca CO3
150-0108-0107	Slusser House #2	Single Dwelling	1910 ca
150-0108-0108	Frame House (605 Progress	Single Dwelling	1945 ca

Survey Findings

IR Inventory	Property Name	Property Type	Pot Date of Sig Construct
150-0108-0109	Street) Frame House (603 Progress Street)	Single Dwelling	1945 ca
150-0108-0110	Lucas House #1	Single Dwelling	1930-1940
150-0108-0111	Doss House	Single Dwelling	1920 ca
150-0108-0112	Ledgerwood House	Single Dwelling	1910-1920
150-0108-0113	Kessler-Linkous House	Single Dwelling	1910 ca
150-0108-0114	Rollins, Forrest House	Multiple dwelling	1950 ca
150-0108-0115	Brick House (509 Progress Street)	Single Dwelling	1925-1930
150-0108-0116	Perdue, Charles House	Single Dwelling	C01 1925 ca
150-0108-0117	Wall, Gertrude Perdue House	Single Dwelling	1940 ca
150-0108-0118	Swope House	Single Dwelling	1890-1900
150-0108-0119	Linkous/Morgan House	Single Dwelling	1950 ca
150-0108-0120	Rollin-Woolwine House	Single Dwelling	1925 ca
150-0108-0121	Grey House	Single Dwelling	1925-1930
150-0108-0122	Strickler Apartments	Multiple dwelling	1948
150-0108-0123	Brown, Cartmell T. House	Single Dwelling	1900-1910
150-0108-0124	Frame House (406 Progress Street)	Single Dwelling	1935-1940
150-0108-0125	Frame House (404 Progress Street)	Single Dwelling	1935-1940
150-0108-0126	Woolwine House and School	Single Dwelling	1910-1920
150-0108-0127	Grey, Harry House	Single Dwelling	1900-1910
150-0108-0128	Frame House (311 Progress Street)	Single Dwelling	1940 ca
150-0108-0129	Compton Building	Commercial Building	1950 ca
150-0108-0130	Smith House	Single Dwelling	1950 ca
150-0108-0131	Effinger House	Single Dwelling	1920-1930
150-0108-0132	Brick House (206 Wilson Avenue)	Single Dwelling	1940 ca
150-0108-0133	Stuccoed House (208 Wilson Avenue)	Single Dwelling	1950 ca
150-0108-0134	Stuccoed House (210 Wilson Avenue)	Single Dwelling	1950 ca
150-0108-0135	Frame House (212 Wilson Avenue)	Single Dwelling	1940 ca
150-0108-0136	Purdue, Alfred House	Single Dwelling	1930 ca
150-0108-0137	Frame House (203 Wilson Avenue)	Single Dwelling	1910 ca
150-0108-0138	Dove, Leslie House	Single Dwelling	1925 ca
150-0108-0139	Grey, Georgia Simmons House	Single Dwelling	1945 ca
150-0108-0140	Frame House (209 Wilson Avenue)	Single Dwelling	1930 ca
150-0108-0141	Price, Pearly House	Single Dwelling	1920-1930
150-0108-0142	Buck House	Single Dwelling	1950 ca
150-0108-0143	Frame House (Wilson Avenue)	Single Dwelling	1910-1920

153 RECORDS IN THIS REPORT

EVALUATION

Potential Historic Designation

The Blacksburg Historic District is already listed in the Virginia Landmarks Register and the National Register of Historic Places. The Virginia Landmarks Register provides for the recognition of significant state historic landmarks and for the review of impacts which state-funded or permitted projects might have on registered landmarks. Occasionally, state funding is available to properties listed on or eligible for the Virginia Landmarks Register. State tax credits have recently become available for rehabilitation of residential and income-producing properties.

The National Register of Historic Places is a federal designation that honors a property by recognizing its importance to its community, state or the Nation. Owners of listed property may be able to obtain Federal historic preservation funding, when funds are available. In addition, Federal investment tax credits for rehabilitation and other provisions may apply. Federal agencies whose projects affect a listed or eligible property must consult with the State Historic Preservation Officer and the Advisory Council on Historic Preservation to try and minimize any harmful effects of the project upon the historic property.

The survey project has not resulted in any proposal of changes to the current National Register Historic District boundaries. The boundaries are shown on the district map (Figure 11).

Resource Integrity

Resources in the district were evaluated for contributing/noncontributing status according to a scale of integrity based on the relative significance of the property's associated theme (s) in the study area and the region. Buildings in the survey area not associated with commercial and domestic themes were evaluated by less stringent or more relaxed integrity standards due to their rarity in the locality. Buildings associated with less commonly represented themes such as social, religion, and education or sub-themes, such as early buildings or less substantial worker housing were permitted more leeway, but there were no examples of buildings of exceptional rarity or significance that were of borderline integrity. Standards for individually eligible domestic or commercial properties were very high and any substantial interior or exterior alteration resulted in their not being considered as potentially eligible.

PRESERVATION RECOMMENDATIONS

Future Survey and Documentation Efforts

Since this project was limited in scope to the district boundaries, it necessarily excluded many historic resources (those fifty years of age or older) that remain within the town. A comprehensive survey is necessary to document a more complete range of property types that represent all of Blacksburg's historic themes and time periods. In addition, more intensive surveys for important buildings in the district could be undertaken.

Preservation Planning Recommendations

Blacksburg presently has twelve (12) significant properties already listed on the Virginia Landmarks Register and the National Register of Historic Places, and numerous additional historic properties were identified in the 1986 survey project. The zoning ordinance allows for an historic overlay ordinance to be established that would protect specific historic properties as identified by Town Council. An architectural review board has been established which acts now in an advisory role. Unfortunately, the town has enacted no direct provisions to date to protect these historic resources.

