

**FINAL REPORT**

**SURVEY FINDINGS AND  
RECOMMENDATIONS**

**BLACKSBURG HISTORIC DISTRICT  
SURVEY AND SURVEY UPDATE  
BLACKSBURG, VIRGINIA**

**SUBMITTED TO:**

**Virginia Department of Historic Resources  
2801 Kensington Avenue  
Richmond, Virginia 23221  
and  
Town of Blacksburg  
300 South Main Street  
Blacksburg, Virginia 24060**

**SUBMITTED BY:**

**TRC  
9056 Chevrolet Drive  
Ellicott City, Maryland 21042**

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## **Executive Summary**

As part of a 2006 Cost-Share agreement between the Town of Blacksburg (Town) and the Virginia Department of Historic Resources (DHR), TRC Environmental Inc. (TRC) of Ellicott City, Maryland conducted an architectural survey and survey update of historic resources within the National Register of Historic Places (NRHP)-listed and locally designated Blacksburg Historic Districts (also known as the Town Overlay Zone) in Blacksburg, Virginia. The architectural survey was conducted by TRC between July 2006 and March 2007 within the boundaries of the Town Overlay Zone. The TRC survey included field work and evaluation for NRHP-eligibility of 51 resources currently listed in the Blacksburg NRHP nomination (1991) as “noncontributing,” as well as 22 pre-1957 resources located outside of the NRHP district boundaries but within the Town Overlay Zone. Recommendations of the 2006-2007 Blacksburg Historic District Survey include revision of the NRHP Blacksburg Historic District nomination to create a discontinuous historic district, and to extend the Blacksburg Historic District’s period of significance beyond the current 1789-1941 period to 1957. No changes are recommended to the boundaries of the Town Overlay Zone.

## **Project Background and Methodology**

### ***Project Background***

The downtown commercial and residential areas of Blacksburg, Virginia have been the subject of several survey and historic designation activities. In 1989-1990, this area was surveyed by DHR architectural historian David Edwards as part of an ongoing survey of Blacksburg's historic resources. This survey formed the basis for the preparation of an NRHP nomination for the Blacksburg Historic District, which was listed in the Virginia Historic Landmarks (VHL) Register in 1989 and the NRHP in 1991. In 1996-1997, architect Gibson Worsham, working under contract to the DHR, updated this survey information. The 1996-1997 survey scope included evaluating the contributing or noncontributing status of 1940-1946 resources within the Blacksburg Historic District.

The Town of Blacksburg has designated much of downtown Blacksburg part of a Town Overlay Zone. The boundaries of this historic overlay zone take in additional areas (principally along South Church and South Main Streets and Draper Road) to the west and south of the NRHP boundaries. The boundaries of the NRHP-listed and Town Overlay Zone are shown in Figure 1.

In 2006, the Town of Blacksburg entered into a Cost Share agreement with DHR to conduct an update of the 1996-1997 survey. Through competitive bidding, DHR and the Town retained TRC Environmental Inc. (TRC) of Ellicott City, Maryland to conduct this survey. The purpose of the 2006 Blacksburg Historic District Survey was to evaluate the contributing or noncontributing status of resources dating from between 1946 and 1957 within the NRHP district. An additional task was to survey and evaluate for contributing or noncontributing status all pre-1957 resources located *outside* of the NRHP district boundaries but *within* the Town Overlay Zone. The scope of work for this project also included a report with recommendations on whether the period of significance for the NRHP-listed Blacksburg Historic District should be extended from 1789-1941 to 1957 and whether the boundaries of the NRHP historic district should be revised to make them congruent with the Town Overlay Zone.

### ***Survey Methodology***

TRC conducted background research at the DHR Archives in Richmond where the Blacksburg Historic District NRHP nomination was reviewed, along with the DSS forms for previously surveyed, non-contributing resources within the NRHP historic district and Town Overlay Zone boundaries. Additional historic map research was conducted at the Library of Congress in Washington, DC.

