



SALEM HISTORIC DISTRICTS SURVEY

MANAGEMENT SUMMARY
SALEM, VIRGINIA

MAY 2020



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MANAGEMENT REPORT FOR THE SALEM HISTORIC DISTRICTS SURVEY

CITY OF SALEM VIRGINIA

By Hill Studio, PC
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Prepared for the Cost Share Survey & Planning Program
VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
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Co-sponsored by:
CITY OF SALEM PLANNING DIVISION
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MAY 2020

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PROJECT BACKGROUND

INTRODUCTION

The City of Salem and Virginia Department of Historic Resources (VDHR) provided funding for the Salem Historic District Survey project as part of the 2019-2020 VDHR Cost-Share grant program. The purpose of the project was to identify and document the location and significance of potential historic districts in Salem, all of which are predominantly residential, to achieve a broad understanding of historic properties in the city and assist in future preservation-planning efforts. Hill Studio was awarded the project in October 2019.

PROJECT DESCRIPTION

The scope of work included a windshield survey of eight potential historic districts to identify preliminary boundaries, a preliminary count of properties within each district, and a descriptive summary of their physical characteristics bolstered by limited research to outline the historical significance of each area. In addition to the surveys, this management summary provides recommendations on the eligibility of each potential historic district for listing on the Virginia Landmarks Register and the National Register of Historic Places. This recommendation includes the identification of applicable National Register Criteria, Area(s) of Significance and a Period of Significance for each district to be evaluated for register listing. The goal of this identification effort is to provide broad-based understanding of parts of the City of Salem that have never been surveyed and inform future preservation planning projects.

METHODOLOGY

All work was planned in accordance with established state and federal standards for documentation of historic resources. The project was initiated with a kickoff meeting with representatives from Hill Studio, the City of Salem, and VDHR that included a discussion of available materials in the planning department and a tour of the proposed districts. Survey tasks included historical research at the Salem Museum, field survey, photography, and the creation of site plans and base maps. All survey data was entered into Virginia Cultural Resource Information System (VCRIS). The survey files were completed in accordance with instructions provided by VDHR in the project scope of work. All survey materials were made in accordance with the Secretary of the Interior's Standards and Guidelines for Identification and for Documentation and the VDHR survey manual, "Guidelines for Conducting Historic Resources Survey in Virginia" (September 2017).

DELIVERABLES

Deliverables included digital and hard copies of the management summary to both VDHR and the City of Salem as well as completed Virginia Cultural Resource Information System (VCRIS) database entry and survey forms, one for each identified historic district, with supporting photographic documentation and mapping submitted to VDHR. In addition, digital copies of these materials was provided to the City of Salem.

HISTORIC CONTEXT

The City of Salem developed on land that was once part of a tract in Botetourt County, conveyed to General Andrew Lewis from King George III on September 10, 1767. In 1802, James Simpson formally platted the town of Salem on sixteen acres along the Great Wagon Road. The town included 40 original lots, arranged in a grid pattern. Early development was oriented along the path of the Great Road, which Simpson named Roanoke Street (now Main Street). Perpendicular cross streets and alleys separated the blocks. The town grew quickly, and in 1806, the Virginia General Assembly passed an act formally establishing the Town of Salem.

Throughout the antebellum years, Salem expanded and continued to develop as a commerce and transportation center. The town was chosen as the terminus for the Roanoke Navigation Company and the Lynchburg and Salem Turnpike. Both projects were completed in 1836, prompting rapid development. The General Assembly later authorized additional turnpikes that extended to Salem. The increased traffic resulting from these new transit patterns led to an expanding population and the construction of various industrial and commercial operations.¹

By 1836, the Virginia legislature formally incorporated the town of Salem and in 1838 Salem became the seat of the newly formed Roanoke County. A courthouse and several governmental buildings were constructed at the corner of Main and College Avenue (then Walnut Street) by 1841. Virginia Collegiate Institute—renamed Roanoke College in 1853—relocated to central Salem from Augusta County in 1847, continuing the transformation of the town. In 1852, the Virginia and Tennessee Railroad laid down tracks and established a depot in Salem, increasing the population base and bringing additional economic opportunities.² Around this time, residential streets extending north and south of east-west running Main Street began to develop such as Academy Street, High Street, and Union Street. In 1868, lots were auctioned off from the recently platted parcels of the Nathaniel Burwell estate. Many of these lots were purchased by recently freed African Americans.

By 1870, Salem was among the largest communities in Southwest Virginia, with a town population of 1,355.³ A period of dramatic growth began in Salem around 1882, when the decision was made to form a connection between the Norfolk and Western and the Shenandoah Valley railroads near Big Lick, which would later become the City of Roanoke. The growth of Salem was motivated by the general prosperity brought by the rail lines to the area. The town's economic prosperity and escalating population inspired businessmen in the area to form land companies to develop large parcels of land for commercial, residential and industrial uses. At least twenty-four land companies were chartered during the late 1880s and early 1890s. Salem's population grew around the turn-of-the-century as the most prominent land development companies, including the Salem Improvement Company, the Salem Development Company, and the South Salem Land Company, promoted the town through various publications and incentives. In 1889, the Salem Improvement Company formed under the leadership of Demetrius B. Strouse and J.W.F. Allemong to develop 900 acres of land east of Roanoke Boulevard, including Pennsylvania Avenue. Virginia Avenue was not part of this plat and developed independently from the mid-1880s into the mid-1950s. In 1890, the Salem Development Company, chartered by O.L. Stearnes and Alpheus M. Bowman, platted and sold almost 300 lots in South Salem, which was located south of the Roanoke River and was not originally within Salem town limits.

The Retail Merchants Association succeeded in bringing a new college to town in 1910, the Roanoke Woman's College, a Lutheran-backed school. In 1915, the Elizabeth College and Conservatory of Music at Charlotte, North Carolina moved to Salem and merged with the Roanoke Woman's College, becoming the Elizabeth College. A fire destroyed the main building on campus in 1922 and the school closed.

¹ National Register Nomination, "Downtown Salem Historic District."

² Ibid

³ "Downtown Salem Historic District"

Salem's rising population after World War I led to an increasing need for modern public facilities and the construction of new buildings during the 1920s. In 1922, Salem hired its first town manager, John Parran Broome, under whom many civic and street improvements were funded and planned. The appearance of the town dramatically changed as streets were paved and flanked by curbs, gutters and sidewalks. An extensive system of street lights was implemented throughout Salem's residential areas and a water purification plant and comprehensive sanitary sewerage system were designed.⁴ Construction on Main Street extended the commercial district westward as lots that were formerly developed as residential became commercial. In 1925, a new neighborhood, Langhorne Place, was platted north of Main Street. This neighborhood featured many modern conveniences such as street trees, underground electrical work, and a swimming pool.

Although the town was affected by the Great Depression in the 1930s, "a diversified base of governmental, educational and industrial jobs helped sustain Salem's economy."⁵ Fortunately for the town, in July 1933, the Veterans Administration pronounced that it had selected a site in Salem for its new facility. The Neuhoff Meat Packing Plant (later renamed Valleydale) opened in Salem in 1936 with 75 employees. By 1941, Neuhoff had expanded to employ over 100 workers. By the end of the decade, a study conducted by the Chamber of Commerce in 1940 determined that Salem was economically prosperous and stable, with a diversity of business and industry.