The next step in preserving Blacksburg's historic resources should be to prepare a preservation plan for the entire town. A preservation plan should involve extensive participation and collaboration between the town government, local preservation advocates, the merchants' association, owners of historic properties, the New River Valley Planning District Commission, and other interested citizens, business interests, preservationists, and planners. The preservation planning process should be inclusive and comprehensive in nature, should integrate the findings of this and future survey efforts into the policy-making procedures of the town, and should meet state and national standards for historic preservation as well as the needs of the community. Survey data can be utilized as a means for the community to identify opportunities for conservation of the essential elements which give the district its historic character, to reduce potential conflicts between preservation and development forces, and to resolve any such disputes in an orderly and productive manner. Immediate steps that can be undertaken in the Blacksburg Historic District include:

- Local designation of district
 - Establish local designation process (non-restrictive)
 - Establish Historic Overlay Zoning areas(restrictive)
 - Develop guidelines for repair and new construction of buildings in historic districts

Nomination of the district already enables owners of contributing income-producing properties to take advantage of the substantial Federal and State historic preservation tax credits. This can be the principal tool available to the town in encouraging preservation of buildings in the district.

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APPENDICES

SURVEY INDEX - ID#, NAME, USGS MAP

FILE #	PROPERTY NAME	USGS QUAD MAP
150-0010	Christ Church	BLACKSBURG
150-0029	Old Mill Building	BLACKSBURG
150-0030	The Lyric Theater (Second Building)	BLACKSBURG
150-0032	Farmers' and Merchants' Bank (First Building)	BLACKSBURG
	College Inn	
	Dr. Gardner's Office	
	Hokie Hair / XYZ Gallery	
150-0039	Ellett's Drugstore	BLACKSBURG
	William Preston Hotel	
	Preston Place	
150-0063	Ellett House	BLACKSBURG
	Bratten, Ellen House	
150-0066	Price House	BLACKSBURG
	John C. Kent House	
150-0076	Calloway, Janey House	BLACKSBURG
150-0099	Farmers' and Merchants' Bank (Second Building)	BLACKSBURG
	L. L. Brown Insurance Agency	
	Boudreaux's	
150-0106	St. Paul's African Methodist Episcopal Church	BLACKSBURG
150-0108-0001	Mayes House	BLACKSBURG
150-0108-0002	Stuccoed House (513 Lee Street)	BLACKSBURG
150-0108-0003	Frame House (511 Lee Street)	BLACKSBURG
150-0108-0004	Frame House (103 Woolwine Street)	BLACKSBURG
150-0108-0005	Frame House (507 Lee Street)	BLACKSBURG
150-0108-0006	Helton House	BLACKSBURG
150-0108-0007	Bandy House	BLACKSBURG
150-0108-0008	Alls House	BLACKSBURG
150-0108-0009	Apartment Building (427 Lee Street)	BLACKSBURG
150-0108-0010	Quadplex (Lee Street)	BLACKSBURG
150-0108-0011	Cromer, Bertram ? House	BLACKSBURG
150-0108-0012	Cromer House	BLACKSBURG
150-0108-0013	Camper, Robert House	BLACKSBURG
150-0108-0014	Dickerson, Griff House	BLACKSBURG
150-0108-0015	Dickerson House	BLACKSBURG
150-0108-0016	Frame House (504 Lee Street)	BLACKSBURG
150-0108-0017	Rutledge, Houston House	BLACKSBURG
150-0108-0018	Rutledge, Alice House	BLACKSBURG
150-0108-0019	Summer, Edgar House	BLACKSBURG
150-0108-0020	Dickerson, Floyd House	BLACKSBURG
150-0108-0021	Bingham, Robert W. House	BLACKSBURG
150-0108-0022	D. Cameron and Mabel Price Lucas House	BLACKSBURG
150-0108-0023	Grissom, Frank House	BLACKSBURG
150-0108-0024	Stickley House	BLACKSBURG
150-0108-0025	Dickerson, Joe House	BLACKSBURG
150-0108-0026	Greene, Aldora House	BLACKSBURG
150-0108-0027	Reynolds, Gracie House	BLACKSBURG
150-0108-0028	Wade, Richard House	BLACKSBURG
150-0108-0029	Best, Claude House	BLACKSBURG
150-0108-0030	Camper House	BLACKSBURG

SURVEY INDEX - ID#, NAME, USGS MAP

FILE #	PROPERTY NAME	USGS QUAD MAP
150-0108-0031	Apartment Building (208 Wharton Street)	BLACKSBURG
150-0108-0032	Frame House (200 Wharton Street)	BLACKSBURG
150-0108-0033	Price, E. R. House	BLACKSBURG
150-0108-0034	Cowan, Margaret Kent House	BLACKSBURG
150-0108-0035	Camper, Viola House	BLACKSBURG
150-0108-0036	Frame House (304 Washington Street)	BLACKSBURG
150-0108-0037	Graves, Clinton House	BLACKSBURG
150-0108-0038	Crimmer, Cecil House	BLACKSBURG
150-0108-0039	Crimmer, Kenneth House	BLACKSBURG
150-0108-0040	Price, Joe House	BLACKSBURG
150-0108-0041	Howard, Louise House	BLACKSBURG
150-0108-0042	Howard, Ervin House	BLACKSBURG
150-0108-0043	Ridinger House Blacksburg Metaphysical Chapel	BLACKSBURG
150-0108-0044	Kelsey Garage/Apartment	BLACKSBURG
150-0108-0045	Kelsey, Vane House Optimal Health Associates	BLACKSBURG
150-0108-0046	Bennett-Pugh House Pack House Taylor's Frames & Things Inc.	BLACKSBURG
150-0108-0047	Hummel House Sigma Alpha Epsilon Fraternity House	BLACKSBURG
150-0108-0048	Brody/Henderson House	BLACKSBURG
150-0108-0049	Noblin House	BLACKSBURG
150-0108-0050	Wade, Maggie House	BLACKSBURG
150-0108-0051	Barnett, Blanche House	BLACKSBURG
150-0108-0052	Frame House (305 Roanoke Street)	BLACKSBURG
150-0108-0053	Derring House Zeta Psi Fraternity House	BLACKSBURG
150-0108-0054	Gardner House	BLACKSBURG
150-0108-0055	Blacksburg Christian Church Education Building Durham Building C. Jeffrey Stump, CPA PC	BLACKSBURG
150-0108-0056	Pedigoe House	BLACKSBURG
150-0108-0057	McGee House Canterbury House	BLACKSBURG
150-0108-0058	Outbuilding	BLACKSBURG
150-0108-0059	First American Federal Savings Bank	BLACKSBURG
150-0108-0060	National Bank of Blacksburg Annex	BLACKSBURG
150-0108-0061	Sally Oliver's Bluegrass Grocery Angelo's Pizzeria	BLACKSBURG
150-0108-0062	The Underground	BLACKSBURG
150-0108-0063	Louise's Dress Shop Sportshack	BLACKSBURG
150-0108-0064	Thomas Pierce Real Estate Pam's Hair Designs	BLACKSBURG
150-0108-0065	Davidson's	BLACKSBURG
150-0108-0066	Rose's	BLACKSBURG
150-0108-0067	Woolhouse Storage	BLACKSBURG
150-0108-0068	Purdue House	BLACKSBURG