A project kick-off meeting was held in Blacksburg on 1 August 2006 among TRC Project Manager Geoffrey Henry, Town Planner Brandol Harvey, and Dr. John Kern and Michael Pulice from the DHR Roanoke Regional Office. Field maps supplied by the Town were reviewed and the boundaries of the Town Overlay Zone were established as the survey project boundaries.

TRC conducted fieldwork in the project area between August 1 and August 5, 2006. Updated survey information, including an evaluation of contributing or noncontributing status, was completed on 51 previously surveyed resources. TRC identified 22 pre-1957 resources within the Town Overlay Zone boundaries requiring survey and evaluation. All of the 73 surveyed resources were photographed, mapped, and entered into the DHR Data Sharing System (DSS). The newly surveyed resources were evaluated for their contributing or noncontributing status within a potential expanded Blacksburg NRHP Historic District. The 73 previously surveyed and newly surveyed resources within the project area and the recommendations on their contributing or noncontributing status are listed in the form of an inventory in Table 1.

**TABLE 1**  
**Surveyed Resources within the Blacksburg Historic District Project Area**

NOTES:

*DHR #*, all have 150-108 (Blacksburg Historic District) prefix

*NRHP/Local District*, denotes whether resource is located within boundaries of NRHP-listed and/or locally designated Blacksburg Historic District

*C/NC*—denotes determination of contributing/non-contributing status according to 1991 NRHP nomination, 1996-1997 CLG survey, and 2006 survey

*Recommendations*: Recommended C/NC Status in both NRHP District and Town Overlay Zone

**Current Status--Recent (post 2000) construction within the NRHP District and Town Overlay Zone**

**Current Status--Building is located within Town Overlay Zone and within NRHP boundary.**

**Current Status--Building is located within Town Overlay Zone but NOT in NRHP boundary.**

#	ADDRESS	DHR # (150-108 PREFIX)	NRHP/ LOCAL DISTRICT?	C/NC (1989/ 1996/ 2006)	RECOMMENDATION
1	207 Harding Avenue	101	NRHP/ Local	NC/C/C	Recommended "Contributing" in NR and Local District
2	206 Harding Street	97	NRHP/ Local	C/C/C	Recommended "Contributing" in NR and Local District
3	210 Harding Avenue	96	NRHP/ Local	NC/C/C	Recommended "Contributing" in NR and Local District
4	214 Harding Avenue	94	NRHP/ Local	NC/C/C	Recommended "Contributing" in NR and Local District
5	303 Jackson Street	73	NRHP/ Local	NC/C/C	Recommended "Contributing" in NR and Local District
6	421 Lee Street	197 (also 150-11)	NRHP/ Local	NC/?/C	Recommended "Contributing" in NR and Local District
7	502 Lee Street	17	NRHP/ Local	NC/C/C	Recommended "Contributing" in NR and Local District
8	508 Lee Street	15	NRHP/ Local	NC/NC/ C	Recommended "Contributing" in NR and Local District
9	110 N Main St	193	NRHP/ Local	NC/?/ NC	Recommended "Non-Contributing" in NR District because of age but "Contributing" in Local District