With the end of World War II came a rise in economic prosperity, government activity, and population in Salem. From 1944-1948, several industries and businesses, including Frigid Freeze Lockers, Jeffreys Laboratories, Ralph E. Mills Company, Yale and Towne, Woodson Pontiac and two furniture manufacturers, opened in Salem. In 1949-1950, two major industries relocated from Roanoke to Salem: Graham-White Manufacturing Company and McDowall & Wood Incorporated.⁶ The Veterans Administration Hospital constructed new facilities to accommodate returning soldiers. In 1954, General Electric constructed a multi-million dollar plant that employed many area residents and contributed to the growth of Salem from the mid-twentieth century through the early twenty-first century.

The City of Salem currently has three historic districts and a complex listed in the Virginia Landmarks Register and National Register of Historic Places: the Downtown Salem Historic District (129-0075), the North Broad Street Historic District (129-5050), the Roanoke Veterans Administration Hospital Historic District (129-0038), and the Roanoke College Main Campus Complex (129-0005). Salem has also 14 individually listed properties listed in the Virginia Landmarks Register and National Register.

⁴ Middleton, 278.

⁵ "Downtown Salem Historic District"

⁶ Middleton, 338-339.

ACADEMY STREET HISTORIC DISTRICT



SITE DESCRIPTION

Academy Street is located north of Main Street within a larger residential area. The proposed historic district extends along both sides of the 100-300 blocks of Academy Street, which runs north-south and features public sidewalks. Academy Street is a wide, residential street that slopes up a large hill to the north. The Academy Street School anchors the district at the southern end. The 1.4-acre Academy Street Park is located on the east side of the street within the 300 block. The houses have similar setbacks of approximately 30 feet. Many of the parcels have detached garages or sheds to the rear of the main houses.

HISTORIC SIGNIFICANCE

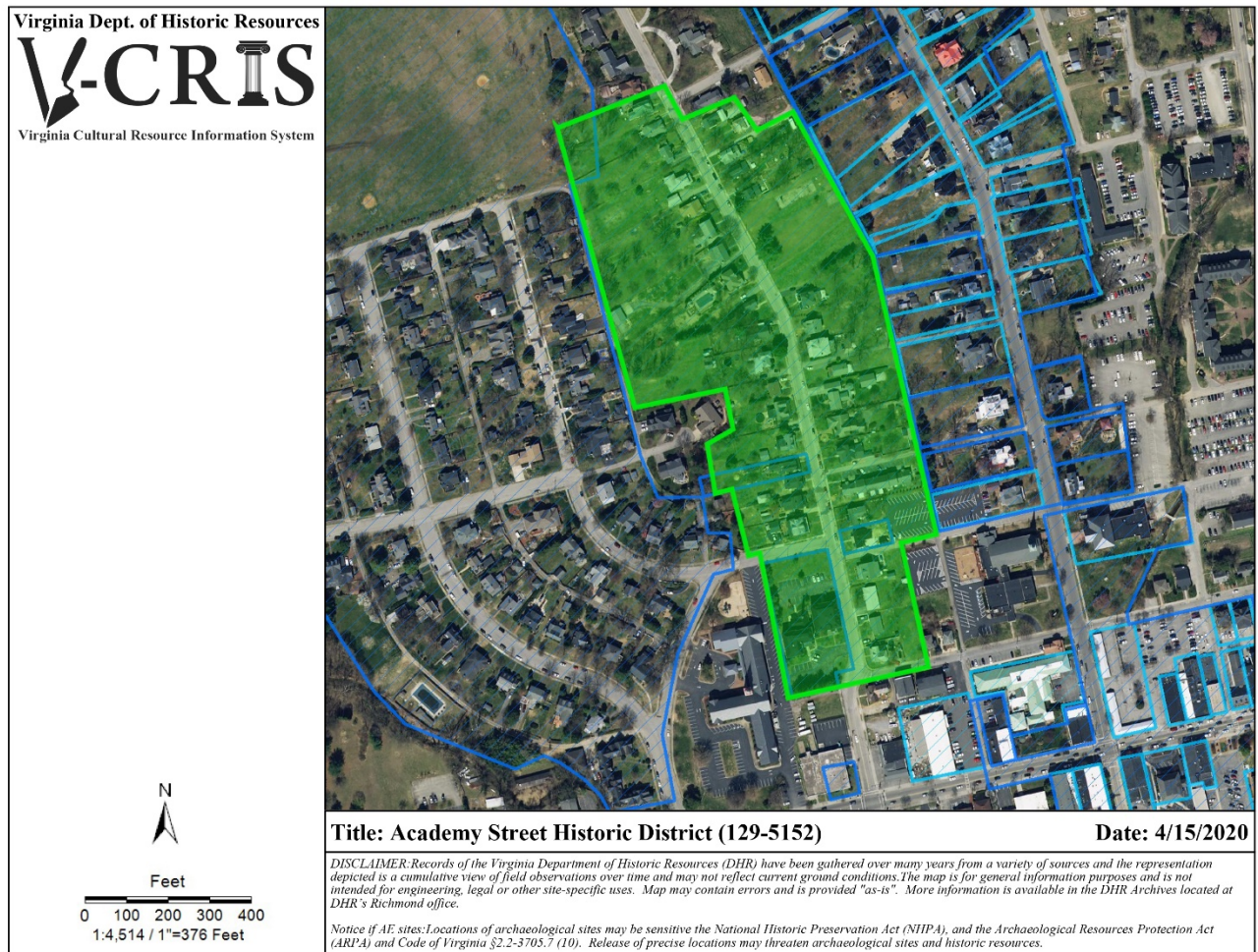
The proposed Academy Street Historic District contains a variety of well-preserved middle-class dwellings constructed in popular architectural styles from the late-nineteenth century into the first quarter of the twentieth century and therefore appears to be eligible under Criterion C in the area of Architecture. It also appears to be eligible under Criterion A in the area of Education for its association with the Academy Street School, Salem's first public white school. The 1890 Academy Street School (129-0002; NRHP 1981) bounds the district at the southern end. The street is named for the Academy, highlighting the importance of this resource to the development of the district. In 1871, the Salem District School Board organized its first public white school in a pre-Civil War, four-room building that had previously served as a private Presbyterian school for girls known as Salem Academy. In 1890, the existing school building was erected on the same site as the earlier academy to accommodate the growing student body. According to the 1981 NRHP nomination, "The construction of the 1890 school on the site of an earlier female academy resulted from an increase in state funding for public education that coincided with a tremendous construction boom in the Valley caused by the expansion of the Norfolk and Western Railroad." The school operated until 1977. The siting of the Academy Street school at the head of Academy Street indicates the significance of the street within the larger residential area.

ARCHITECTURAL DESCRIPTION

The proposed Academy Street Historic District comprises the 100-300 blocks of Academy Street. As currently bounded, the district contains approximately 38 primary resources. All resources are residential in character with the exception of the historic school building. The houses represent popular architectural styles over the 88-year period of significance, such as Folk Victorian, Queen Anne, Colonial Revival, and Craftsman. Predominant forms include I-Houses, Four Squares, and Bungalows. Development began at the south end of the street with the Academy Street School and continued north. Overall, integrity within the district is good with some contemporary infill, additions, and modifications. The houses north of the 300 block are less historic in character due to contemporary modifications and additions, a decline in the quality of design, and late dates of construction, and therefore are not included in the proposed district boundary.