SURVEY INDEX - ID#, NAME, USGS MAP

R FILE #	PROPERTY NAME	USGS QUAD MAP
150-0108-0069	Frame Garage/Apartment (103N Penn Street) Stable/Garage	BLACKSBURG
150-0108-0070	Collins House	BLACKSBURG
150-0108-0071	Sibold House	BLACKSBURG
150-0108-0072	Frame House (Jackson Street)	BLACKSBURG
150-0108-0073	Snell House	BLACKSBURG
150-0108-0074	Karrick House	BLACKSBURG
150-0108-0075	Martin, Logan House #2 BASE / Blacksburg Limousine Service / Norrell Services	BLACKSBURG
150-0108-0076	West Management Building	BLACKSBURG
150-0108-0077	Martin, Logan House #1	BLACKSBURG
150-0108-0078	Slusser House #1 Gordon H Winbery & Associates CPA PC	BLACKSBURG
150-0108-0079	Montgomery County Savings and Loan Building Past Pages Bookshop	BLACKSBURG
150-0108-0080	Commercial Building (139 Jackson Street) Dr. Roop's Carriage House New Life Book Store	BLACKSBURG
150-0108-0081	Roop House Alpha Delta Pi Sorority House	BLACKSBURG
150-0108-0082	First Union Bank	BLACKSBURG
150-0108-0083	Western Auto Store Creations / Grady's Antiques / Second Seasons Inc	BLACKSBURG
150-0108-0084	Fat Rabbit Screen Play / Ton 80 Club	BLACKSBURG
150-0108-0085	Lucas Motors Daddy's Money Restaurant Red Cross	BLACKSBURG
150-0108-0086	Modern Barber Shop / Harley's Shoe Repair	BLACKSBURG
150-0108-0087	William Price Building Marlyn's Hair Designs / Blacksburg Locksmith / The Hobby Shop	BLACKSBURG
150-0108-0088	Keister-Eakin House Keister House Eakin House Woolwine House Raines Real Estate	BLACKSBURG
150-0108-0089	Hokie House	BLACKSBURG
150-0108-0090	Blacksburg Fire Department Station	BLACKSBURG
150-0108-0091	Hobbes Office Building Dr. Matthew W. Glasgow, Dentist	BLACKSBURG
150-0108-0092	Nolan House	BLACKSBURG
150-0108-0093	Frame House (Harding Avenue)	BLACKSBURG
150-0108-0094	Frame House (Harding Avenue)	BLACKSBURG
150-0108-0095	Frame House (Harding Avenue)	BLACKSBURG
150-0108-0096	Frame House (Harding Avenue)	BLACKSBURG
150-0108-0097	Slusser, Leonard House	BLACKSBURG

SURVEY INDEX - ID#, NAME, USGS MAP

FILE #	PROPERTY NAME	USGS QUAD MAP
150-0108-0098	Frame House (217 Harding Avenue)	BLACKSBURG
150-0108-0099	Lucas House #2	BLACKSBURG
150-0108-0100	Allen, Archie House	BLACKSBURG
150-0108-0101	Slusser, Dave House	BLACKSBURG
150-0108-0102	Slusser, Anna Mae House	BLACKSBURG
150-0108-0103	Albert, Ray House	BLACKSBURG
150-0108-0104	Frame House (Wilson Avenue)	BLACKSBURG
150-0108-0105	Robinson House	BLACKSBURG
150-0108-0106	Bennett House	BLACKSBURG
150-0108-0107	Slusser House #2	BLACKSBURG
150-0108-0108	Frame House (605 Progress Street)	BLACKSBURG
150-0108-0109	Frame House (603 Progress Street)	BLACKSBURG
150-0108-0110	Lucas House #1	BLACKSBURG
150-0108-0111	Doss House	BLACKSBURG
150-0108-0112	Ledgerwood House	BLACKSBURG
150-0108-0113	Kessler-Linkous House	BLACKSBURG
150-0108-0114	Rollins, Forrest House	BLACKSBURG
150-0108-0115	Brick House (509 Progress Street)	BLACKSBURG
150-0108-0116	Perdue, Charles House J. B. and Gertrude Perdue Wall House	BLACKSBURG
150-0108-0117	Wall, Gertrude Perdue House	BLACKSBURG
150-0108-0118	Swope House	BLACKSBURG
150-0108-0119	Linkous/Morgan House	BLACKSBURG
150-0108-0120	Rollin-Woolwine House	BLACKSBURG
150-0108-0121	Grey House	BLACKSBURG
150-0108-0122	Strickler Apartments	BLACKSBURG
150-0108-0123	Brown, Cartmell T. House	BLACKSBURG
150-0108-0124	Frame House (406 Progress Street)	BLACKSBURG
150-0108-0125	Frame House (404 Progress Street)	BLACKSBURG
150-0108-0126	Woolwine House and School	BLACKSBURG
150-0108-0127	Grey, Harry House	BLACKSBURG
150-0108-0128	Frame House (311 Progress Street)	BLACKSBURG
150-0108-0129	Compton Building Marty's	BLACKSBURG
150-0108-0130	Smith House	BLACKSBURG
150-0108-0131	Effinger House	BLACKSBURG
150-0108-0132	Brick House (206 Wilson Avenue)	BLACKSBURG
150-0108-0133	Stuccoed House (208 Wilson Avenue)	BLACKSBURG
150-0108-0134	Stuccoed House (210 Wilson Avenue)	BLACKSBURG
150-0108-0135	Frame House (212 Wilson Avenue)	BLACKSBURG
150-0108-0136	Purdue, Alfred House	BLACKSBURG
150-0108-0137	Frame House (203 Wilson Avenue)	BLACKSBURG
150-0108-0138	Dove, Leslie House	BLACKSBURG
150-0108-0139	Grey, Georgia Simmons House	BLACKSBURG
150-0108-0140	Frame House (209 Wilson Avenue)	BLACKSBURG
150-0108-0141	Price, Pearly House Miller Off Main Street Galleries	BLACKSBURG
150-0108-0142	Buck House	BLACKSBURG
150-0108-0143	Frame House (Wilson Avenue)	BLACKSBURG