#	ADDRESS	DHR # (150-108 PREFIX)	NRHP/ LOCAL DISTRICT?	C/NC (1989/ 1996/ 2006)	RECOMMENDATION
10	114 N Main Street	63	NRHP/ Local	NC/NC/ NC	Recommended "Contributing" in NR District and "Contributing" in Local District
11	116 N. Main Street	64	NRHP/ local	NC/NC/ NC	Recommended "Contributing" in NR District and "Contributing" in Local District
12	208 N Main Street	83	NRHP/ Local	NC/NC/ NC	Recommended "Non-Contributing" in NR and Local District
13	304-306 N Main Street	86	NRHP/ Local	NC/NC/ C	Recommended "Contributing" in NR and Local District
14	308-314 N Main Street	87	NRHP/ Local	NC/NC/ C	Shown as 310-314 on town map Recommended "Contributing" in NR and Local District
15	201 S Penn Street	40	NRHP/ Local	NC/C/C	Recommended "Contributing" in NR and Local District
16	220 Progress Street	91	NRHP/ Local	NC/NC/ C	Recommended "Contributing" in NR and Local District
17	304 Progress Street	130	NRHP/ Local	NC/NC/ C	Recommended "Contributing" in NR and Local District
18	Anglican Church 306 Progress St	171 ALSO 150-74	NRHP/ Local	?/C/C	Address corrected in DSS but needs correction on NRHP form. Recommended "Contributing" in NR and Local District
19	404 Progress Street	125	NRHP/ Local	NC/C/C	Recommended "Contributing" in NR and Local District
20	406 Progress Street	124	NRHP/ Local	NC/C/C	Recommended "Contributing" in NR and Local District
21	502 Progress Street	120	NRHP/ Local	NC/C/C	Recommended "Contributing" in NR and Local District
22	503 Progress Street	117	NRHP/ Local	NC/C/C	Recommended "Contributing" in NR and Local District
23	510 Progress Street	119	NRHP/ Local	NC/NC/ C	Recommended "Contributing" in NR and Local District
24	511-513 Progress Street	114	NRHP/ Local	NC/NC/ C	Recommended "Contributing" in NR and Local District
25	603 Progress Street	109	NRHP/ Local	NC/C/C	Recommended "Contributing" in NR and Local District
26	605 Progress Street	108	NRHP/ Local	NC/C/C	Recommended "Contributing" in NR and Local District
27	203 Roanoke St	55	NRHP/ Local	NC/NC/ C	Recommended "Contributing" in NR and Local District
28	106 W Roanoke St	153	NRHP/ Local	C/?/C	Recommended "Contributing" in NR and Local District
29	304 Washington St	36	NRHP/ Local	NC/NC/ C	Recommended "Contributing" in NR and Local District

#	ADDRESS	DHR # (150-108 PREFIX)	NRHP/ LOCAL DISTRICT?	C/NC (1989/ 1996/ 2006)	RECOMMENDATION
30	203 Wharton Street	25	NRHP/ Local	NC/NC/ C	Recommended "Contributing" in NR and Local District
31	205 ½ Wilson Street	144	NRHP/ Local	NC/NC/ C	Recommended "Contributing" in NR and Local District
32	206 Wilson Street	132	NRHP/ Local	NC/C/C	Recommended "Contributing" in NR and Local District
33	208 Wilson Street	133	NRHP/ Local	NC/NC/ C	Recommended "Contributing" in NR and Local District
34	210 Wilson Street	134	NRHP/ Local	NC/NC/ C	Recommended "Contributing" in NR and Local District
35	212 Wilson Street	135	NRHP/ Local	NC/NC/ C	Recommended "Contributing" in NR and Local District
36	302 Wilson Street	142	NRHP/ Local	NC/NC/ C	Recommended "Contributing" in NR and Local District
37	202 S Church Street	220	Local	/C	Recommended "Contributing" in Expanded NR District and "Contributing" in Existing Local District
38	203 S Church Street	221	Local	/C	Recommended "Contributing" in Expanded NR District and "Contributing" in Existing Local District
39	204 S Church Street	222	Local	/C	Recommended "Contributing" in Expanded NR District and "Contributing" in Existing Local District
40	307 S. Church Street	223	Local	/C	Recommended "Contributing" in Expanded NR District and "Contributing" in Existing Local District
41	204 Clay Street	224	Local	/C	Recommended "Contributing" in Expanded NR District and "Contributing" in Existing Local District
42	309 Clay Street	219 Also 150-52		/C	Recommended "Contributing" in Expanded NR District and "Contributing" in Existing Local District
43	217 College Avenue	225	Local	NC	Recommended "Non-Contributing" in NR and Local District
44	Black House, 204 Draper Avenue	235 also 150-49	Local	C/C/C	Moved resource. Recommended "Contributing" in Expanded NR District and "Contributing" in Existing Local District
45	Armory, 201 Draper Avenue	236, also 150-27	Local	?/C/C	Recommended "Contributing" in Expanded NR District and "Contributing" in Existing Local District
46	104 E. Jackson Street	210	NRHP/ Local	/NC	Recent construction within NRHP district. Recommended "Non-Contributing" in NR and Local District