ELIGIBILITY RECOMMENDATION

The proposed Academy Street Historic District occupies three blocks of a residential street in the larger Salem residential area north of Main Street. The boundary may need to be modified after further investigation. The Academy Street Historic District appears eligible as a singular district with its collection of late-nineteenth and early-twentieth century houses and the presence of the Academy Street School. Further research on the relationship between the school and the residences built on Academy Street would strengthen the district's historic context and inform a National Register of Historic Places nomination. The proposed district appears to be eligible under Criterion A in the area of Education and Criterion C in the area of Architecture. The recommended period of significance extends from ca. 1880, when residential construction began on Academy Street, to ca. 1930, approximately when the last house retaining sufficient historic integrity was constructed.



HIGH STREET HISTORIC DISTRICT



SITE DESCRIPTION

High Street is located north of the Roanoke College campus and west of Thompson Memorial Drive (Route 311). The proposed historic district extends along both sides of the 300-600 blocks of High Street. High Street is a wide, relatively flat, residential street that runs north-south. Public sidewalks extend along both sides of the street within the 300-400 blocks. Stone retaining walls front the parcels on the west side of the street within the 400 block. Iron fences enclose several of the front yards at the south end of the district. The houses at the north end of the district in the 500-600 blocks are set back farther from the public sidewalk than the houses at the south end of the street. Many of the parcels have detached garages or sheds to the rear of the main houses.

HISTORIC SIGNIFICANCE

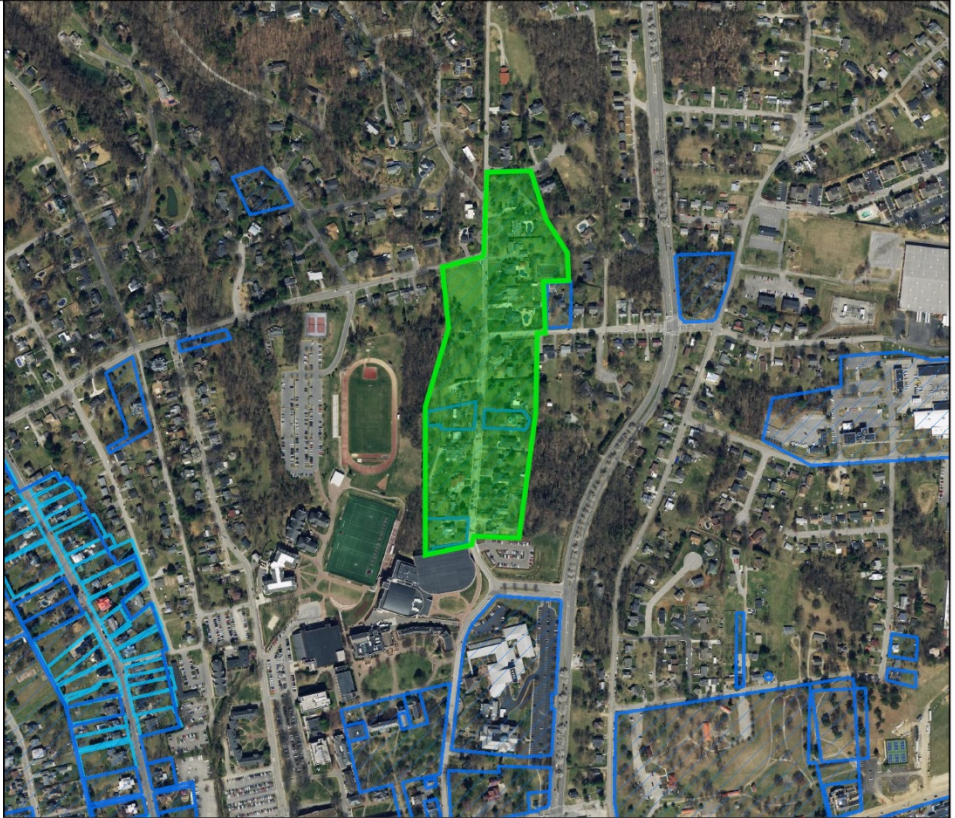
The proposed High Street Historic District contains a variety of both high-style and vernacular historic dwellings constructed in popular architectural styles from the mid-nineteenth to mid-twentieth century. According to Sanborn Fire Insurance maps and the 1883 O.W. Gray & Son map, High Street developed as one of the earliest residential streets in Salem. The boundaries may need to be modified upon further survey and research, but the district as currently proposed appears to be eligible under Criterion C in the area of Architecture. At the south end of the street, 335 High Street (129-0058), is one of the earliest houses in the district. Constructed ca. 1855, this brick house displays the influence of several popular styles of the time: Greek Revival, Italianate, and Carpenter Gothic, with its low-pitch hipped roof, shouldered architrave window trim, Greek columns, decorative roof brackets, and jig-sawn ornament. Built by Zebulon Boon, the house remained in the prominent Stearnes family for about a century. The house at 342 High Street, built ca. 1854 by S. Carson Wells, is another early house in the district. This house demonstrates the Greek Revival style with its entrance portico, symmetrical façade, low-pitch hipped roof, and boxed cornice. Wells originally moved to Salem in 1847 as one of six students who came from the Virginia Collegiate Institute in Augusta County when it moved to Salem to become Roanoke College. Wells went on to become a prominent member of the Roanoke College faculty and built his house in close proximity to the college. According to the 1883 Gray map, the Roanoke College president, Julius D. Dreher lived on High Street, where Roanoke College's Olin Theater currently stands. Per the 1900 U.S. Census, several college professors, a land company president, and a physician lived on High Street. Roanoke College maintains a presence on the residential portion of the street, north of the campus, with its garden located on the west side of High Street within the 500 block. The district also appears to be eligible under Criterion A for Community Planning and Development as it represents residential development driven by private investment of local leaders from the mid-nineteenth century into the present.

ARCHITECTURAL DESCRIPTION

The proposed High Street Historic District comprises the 300-600 blocks of High Street. As currently bounded, the district contains approximately 24 primary resources. All resources are residential in character. The district comprises a significant concentration of high-style and vernacular houses that remain in excellent condition. The houses represent popular architectural styles from the nineteenth and twentieth centuries, such as Greek Revival, Italianate, Queen Anne, Colonial Revival, and Tudor Revival. Predominant forms include Four Squares and I-houses; many of the Queen Anne and Tudor Revival houses are complex in form. Development first occurred at the southern end of the street near Main Street and continued north over the first half of the twentieth century. Overall, integrity within the district is excellent with some contemporary infill, additions and modifications. The houses north of the 600-block post-date the recommended period of significance.

ELIGIBILITY RECOMMENDATION

The proposed High Street Historic District occupies four blocks of one of the earliest residential streets in Salem. The boundary may need to be modified after further investigation. The High Street Historic District appears eligible as a singular district with its sophisticated houses and its proximity to Roanoke College. Further research on the relationship between Roanoke College and the residences built on High Street would strengthen the district's historic context and inform a National Register of Historic Places nomination. The general development pattern, with its lower density and larger setbacks, is different from the other north-south residential streets surrounding Main Street. The proposed district appears to be eligible under Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. The recommended period of significance extends from ca. 1855, approximately the earliest date of construction, to ca. 1957, when the last house retaining sufficient historic integrity was constructed.