3 RECORDS IN THIS REPORT

SURVEY INDEX - ID#, NAME, USGS MAP

IR FILE #	PROPERTY NAME	USGS QUAD MAP
=====	=====	=====
150-0108-0103	Albert, Ray House	BLACKSBURG
150-0108-0100	Allen, Archie House	BLACKSBURG
150-0108-0008	Alls House	BLACKSBURG
150-0108-0009	Apartment Building (427 Lee Street)	BLACKSBURG
150-0108-0031	Apartment Building (208 Wharton Street)	BLACKSBURG
150-0108-0007	Bandy House	BLACKSBURG
150-0108-0051	Barnett, Blanche House	BLACKSBURG
150-0108-0106	Bennett House	BLACKSBURG
150-0108-0046	Bennett-Pugh House Pack House Taylor's Frames & Things Inc.	BLACKSBURG
150-0108-0029	Best, Claude House	BLACKSBURG
150-0108-0021	Bingham, Robert W. House	BLACKSBURG
150-0108-0055	Blacksburg Christian Church Education Building Durham Building C. Jeffrey Stump, CPA PC	BLACKSBURG
150-0108-0090	Blacksburg Fire Department Station	BLACKSBURG
150-0108-0132	Brick House (206 Wilson Avenue)	BLACKSBURG
150-0108-0115	Brick House (509 Progress Street)	BLACKSBURG
150-0108-0048	Brody/Henderson House	BLACKSBURG
150-0108-0123	Brown, Cartmell T. House	BLACKSBURG
150-0108-0142	Buck House	BLACKSBURG
0-0076	Calloway, Janey House	BLACKSBURG
150-0108-0030	Camper House	BLACKSBURG
150-0108-0013	Camper, Robert House	BLACKSBURG
150-0108-0035	Camper, Viola House	BLACKSBURG
150-0010	Christ Church	BLACKSBURG
150-0108-0070	Collins House	BLACKSBURG
150-0108-0080	Commercial Building (139 Jackson Street) Dr. Roop's Carriage House New Life Book Store	BLACKSBURG
150-0108-0129	Compton Building Marty's	BLACKSBURG
150-0108-0034	Cowan, Margaret Kent House	BLACKSBURG
150-0108-0038	Crimmer, Cecil House	BLACKSBURG
150-0108-0039	Crimmer, Kenneth House	BLACKSBURG
150-0108-0012	Cromer House	BLACKSBURG
150-0108-0011	Cromer, Bertram ? House	BLACKSBURG
150-0108-0022	D. Cameron and Mabel Price Lucas House	BLACKSBURG
150-0108-0065	Davidson's	BLACKSBURG
150-0108-0053	Derring House Zeta Psi Fraternity House	BLACKSBURG
150-0108-0015	Dickerson House	BLACKSBURG
150-0108-0020	Dickerson, Floyd House	BLACKSBURG
150-0108-0014	Dickerson, Griff House	BLACKSBURG
150-0108-0025	Dickerson, Joe House	BLACKSBURG
0-0108-0111	Doss House	BLACKSBURG
150-0108-0138	Dove, Leslie House	BLACKSBURG
150-0108-0131	Effinger House	BLACKSBURG

SURVEY INDEX - ID#, NAME, USGS MAP

SR FILE #	PROPERTY NAME	USGS QUAD MAP
150-0063	Ellett House	BLACKSBURG
	Bratten, Ellen House	
150-0039	Ellett's Drugstore	BLACKSBURG
	William Preston Hotel	
	Preston Place	
150-0032	Farmers' and Merchants' Bank (First Building)	BLACKSBURG
	College Inn	
	Dr. Gardner's Office	
	Hokie Hair / XYZ Gallery	
150-0099	Farmers' and Merchants' Bank (Second Building)	BLACKSBURG
	L. L. Brown Insurance Agency	
	Boudreaux's	
150-0108-0084	Fat Rabbit	BLACKSBURG
	Screen Play / Ton 80 Club	
150-0108-0059	First American Federal Savings Bank	BLACKSBURG
150-0108-0082	First Union Bank	BLACKSBURG
150-0108-0069	Frame Garage/Apartment (103N Penn Street)	BLACKSBURG
	Stable/Garage	
150-0108-0004	Frame House (103 Woolwine Street)	BLACKSBURG
150-0108-0032	Frame House (200 Wharton Street)	BLACKSBURG
150-0108-0137	Frame House (203 Wilson Avenue)	BLACKSBURG
150-0108-0140	Frame House (209 Wilson Avenue)	BLACKSBURG
150-0108-0135	Frame House (212 Wilson Avenue)	BLACKSBURG
150-0108-0098	Frame House (217 Harding Avenue)	BLACKSBURG
150-0108-0036	Frame House (304 Washington Street)	BLACKSBURG
150-0108-0052	Frame House (305 Roanoke Street)	BLACKSBURG
150-0108-0128	Frame House (311 Progress Street)	BLACKSBURG
150-0108-0125	Frame House (404 Progress Street)	BLACKSBURG
150-0108-0124	Frame House (406 Progress Street)	BLACKSBURG
150-0108-0016	Frame House (504 Lee Street)	BLACKSBURG
150-0108-0005	Frame House (507 Lee Street)	BLACKSBURG
150-0108-0003	Frame House (511 Lee Street)	BLACKSBURG
150-0108-0109	Frame House (603 Progress Street)	BLACKSBURG
150-0108-0108	Frame House (605 Progress Street)	BLACKSBURG
150-0108-0093	Frame House (Harding Avenue)	BLACKSBURG
150-0108-0094	Frame House (Harding Avenue)	BLACKSBURG
150-0108-0095	Frame House (Harding Avenue)	BLACKSBURG
150-0108-0096	Frame House (Harding Avenue)	BLACKSBURG
150-0108-0072	Frame House (Jackson Street)	BLACKSBURG
150-0108-0104	Frame House (Wilson Avenue)	BLACKSBURG
150-0108-0143	Frame House (Wilson Avenue)	BLACKSBURG
150-0108-0054	Gardner House	BLACKSBURG
150-0108-0037	Graves, Clinton House	BLACKSBURG
150-0108-0026	Greene, Aldora House	BLACKSBURG
150-0108-0121	Grey House	BLACKSBURG
150-0108-0139	Grey, Georgia Simmons House	BLACKSBURG
150-0108-0127	Grey, Harry House	BLACKSBURG
150-0108-0023	Grissom, Frank House	BLACKSBURG
150-0108-0006	Helton House	BLACKSBURG
150-0108-0091	Hobbess Office Building	BLACKSBURG