#	ADDRESS	DHR # (150-108 PREFIX)	NRHP/ LOCAL DISTRICT?	C/NC (1989/ 1996/ 2006)	RECOMMENDATION
47	126 W Jackson Street	226	Local	/C	Recommended "Contributing" in Expanded NR District and "Contributing" in Existing Local District
48	130 West Jackson Street	85	NRHP/ Local	C/NC/C	Within boundaries of NRHP district but only hand-written in NRHP inventory. Recommended "Non-Contributing" in NR and Local District
49	202 Lee Street	227	Local	/C	Recommended "Contributing" in Expanded NR District and "Contributing" in Existing Local District
50	205 S. Main Street	228	Local	/C	To be demolished. Recommended "Contributing" in Expanded NR District and "Contributing" in Existing Local District
51	203 South Penn Street	173	NRHP/ Local	NC/NC/ NC	Recommended "Non-Contributing" in NR District and "Contributing" in Existing Local District
52	106-108 N Main Street	238	NRHP/ Local	NC	Recommended "Non-Contributing" in NR District and "Non-Contributing" in Existing Local District
53	301 S Main Street	237, also 150-50	Local	/C	Recommended "Contributing" in Expanded NR District and "Contributing" in Existing Local District
54	207 South Penn Street	39	NRHP/ Local	NC/NC/ NC	Recommended "Non-Contributing" in Expanded NR District and "Non-Contributing" in Existing Local District
55	200-202 Prospect St	211	NRHP/ Local	/NC	Recent construction within NRHP district. Recommended "NonContributing" in NR and Local Districts
56	204-206 Prospect St	212	NRHP/ Local	NC	Recent construction within NRHP district. Recommended "NonContributing" in NR and Local Districts
57	208-210 Prospect St	213	NRHP /Local	NC	Recent construction within NRHP district. Recommended "NonContributing" in NR and Local Districts
58	212-214 Prospect St	214	NRHP/ Local	NC	Recent construction within NRHP district. Recommended "NonContributing" in NR and Local Districts
59	108 W Roanoke Street	218	NRHP/ Local	/NC	Recent construction within NRHP district. Not shown on town map. Recommended "NonContributing" in NR and Local Districts
60	448 E Roanoke Street	217	NRHP/ Local	/c	Within boundaries of NRHP district but not listed in NRHP inventory. No building shown on NRHP map. Recommended "Contributing" in NR District and "Contributing" in Existing Local District