Feet
 0 200 400 600 800
 1:9,028 / 1"=752 Feet

Title: High Street Historic District (129-5151)

Date: 4/15/2020

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

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

LANGHORNE PLACE HISTORIC DISTRICT



SITE DESCRIPTION

The boundaries of the proposed Langhorne Place Historic District correspond with the 1925 Langhorne Place plat map. Streets within the district include James Street, Taylor Avenue, Lewis Avenue and Locust Avenue. The Salem Municipal Golf Course, located within the district, anchors the district at the north end. A community swimming pool, built for residents of Langhorne Place by the Wiley family, is located behind Lewis Avenue along Dry Branch Alley. The Glenmary Apartments, located within the district, anchor the district at the south end. Public sidewalks are extant throughout the relatively flat district. The houses are generally setback about 30 feet from the public sidewalks. Many of the parcels have detached garages or sheds to the side and rear of the main houses.

HISTORIC SIGNIFICANCE

The proposed Langhorne Place Historic District encompasses the parcels associated with the Langhorne Place housing development, which was platted in 1925. The district appears to be eligible under Criteria A and C in the areas of Community Planning and Development and Architecture. Langhorne Place was platted and developed by Frank C. and Annie Langhorne Wiley on the Langhorne family’s land north of Main Street. The Wileys and the Langhornes were two of Salem’s prominent families. Members of the Wiley family were renowned doctors, businessmen, and civic leaders in the community. James Langhorne, a bank officer, served on Salem’s town council in the early-twentieth century and owned prosperous roller mills. The Wileys named the streets after various Langhorne and Wiley family members, planted trees throughout the neighborhood and laid all the underground electrical work. They built the neighborhood swimming pool when the first houses were under construction. The Wileys also constructed the Glenmary Apartments in the early 1930s as part of the neighborhood. Around 1925, the Wileys built the first house in the neighborhood at 106 Lewis Avenue on speculation. Judge Thurston Keister originally purchased this Colonial Revival house. William Wolfenden built the second house in the neighborhood at 112 Lewis Avenue. Wolfenden was a pioneer electrical engineer and contractor in the Roanoke Valley. Other early homeowners in the neighborhood included Roanoke College professors, a Roanoke College dean, and a clerk of the circuit court. In 1929 the golf course opened to residents of Langhorne Place. Development boomed after World War II as men returning from war erected houses on undeveloped lots generally on the north side of James Street.

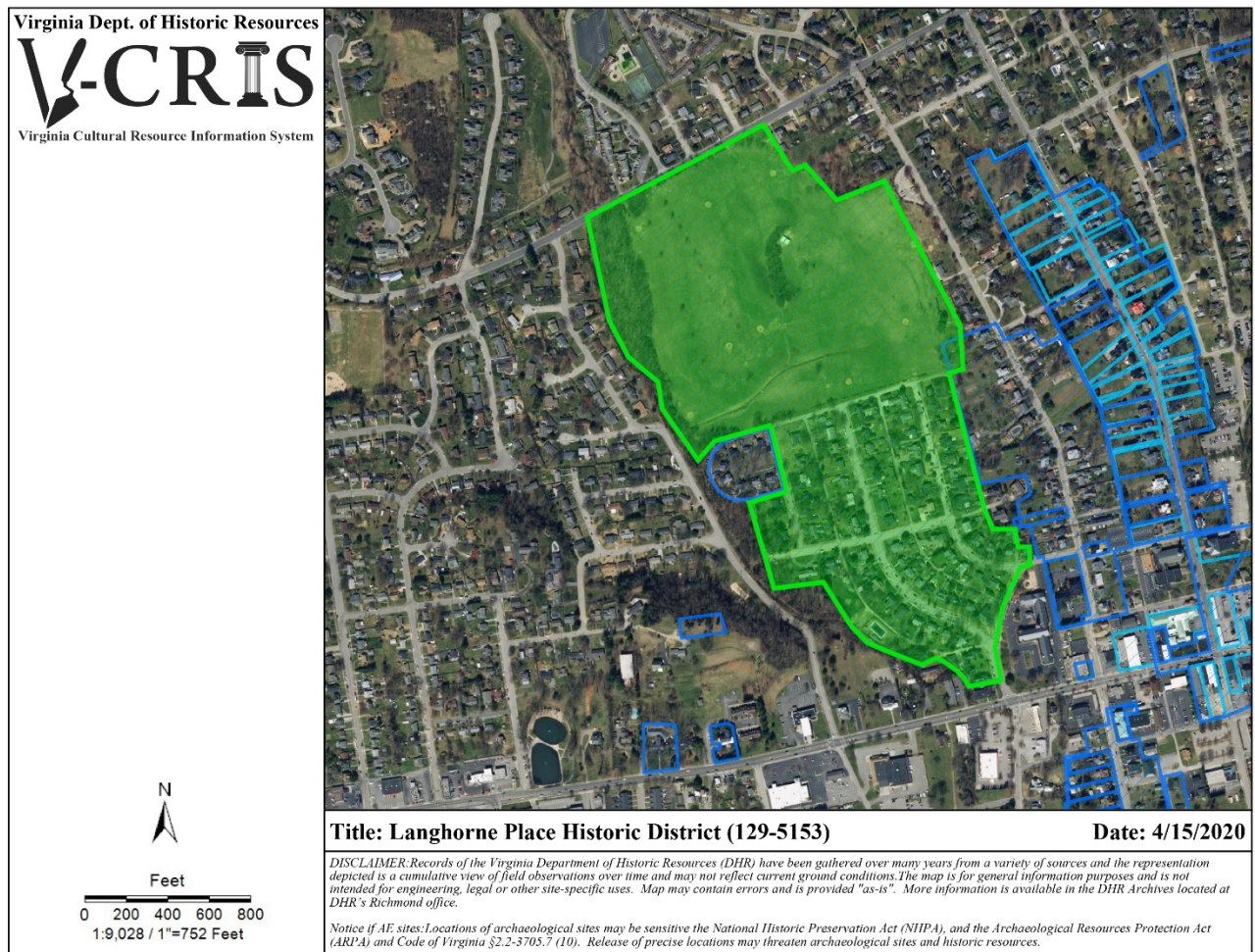
ARCHITECTURAL DESCRIPTION

The proposed Langhorne Place Historic District corresponds to the original boundaries of the January 1925 Langhorne Place plat map. As currently bounded, the district contains approximately 70 primary resources. All resources are residential in character. The houses represent popular architectural styles over the 35-year period

of significance, such as Colonial Revival, Tudor Revival, and Minimal Traditional. Overall, integrity within the district is good with some contemporary infill, additions, and modifications.

ELIGIBILITY RECOMMENDATION

The proposed Langhorne Place Historic District encompasses the neighborhood laid out in 1925. This district has merit under both Criterion A: Community Planning & Development as it represents the development of a planned neighborhood by members of two of Salem’s prominent families in the second quarter of the twentieth century and Criterion C for its collection of intact historic houses. Langhorne Place is a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of buildings, and differences in development patters. The recommended period of significance extends from 1925, when the Town Council approved the development of the Langhorne Place subdivision to ca. 1960 when subdivision lots were substantially built out.