SURVEY INDEX - ID#, NAME, USGS MAP

IR FILE #	PROPERTY NAME	USGS QUAD MAP
	Dr. Matthew W. Glasgow, Dentist	
150-0108-0089	Hokie House	BLACKSBURG
150-0108-0042	Howard, Ervin House	BLACKSBURG
150-0108-0041	Howard, Louise House	BLACKSBURG
150-0108-0047	Hummel House	BLACKSBURG
	Sigma Alpha Epsilon Fraternity House	
150-0108-0074	Karrick House	BLACKSBURG
150-0108-0088	Keister-Eakin House	BLACKSBURG
	Keister House	
	Eakin House	
	Woolwine House	
	Raines Real Estate	
150-0108-0044	Kelsey Garage/Apartment	BLACKSBURG
150-0108-0045	Kelsey, Vane House	BLACKSBURG
	Optimal Health Associates	
150-0108-0113	Kessler-Linkous House	BLACKSBURG
150-0108-0112	Ledgerwood House	BLACKSBURG
150-0108-0119	Linkous/Morgan House	BLACKSBURG
150-0108-0063	Louise's Dress Shop	BLACKSBURG
	Sportshack	
150-0108-0110	Lucas House #1	BLACKSBURG
150-0108-0099	Lucas House #2	BLACKSBURG
150-0108-0085	Lucas Motors	BLACKSBURG
	Daddy's Money Restaurant	
	Red Cross	
150-0108-0077	Martin, Logan House #1	BLACKSBURG
150-0108-0075	Martin, Logan House #2	BLACKSBURG
	BASE / Blacksburg Limousine Service / Norrell Services	
150-0108-0001	Mayes House	BLACKSBURG
150-0108-0057	McGee House	BLACKSBURG
	Canterbury House	
150-0108-0086	Modern Barber Shop / Harley's Shoe Repair	BLACKSBURG
150-0108-0079	Montgomery County Savings and Loan Building	BLACKSBURG
	Past Pages Bookshop	
150-0108-0060	National Bank of Blacksburg Annex	BLACKSBURG
150-0108-0049	Noblin House	BLACKSBURG
150-0108-0092	Nolan House	BLACKSBURG
150-0029	Old Mill Building	BLACKSBURG
150-0108-0058	Outbuilding	BLACKSBURG
150-0108-0056	Pedigoe House	BLACKSBURG
150-0108-0116	Perdue, Charles House	BLACKSBURG
	J. B. and Gertrude Perdue Wall House	
150-0066	Price House	BLACKSBURG
	John C. Kent House	
150-0108-0033	Price, E. R. House	BLACKSBURG
150-0108-0040	Price, Joe House	BLACKSBURG
150-0108-0141	Price, Pearly House	BLACKSBURG
	Miller Off Main Street Galleries	
150-0108-0068	Purdue House	BLACKSBURG

SURVEY INDEX - ID#, NAME, USGS MAP

IR FILE #	PROPERTY NAME	USGS QUAD MAP
150-0108-0136	Purdue, Alfred House	BLACKSBURG
150-0108-0010	Quadplex (Lee Street)	BLACKSBURG
150-0108-0027	Reynolds, Gracie House	BLACKSBURG
150-0108-0043	Ridinger House	BLACKSBURG
	Blacksburg Metaphysical Chapel	
150-0108-0105	Robinson House	BLACKSBURG
150-0108-0120	Rollin-Woolwine House	BLACKSBURG
150-0108-0114	Rollins, Forrest House	BLACKSBURG
150-0108-0081	Roop House	BLACKSBURG
	Alpha Delta Pi Sorority House	
150-0108-0066	Rose's	BLACKSBURG
150-0108-0018	Rutledge, Alice House	BLACKSBURG
150-0108-0017	Rutledge, Houston House	BLACKSBURG
150-0108-0061	Sally Oliver's Bluegrass Grocery	BLACKSBURG
	Angelo's Pizzeria	
150-0108-0071	Sibold House	BLACKSBURG
150-0108-0078	Slusser House #1	BLACKSBURG
	Gordon H Winbery & Associates CPA PC	
150-0108-0107	Slusser House #2	BLACKSBURG
150-0108-0102	Slusser, Anna Mae House	BLACKSBURG
150-0108-0101	Slusser, Dave House	BLACKSBURG
150-0108-0097	Slusser, Leonard House	BLACKSBURG
150-0108-0130	Smith House	BLACKSBURG
150-0108-0073	Snell House	BLACKSBURG
0-0106	St. Paul's African Methodist Episcopal Church	BLACKSBURG
150-0108-0024	Stickley House	BLACKSBURG
150-0108-0122	Strickler Apartments	BLACKSBURG
150-0108-0133	Stuccoed House (208 Wilson Avenue)	BLACKSBURG
150-0108-0134	Stuccoed House (210 Wilson Avenue)	BLACKSBURG
150-0108-0002	Stuccoed House (513 Lee Street)	BLACKSBURG
150-0108-0019	Summer, Edgar House	BLACKSBURG
150-0108-0118	Swope House	BLACKSBURG
150-0030	The Lyric Theater (Second Building)	BLACKSBURG
150-0108-0062	The Underground	BLACKSBURG
150-0108-0064	Thomas Pierce Real Estate	BLACKSBURG
	Pam's Hair Designs	
150-0108-0050	Wade, Maggie House	BLACKSBURG
150-0108-0028	Wade, Richard House	BLACKSBURG
150-0108-0117	Wall, Gertrude Perdue House	BLACKSBURG
150-0108-0076	West Management Building	BLACKSBURG
150-0108-0083	Western Auto Store	BLACKSBURG
	Creations / Grady's Antiques / Second Seasons Inc	
150-0108-0087	William Price Building	BLACKSBURG
	Marlyn's Hair Designs / Blacksburg Locksmith / The Hobby Shop	
150-0108-0067	Woolhouse Storage	BLACKSBURG
150-0108-0126	Woolwine House and School	BLACKSBURG