#	ADDRESS	DHR # (150-108 PREFIX)	NRHP/ LOCAL DISTRICT?	C/NC (1989/ 1996/ 2006)	RECOMMENDATION
61	107 Turner Street	229	Local	/C	Recommended "Contributing" in Expanded NR District and in Existing Local District
62	200 West Washington	230	Local	/C	Recommended "Contributing" in Expanded NR District and "Contributing" in Existing Local District
63	202 West Washington	231	Local	/C	Recommended "Contributing" in Expanded NR District and "Contributing" in Existing Local District
64	301 East Washington	37	NRHP/ Local	NC/NC/ NC	Recommended "Non-Contributing" in NR District and "Contributing" in Existing Local District May be contributing on local level
65	105 Wilson Street	232	Local	/C	Building not shown on Town map. Recommended "Contributing" in Expanded NR District and "Contributing" in Existing Local District
66	107 Wilson Street	233	Local	/NC	Recommended "Non-Contributing" in Expanded NR District and "Non-Contributing" in Existing Local District
67	120 Wilson Street	234	NRHP/ Local	/NC	Within boundaries of NRHP district but not listed in NRHP inventory. Recommended "Non-Contributing" in Expanded NR District and in Existing Local District
68	400 S Main Street	239 Also 150-105	Outside local/NRHP	/C	Recommended "Contributing" in Expanded NR District and "Contributing" in Existing Local District
69	121 N Main Street	216	NRHP/ Local	/NC	Recent construction within NRHP district. Not shown on town map. Recommended "Non-Contributing" in Expanded NR District and "Non-Contributing" in Existing Local District
70	147 East Jackson Street	75	NRHP/ Local	NC/NC/ NC	Recommended "Non-Contributing" in NR District and "Contributing" in Existing Local District
71	143-145 East Jackson Street	77	NRHP/ Local	NC/NC/ NC	Recommended "Non-Contributing" in NR District and "Contributing" in Existing Local District
72	101-107 North Main Street	195, also 150-37	NRHP/local	NC/?/C	NC on NRHP due to alterations (since removed and building restored). Within boundaries of NRHP district but not listed in NRHP inventory. C on town map. Recommended "Contributing" in NR District and in Existing Local District
73	403-405 Progress St.	122	NRHP/ Local	NC/NC/ C	Recommended "Contributing" in Expanded NR District and "Contributing" in Existing Local District

## **Survey Findings and Recommendations**

### ***Survey Findings***

The portion of the locally designated Town Overlay Zone located outside of the NRHP Historic District boundaries contains resources dating from both the pre-1957 and post-1957 periods. Pre-1957 resources are located primarily along Church Street, the east side of South Main Street, and the west side of Draper Road. These areas are separated from each other by concentrations of post-1957 resources located on the east side of Draper Road and the west side of South Main Street.

National Register Bulletin 21 *Defining Boundaries for National Register Properties* (1995, revised 1997) provides guidelines for defining boundaries of historic districts containing discontinuous areas of contributing resources:

*“In situations where historically associated resources were geographically separated from each other during the period of significance or are separated by intervening development and are now separated by large areas lacking eligible resources, a discontinuous district may be defined. The boundaries of the discontinuous district define two or more geographically separate areas that include associated eligible resources.”* (Seifert 1997: 23)

Following consultation with DHR and the Town, TRC developed boundaries for a proposed Blacksburg NRHP Historic District expansion. The boundaries encompass those portions of downtown Blacksburg that retain a significant degree of integrity of historic setting and feeling strengthened by the continuity provided by historic streetscapes. Areas beyond these boundaries generally consist of properties whose character differs from those within the historic district, including the campus of Virginia Polytechnic University (VPI) to the north and west. Properties outside the historic district also include functionally different resources, such as non-historic commercial and governmental properties and large-scale institutional properties. The boundaries of the proposed discontinuous NRHP Blacksburg Historic District are depicted in Figure 2.

Because the newly surveyed and updated resources from the 1946-1957 period continue the development patterns and architectural trends identified as significant in the 1991 Blacksburg Historic District NRHP nomination, TRC recommends that the NRHP Blacksburg Historic District’s period of significance be extended to 1957.

### ***Recommendations***

Recommendations of the 2006-2007 survey include revision of the NRHP Blacksburg Historic District nomination to create a discontinuous historic district, and to extend the historic district’s period of significance from 1789-1941 to 1957. No changes are recommended to the boundaries of the locally designated Town Overlay Zone.

## **Reference Sources**

Donna J. Seifert

1995, Revised 1997 *National Register Bulletin 21 Defining Boundaries for National Register Properties*. National Park Service. Washington, DC.

1991 *Blacksburg Historic District*. National Register of Historic Places Nomination Form.