PENNSYLVANIA AVENUE HISTORIC DISTRICT



SITE DESCRIPTION

Pennsylvania Avenue is located east of South College Avenue (Route 11) within a larger residential area. The proposed historic district extends along both sides of the 300-400 blocks of Pennsylvania Avenue, terminating at Walnut Avenue. Pennsylvania Avenue is a flat, wide, residential street. Public sidewalks extend along both sides of the street. Handsome iron fences enclose many of the front yards throughout the district. The houses retain a similar setback of approximately 30 feet from the public sidewalk. Many of the parcels have detached garages or sheds to the side and rear of the main houses.

HISTORIC SIGNIFICANCE

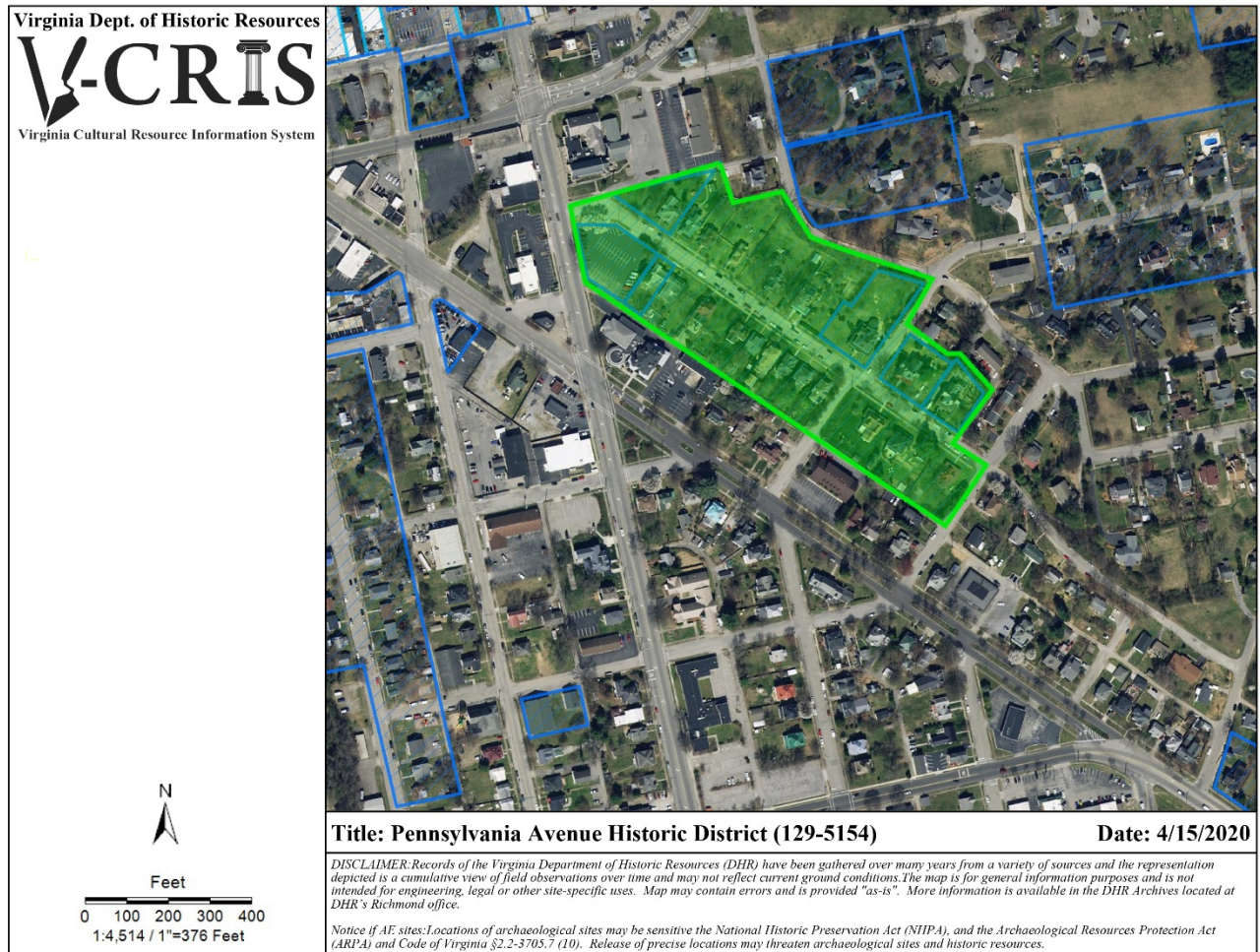
The proposed Pennsylvania Avenue Historic District comprises a distinguished concentration of well-preserved historic houses constructed around the turn of the twentieth century. The district appears to be eligible under Criterion A and Criterion C in the areas of Community Planning and Development and Architecture. Extending from College Avenue, one of the busiest thoroughfares in Salem, Pennsylvania Avenue was a popular place for the town’s leaders and prominent businessmen to build homes for their families. One of the most notable early residents on Pennsylvania Avenue was J.W.F. Allemong, president of the Salem Improvement Company. Allemong built two grand Queen Anne houses on the north side of Pennsylvania Avenue for himself (405 Pennsylvania Avenue) and for his son (415 Pennsylvania Avenue). Dr. Julius C. Darden, physician-chairman of the board of health in Salem, built his home at 360 Pennsylvania Avenue in 1907.

ARCHITECTURAL DESCRIPTION

The proposed Pennsylvania Avenue Historic District comprises the 300-400 blocks of Pennsylvania Avenue. As currently bounded, the district contains approximately 21 primary resources. All resources are residential in character. Although construction began ca. 1880 in the district, the sizable houses represent popular architectural styles around the turn of the twentieth century, such as Folk Victorian, Queen Anne, and Colonial Revival. Overall, integrity within the district is excellent as all houses date from the late-nineteenth to the early-twentieth century and retain much of their original forms and materials. The district terminates at Walnut Avenue as the topography, density of development, quality of architectural design and prevalence of contemporary infill and modifications significantly changes.

ELIGIBILITY RECOMMENDATION

The proposed Pennsylvania Avenue Historic District occupies two blocks of an early residential street in Salem. This district is recommended eligible as a standalone district due to the quality of architectural design and materials as well as the significance of the early residents on Pennsylvania Avenue to the City of Salem. It appears to have strong eligibility potential under Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. The recommended period of significance extends from ca. 1880, approximately the earliest date of construction, to ca. 1924, approximately the last date of construction.



SOUTH SALEM HISTORIC DISTRICT



SITE DESCRIPTION

The boundaries of the South Salem Historic District generally correspond with the Salem Development Company's 1890 plat map. Additionally, a windshield survey of extant resources and historic Sanborn Fire Insurance maps were used to refine the boundaries. Generally, the district is bounded by the Roanoke River to the north, Colorado Street to the east, Kimball Avenue to the south and Roanoke River/Mulberry Street to the west. The main streets with the district are Eddy Avenue, Front Avenue, Bowman Avenue, Central Avenue, Oakview Drive, Palmer Avenue, Kimball Avenue, and Mulberry Street. The topography is relatively flat throughout the north half of the district. Built into a steep hillside, Prospect Park and the streets south of the park are contoured to the sloping topography. Public sidewalks are extant in the north end of the district. The houses are set close to the public sidewalk. Many of the parcels have detached sheds to the side and rear of the main houses.