3 RECORDS IN THIS REPORT

BLACKSBURG HISTORIC DISTRICT

Montgomery County, Virginia

GIBSON WORSHAM, ARCHT

--- GROUND W/ CASUALTY TOWN PLAN

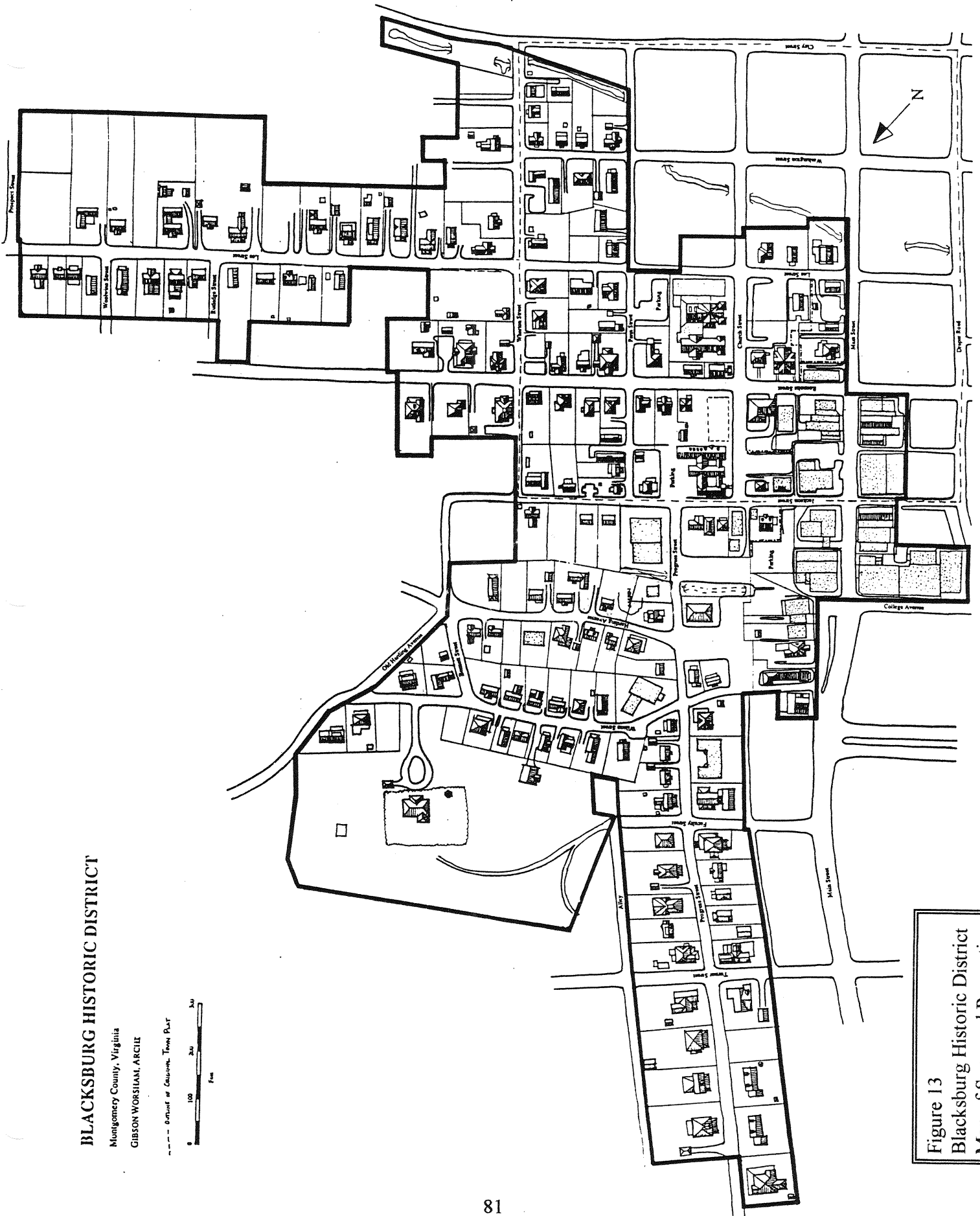


Figure 13
Blacksburg Historic District
Map of Surveyed Properties

BLACKSBURG HISTORIC DISTRICT

Montgomery County, Virginia

GIBSON WORSHAM, ARCHITECT

--- Outline of Current Town Plat

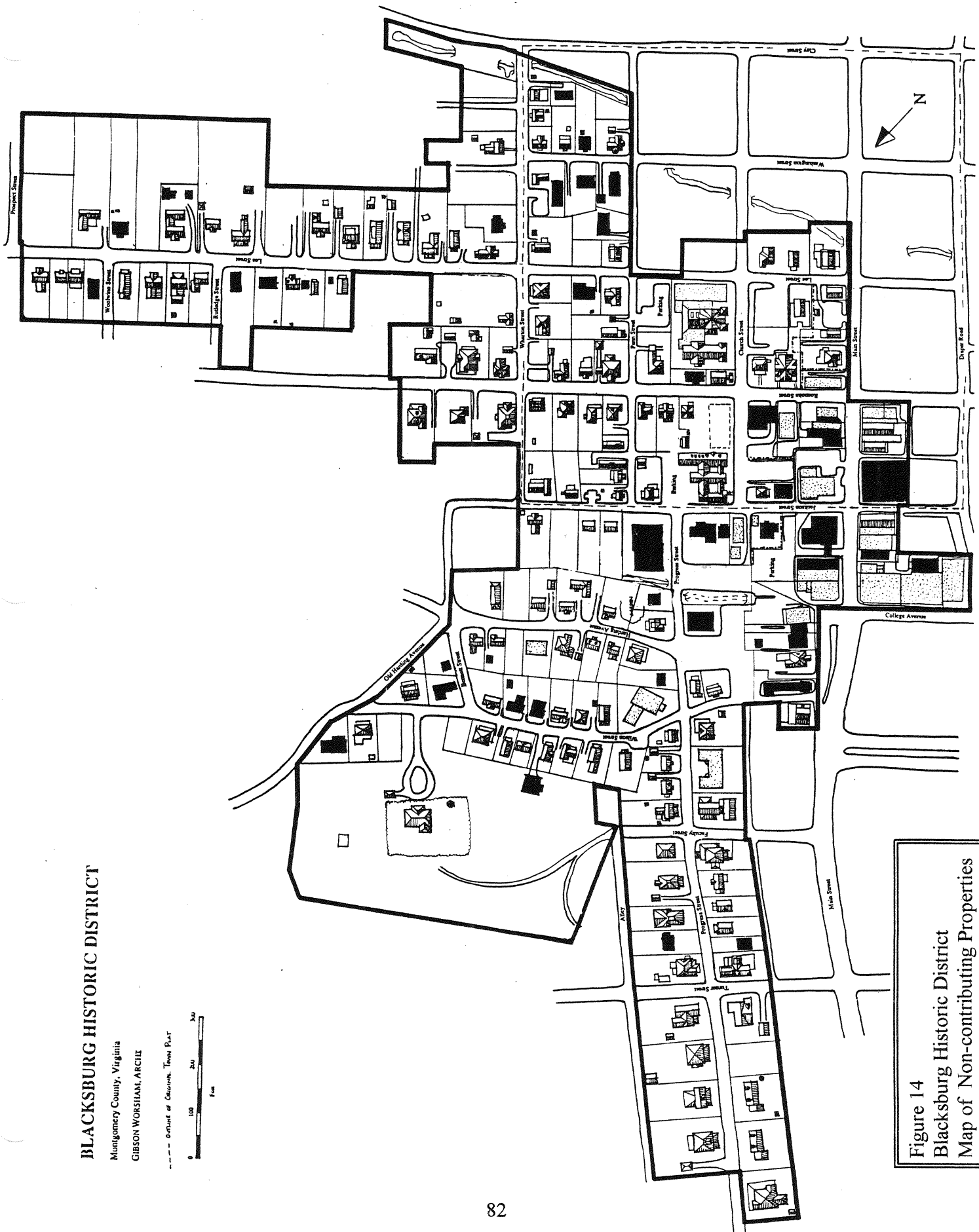


Figure 14
Blacksburg Historic District
Map of Non-contributing Properties
Properties are shown in black

Contributing and Noncontributing Elements in District

Inventory	Property Name	Noncontributing Resources	Contributing Resources
150-0010	Christ Church	0	1
150-0029	Old Mill Building	0	1
150-0030	The Lyric Theater (Second Building)	0	1
150-0032	Farmers' and Merchants' Bank (First Building)	0	1
150-0039	Ellett's Drugstore	0	1
150-0063	Ellett House	0	1
150-0066	Price House	0	3
150-0076	Calloway, Janey House	0	1
150-0099	Farmers' and Merchants' Bank (Second Building)	0	1
150-0106	St. Paul's African Methodist Episcopal Church	0	1
150-0108-0001	Mayes House	0	1
150-0108-0002	Stuccoed House (513 Lee Street)	0	1