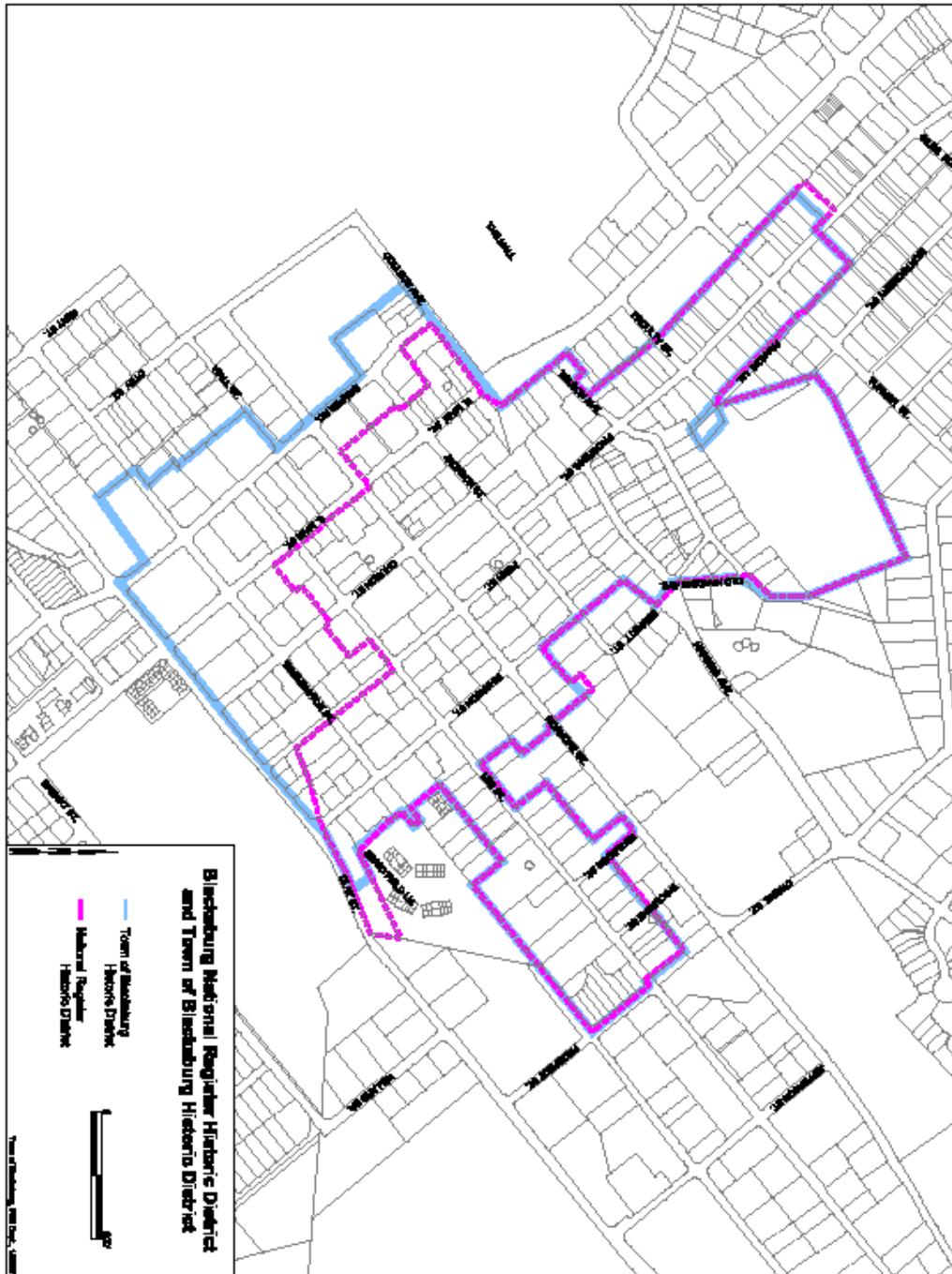


Figure 1