HISTORIC SIGNIFICANCE

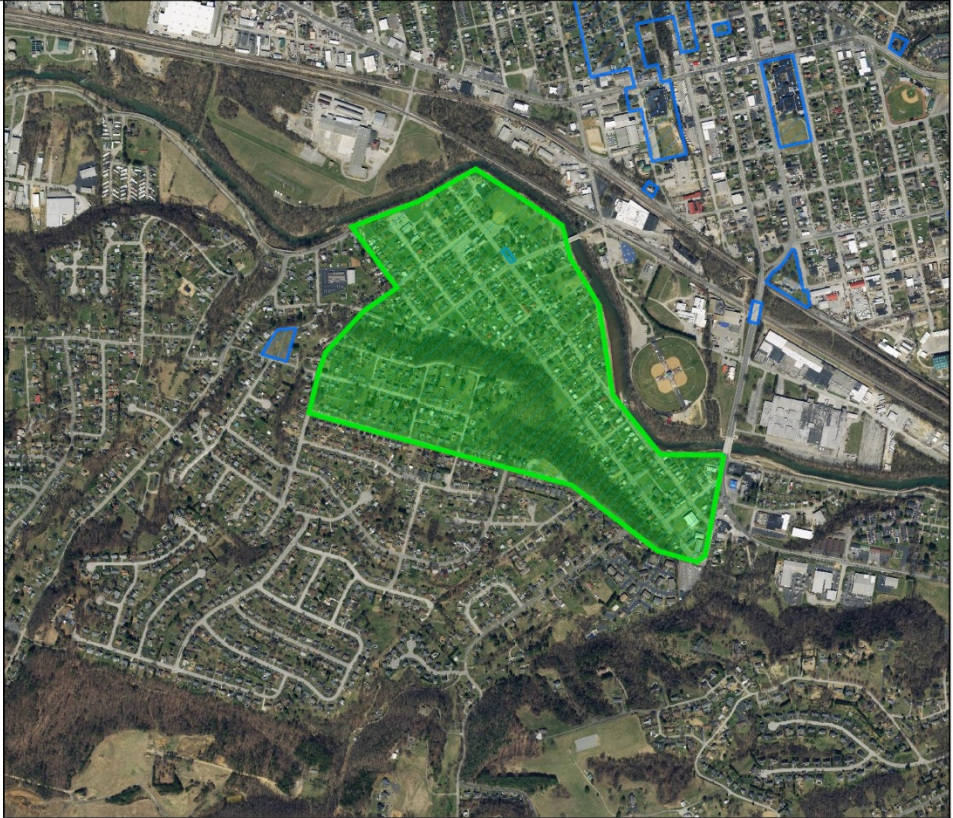
The proposed South Salem Historic District generally corresponds to the parcels platted by the Salem Development Company in 1890 and the development of those parcels as confirmed by a series of historic Sanborn Fire Insurance maps. The district appears to be eligible under Criterion A and Criterion C in the areas of Community Planning and Development and Architecture. O. L. Stearnes developed South Salem after purchasing the 856-acre Shanks Farm to the south of the Roanoke River in Roanoke County. He chartered the Salem Development Company with Alpheus M. Bowman in January 1890. The company sold almost 300 lots during that year. The Salem Development Company also provided a water works and several sites for industries including the Holstein Woolen Mills, the Chadwick Two-Wheeler Works, the Salem Brick Works, and the Salem Gas Heater Company. Parcels were popular due to their proximity to the various industries as well as the proposed junction of the Roanoke & Southern Railroad and the Norfolk & Western Railroad, which was ultimately built in Roanoke rather than Salem. The housing within South Salem is predominantly working-class, as most of the residents of the neighborhood worked in the nearby industrial outfits. In January 1905, Salem purchased South Salem's water system from the Salem Development Company, who had gone into receivership. In 1911, a school was constructed on Central Avenue for the children in South Salem. In 1914, a group of doctors established Mt. Regis Sanatorium within the district towards the southern boundary. It remained open until 2016 when it was destroyed by a fire and was rebuilt elsewhere in Salem. Throughout the first half of the twentieth century South Salem remained outside of Salem's city limits, not receiving any services except water from the city. Although residents of South Salem considered incorporation in the early 1950s, the City of Salem annexed all of South Salem in 1953. South Salem remains a large working-class neighborhood, although many of the historic industries once present are now gone.

ARCHITECTURAL DESCRIPTION

The proposed South Salem Historic District corresponds to the land platted by the Salem Development Company at the end of the nineteenth century. As currently bounded, the district contains approximately 400 primary resources. Most of the resources are residential in character with a few commercial buildings and churches throughout the district. The vernacular houses draw influence from the Folk Victorian, Colonial Revival, and Craftsman styles. Typical of working-class neighborhoods, rows of identical houses constructed by the same builder on speculation are found throughout the district. The majority of the houses are 1 to 1.5 stories in height and of frame construction clad with various siding materials. Prominent forms include the gable-front-and-wing, the gable-front, bungalow, ranch, and one-story pyramidal cottages, although examples of the I-house and American Four-Square are scattered throughout the district. Overall, integrity within the district is fair with some contemporary infill, additions, and modifications. Additionally, many of the houses exhibit signs of disrepair and deterioration. Within the district, post-1970 construction is concentrated along Kimball Avenue and Palmer Avenue.

ELIGIBILITY RECOMMENDATION

The proposed South Salem Historic District captures the working-class neighborhood developed by the Salem Development Company in 1890 on land south of the Roanoke River. This district appears to possess strong eligibility under Criterion A: Community Planning & Development for its historical planned development as a working-class neighborhood and under Criterion C: Architecture as collectively the vernacular buildings visually communicate the historical significance of the district as a working-class neighborhood with strong ties to nearby industries. The recommended period of significance extends from 1890 when the Salem Development Company platted the Shanks Farm land, to 1970, the fifty-year cut-off.



Feet
0 500 1000 1500 2000
1:18,056 / 1"=1,505 Feet

Title: South Salem Historic District (129-5155)

Date: 4/15/2020

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UNION STREET HISTORIC DISTRICT



SITE DESCRIPTION

Union Street is located south of Main Street within a larger residential area. The proposed historic district generally extends along both sides of the first three blocks of Union Street, which runs north-south and features public sidewalks. Union Street is a wide, relatively flat, residential street. The houses retain an average setback of about 25 feet. Many of the parcels have detached garages or sheds to the rear of the main houses.