150-0108-0003	Frame House (511 Lee Street)	0	1
150-0108-0004	Frame House (103 Woolwine Street)	1	0
150-0108-0005	Frame House (507 Lee Street)	0	1
150-0108-0006	Helton House	0	1
150-0108-0007	Bandy House	0	2
150-0108-0008	Alls House	0	1
150-0108-0009	Apartment Building (427 Lee Street)	1	0
150-0108-0010	Quadplex (Lee Street)	2	0
150-0108-0011	Cromer, Bertram ? House	2	1
150-0108-0012	Cromer House	0	1
150-0108-0013	Camper, Robert House	1	1
150-0108-0014	Dickerson, Griff House	0	1
150-0108-0015	Dickerson House	3	0
150-0108-0016	Frame House (504 Lee Street)	2	1
150-0108-0017	Rutledge, Houston House	0	2
150-0108-0018	Rutledge, Alice House	0	2
150-0108-0019	Summer, Edgar House	0	2
150-0108-0020	Dickerson, Floyd House	0	2
150-0108-0021	Bingham, Robert W. House	1	2
150-0108-0022	D. Cameron and Mabel Price Lucas House	0	2
150-0108-0023	Grissom, Frank House	0	2
150-0108-0024	Stickley House	0	1
150-0108-0025	Dickerson, Joe House	1	0
150-0108-0026	Greene, Aldora House	1	0
150-0108-0027	Reynolds, Gracie House	1	1
150-0108-0028	Wade, Richard House	1	1
150-0108-0029	Best, Claude House	0	1
150-0108-0030	Camper House	0	1