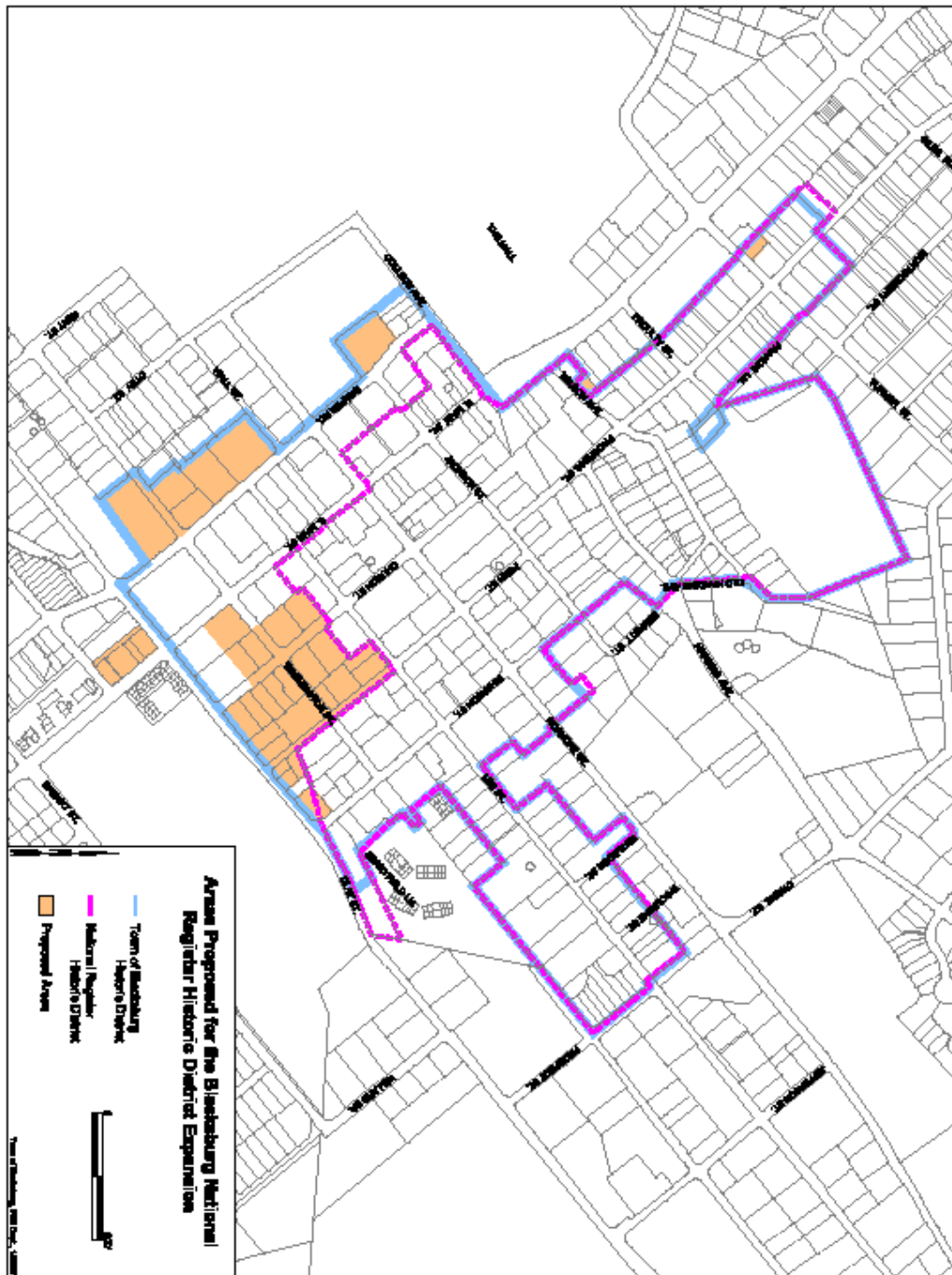


Figure 2