HISTORIC SIGNIFICANCE

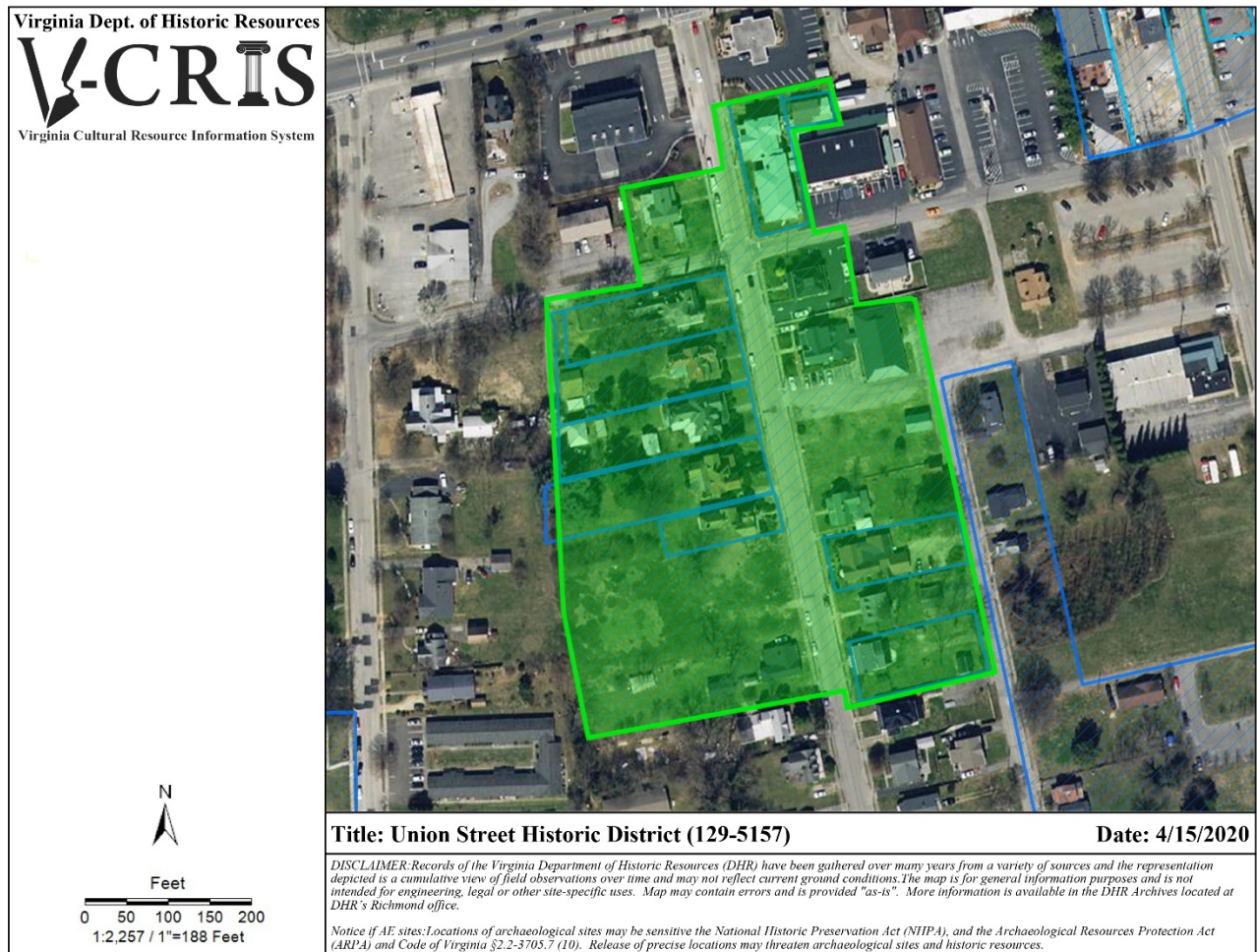
The proposed Union Street Historic District contains a collection of high-style Victorian era dwellings constructed from the mid-nineteenth century to the early-twentieth century. The district appears to be eligible under Criterion A and Criterion C in the areas of Community Planning and Development and Architecture. During the second half of the nineteenth century, local civic and economic leaders took up residence on Union Street. Newcastle (12 Union Street), one of the earliest houses on Union Street, was constructed in the mid-nineteenth century, likely by local Deyerle-family builders. In 1878, Judge Wingfield and Claudia Griffin bought the house. Judge Griffin served as Judge of the County Court from 1874-1891. In 1944, North Cross School, a private school presently located in Roanoke County, was founded in this house by Mrs. Howard Butts and Mrs. Billy Northcross Ellis. Another early house, 224 Union Street, was constructed ca. 1880 by James C. Deyerle, a prominent builder and brick maker in the region. According to Sanborn maps, Deyerle's brickyard was located roughly across the street on the west side of Union. The ca. 1890 house at 103 Union Street was occupied by M.G. McClung, a lawyer and the editor of the Salem Sentinel, in the early-twentieth century.

ARCHITECTURAL DESCRIPTION

The proposed Union Street Historic District encompasses approximately the first three blocks of Union Street from 12 Union Street to 225 Union Street. As currently bounded, the district contains approximately 14 primary resources. All resources are residential in character. The houses represent popular architectural styles over the 60-year period of significance (ca. 1850-ca. 1910), such as Greek Revival, Folk Victorian, and Queen Anne. The house at 12 Union Street exemplifies the Greek Revival style with its symmetrical facade, low-pitched hipped roof, and rectangular transom and sidelights surrounding the front entrance. The house at 115 Union Street is an excellent example of a high-style Queen Anne with its irregular massing, fishtail-shingled slate roof, finials, roof brackets and cresting, and a wraparound porch supported by turned posts and a spindled frieze. Overall, integrity within the district is good with some additions and modifications. The houses south of 225 Union Street are less historic in character due to the lower quality of architectural design, contemporary modifications and additions, and later dates of construction.

ELIGIBILITY RECOMMENDATION

The proposed Union Street Historic District occupies approximately three blocks of a residential street within the larger residential area south of Main Street in Salem. The boundary may need to be modified after further investigation. This district is recommended eligible as a standalone district due to the quality of architectural design and materials as well as the significance of the early residents on Union Street to the City of Salem. Presently, it appears to be potentially eligible under Criterion A for Community Planning and Development and Criterion C for Architecture. The recommended period of significance extends from ca. 1850, the earliest date of construction, to ca. 1910 to capture the construction of the most architecturally distinguished and historically significant houses along Union Street.



VIRGINIA AVENUE HISTORIC DISTRICT



SITE DESCRIPTION

Virginia Avenue is located west of Idaho Street and the Roanoke College Elizabeth Campus. The street is part of a larger residential area south of E. Main Street. The proposed historic district extends along both sides of the 700-800 blocks of Virginia Avenue, a wide, sloping, residential street that runs east-west. Public sidewalks extend along both sides of the street. Masonry retaining walls front the parcels on the north side of the street. Wood fences enclose several of the front yards at the east end of the district. The houses are generally set back 30 feet from the public sidewalks. Many of the parcels have detached garages or sheds to the rear of the main houses.