Contributing and Noncontributing Elements in District

Inventory Property Name	Noncontributing Resources	Contributing Resources
150-0108-0031 Apartment Building (208 Wharton Street)	1	0
150-0108-0032 Frame House (200 Wharton Street)	1	1
150-0108-0033 Price, E. R. House	0	1
150-0108-0034 Cowan, Margaret Kent House	0	1
150-0108-0035 Camper, Viola House	0	2
150-0108-0036 Frame House (304 Washington Street)	2	0
150-0108-0037 Graves, Clinton House	1	0
150-0108-0038 Crimmer, Cecil House	2	0
150-0108-0039 Crimmer, Kenneth House	1	0
150-0108-0040 Price, Joe House	0	1
150-0108-0041 Howard, Louise House	2	0
150-0108-0042 Howard, Ervin House	1	1
150-0108-0043 Ridinger House	0	1
150-0108-0044 Kelsey Garage/Apartment	0	1
150-0108-0045 Kelsey, Vane House	0	1
150-0108-0046 Bennett-Pugh House	0	1
150-0108-0047 Hummel House	0	2
150-0108-0048 Brody/Henderson House	0	3
150-0108-0049 Noblin House	0	1
150-0108-0050 Wade, Maggie House	0	2
150-0108-0051 Barnett, Blanche House	0	1
150-0108-0052 Frame House (305 Roanoke Street)	0	1
150-0108-0053 Derring House	0	1
150-0108-0054 Gardner House	0	1
150-0108-0055 Blacksburg Christian Church Education Building	1	0
150-0108-0056 Pedigoe House	0	1
150-0108-0057 McGee House	0	1
150-0108-0058 Outbuilding	0	1
150-0108-0059 First American Federal Savings Bank	1	0
150-0108-0060 National Bank of Blacksburg Annex	1	0
150-0108-0061 Sally Oliver's Bluegrass Grocery	0	1
150-0108-0062 The Underground	1	0
150-0108-0063 Louise's Dress Shop	1	0
150-0108-0064 Thomas Pierce Real Estate	1	0
150-0108-0065 Davidson's	0	1
150-0108-0066 Rose's	1	0
150-0108-0067 Woolhouse Storage	0	1
150-0108-0068 Purdue House	0	1
150-0108-0069 Frame Garage/Apartment (103N Penn Street)	0	1

Contributing and Noncontributing Elements in District

PHR Inventory	Property Name	Noncontributing Resources	Contributing Resources
150-0108-0070	Collins House	0	1
150-0108-0071	Sibold House	0	2
150-0108-0072	Frame House (Jackson Street)	0	1
150-0108-0073	Snell House	0	1
150-0108-0074	Karrick House	0	1
150-0108-0075	Martin, Logan House #2	1	0
150-0108-0076	West Management Building	1	0
150-0108-0077	Martin, Logan House #1	0	1
150-0108-0078	Slusser House #1	0	1
150-0108-0079	Montgomery County Savings and Loan Building	1	0
150-0108-0080	Commercial Building (139 Jackson Street)	0	1
150-0108-0081	Roop House	1	0
150-0108-0082	First Union Bank	1	0
150-0108-0083	Western Auto Store	1	0
150-0108-0084	Fat Rabbit	1	0
150-0108-0085	Lucas Motors	1	0
0-0108-0086	Modern Barber Shop / Harley's Shoe Repair	1	0
150-0108-0087	William Price Building	2	0
150-0108-0088	Keister-Eakin House	0	1
150-0108-0089	Hokie House	1	0
150-0108-0090	Blacksburg Fire Department Station	1	0
150-0108-0091	Hobbes Office Building	1	0
150-0108-0092	Nolan House	0	1
150-0108-0093	Frame House (Harding Avenue)	0	1
150-0108-0094	Frame House (Harding Avenue)	0	2
150-0108-0095	Frame House (Harding Avenue)	0	1
150-0108-0096	Frame House (Harding Avenue)	0	1
150-0108-0097	Slusser, Leonard House	0	1
150-0108-0098	Frame House (217 Harding Avenue)	0	1
150-0108-0099	Lucas House #2	1	1
150-0108-0100	Allen, Archie House	0	1
150-0108-0101	Slusser, Dave House	0	2
150-0108-0102	Slusser, Anna Mae House	0	1
150-0108-0103	Albert, Ray House	0	1
150-0108-0104	Frame House (Wilson Avenue)	1	0
150-0108-0105	Robinson House	0	2
150-0108-0106	Bennett House	0	3
150-0108-0107	Slusser House #2	0	2
150-0108-0108	Frame House (605 Progress Street)	0	1
0-0108-0109	Frame House (603 Progress Street)	2	1

Contributing and Noncontributing Elements in District

Inventory Property Name	Noncontributing Resources	Contributing Resources
150-0108-0110 Lucas House #1	0	2
150-0108-0111 Doss House	0	2
150-0108-0112 Ledgerwood House	0	2
150-0108-0113 Kessler-Linkous House	0	1
150-0108-0114 Rollins, Forrest House	1	0
150-0108-0115 Brick House (509 Progress Street)	0	1
150-0108-0116 Perdue, Charles House	0	1
150-0108-0117 Wall, Gertrude Perdue House	0	1
150-0108-0118 Swope House	0	2
150-0108-0119 Linkous/Morgan House	1	0
150-0108-0120 Rollin-Woolwine House	0	1
150-0108-0121 Grey House	0	1
150-0108-0122 Strickler Apartments	0	1
150-0108-0123 Brown, Cartmell T. House	2	1
150-0108-0124 Frame House (406 Progress Street)	0	2
150-0108-0125 Frame House (404 Progress Street)	1	2
150-0108-0126 Woolwine House and School	0	2
150-0108-0127 Grey, Harry House	0	1
150-0108-0128 Frame House (311 Progress Street)	0	1
150-0108-0129 Compton Building	1	0
150-0108-0130 Smith House	1	0
150-0108-0131 Effinger House	1	1
150-0108-0132 Brick House (206 Wilson Avenue)	0	1
150-0108-0133 Stuccoed House (208 Wilson Avenue)	1	0
150-0108-0134 Stuccoed House (210 Wilson Avenue)	2	0
150-0108-0135 Frame House (212 Wilson Avenue)	0	1
150-0108-0136 Purdue, Alfred House	0	1
150-0108-0137 Frame House (203 Wilson Avenue)	0	1
150-0108-0138 Dove, Leslie House	1	1
150-0108-0139 Grey, Georgia Simmons House	0	1
150-0108-0140 Frame House (209 Wilson Avenue)	0	1
150-0108-0141 Price, Pearly House	0	1
150-0108-0142 Buck House	2	0
150-0108-0143 Frame House (Wilson Avenue)	1	1
	=====	=====
	68	142

153 RECORDS IN THIS REPORT

BLACKSBURG HISTORIC DISTRICT

Montgomery County, Virginia

GIBSON WORSHAM, ARCHT

--- OUTLINE OF ORIGINAL TOWN PLAT