HISTORIC SIGNIFICANCE

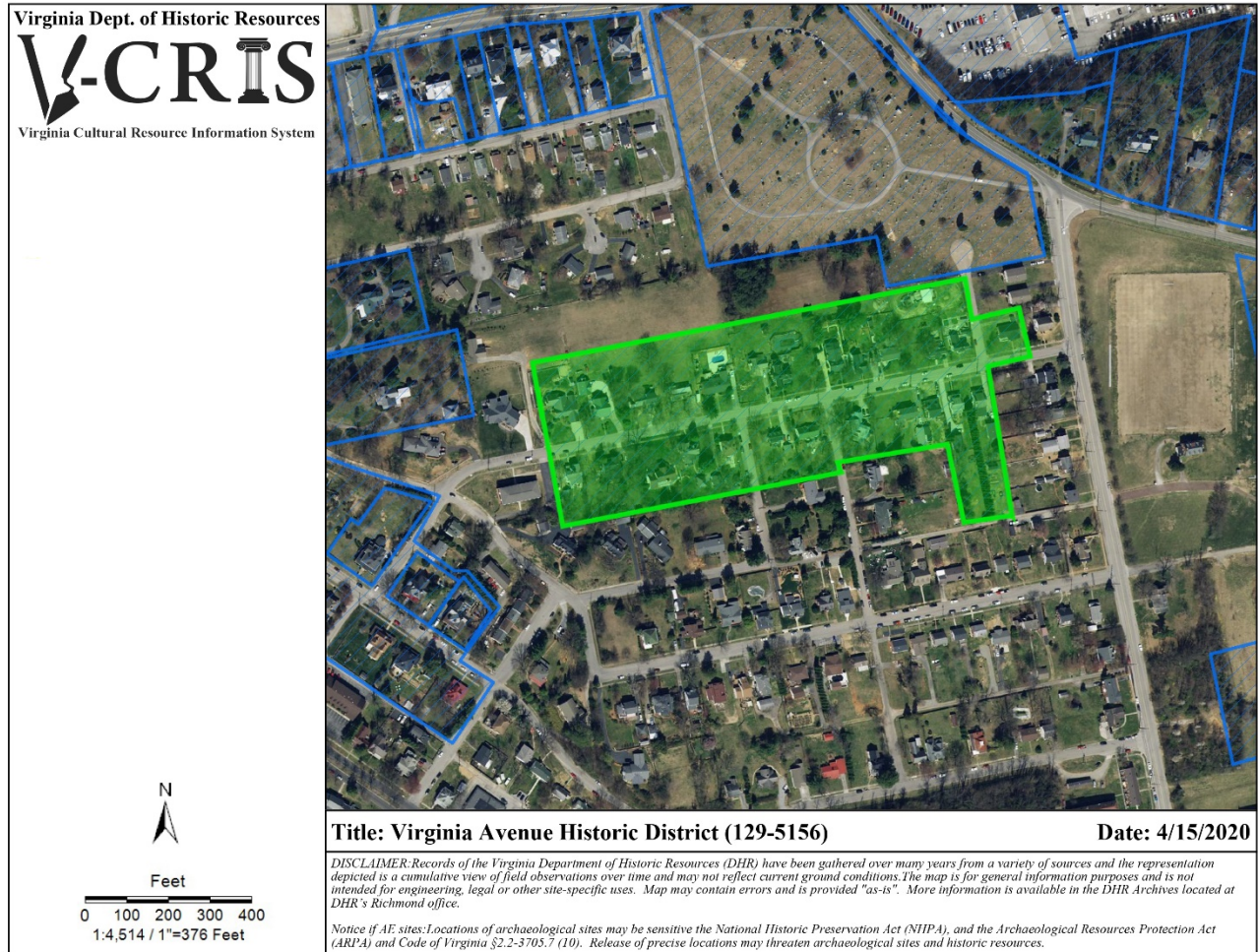
The proposed Virginia Avenue Historic District contains a variety of middle-class dwellings constructed in popular architectural styles from the late-nineteenth to mid-twentieth century. The district appears to be eligible under Criterion A and Criterion C in the areas of Community Planning and Development and Architecture. While the development pattern and architectural styles of the houses on Virginia Avenue are similar to those of the surrounding neighborhood, the proposed district represents an intact example of this broad period of residential development in Salem with a relatively high level of integrity and stylistic diversity. Beginning around 1880, Virginia Avenue developed gradually over the course of approximately 70 years. Virginia Avenue was not part of a land company plat, which resulted in slower growth that reflects a broader period of time. Development largely occurred in the early twentieth century, prior to World War I, and in the late 1940s through 1960s, immediately before and after World War II as it parallels the growth of Salem. According to U.S. Census data, many of the residents of Virginia Avenue held middle-class jobs such as clerks, teachers, tradesmen, mechanics, and salesmen.

ARCHITECTURAL DESCRIPTION

The proposed Virginia Avenue Historic District comprises both sides of the 700-800 blocks of Virginia Avenue. As currently bounded, the district contains approximately 23 primary resources. All resources are residential in character. The houses represent popular architectural styles over the 72-year period of significance (ca. 1885 – ca. 1957), such as Colonial Revival, Folk Victorian, and Queen Anne. Predominant forms include Bungalows, Ranches, and Cape Cods. Overall, integrity within the district is good with some contemporary infill, additions, and modifications. The houses south of the 700 block are less historic in character due to their contemporary modifications and additions and late dates of construction and are therefore not included in the proposed historic district boundary. The house at 728 Virginia Avenue is an excellent example of a high-style Queen Anne with its irregular massing, scroll-sawn ornament, spindled porch supports, polygonal bay windows, and ornamented central tower. The bungalow at 826 Virginia Avenue exemplifies the Craftsman style with its 4/1 wood-sash windows with vertical muntins, squared porch supports on brick piers, and extended eave overhangs.

ELIGIBILITY RECOMMENDATION

The proposed Virginia Avenue Historic District occupies two blocks of a residential street in the larger Salem residential area east of College Avenue. The boundary may need to be modified after further investigation. Presently, it appears to be potentially eligible under Criterion A for Community Planning and Development and Criterion C for Architecture. This area differs from the surrounding area as it was not developed specifically by a land company or as a platted subdivision and features a broader range of architectural styles and forms. The recommended period of significance extends from ca. 1885, the earliest date of construction, to ca. 1957, when most of the district had been developed.



WATER STREET HISTORIC DISTRICT



SITE DESCRIPTION

The Water Street district encompasses approximately three blocks along South Broad Street (formerly Water Street), four blocks along Chapman Street, two blocks along White Oak Street and three blocks along South Market (formerly Alabama Street) Street. The district is generally bounded by Burwell Street to the north, South Market Street to the east, 4th Street to the south and Chapman Street to the west. The topography is relatively flat throughout the district. Public sidewalks are extant in the north end of the district. The parcels are fairly small, and the houses are set close to the public sidewalk. Some of the parcels have detached sheds to the side and rear of the main houses.

HISTORIC SIGNIFICANCE

The proposed Water Street Historic District generally corresponds to the earliest African American neighborhood south of Main Street. The district appears to be eligible under Criterion A in the area of Ethnic Heritage: Black. The first African Americans to settle in the neighborhood purchased lots at a public auction arranged by Charles Burwell who laid out the streets and parcels from the estate of his father, Nathaniel Burwell, after his death. Many recently freed African Americans purchased these small, comparatively affordable lots near the railroad at the June 1868 auction. These early lots were located along Water (now South Broad) Street and Chapman Street. The members of the African American community not only built their houses on these lots, but churches, businesses and a public school as well. The first public school, School No. 2/ Salem Colored, was located on the northwest corner of Chapman Street and served the community from 1872 to 1890. In 1890, a new school, named the Roanoke County Training School, was constructed on the corner of Water Street and School Alley. It offered vocational as well as academic classes for African American students. Black-owned businesses on Water Street included restaurants, ice cream parlors, barber shops, drugstores, dry cleaners, and various other businesses. In November 1913, an ordinance was adopted by the town that created Segregation District No. 1, the African American district. This district was bounded by Calhoun Street, White Oak Alley, 5th Street, and Chapman Street. In 1914 district was modified to extend to Alabama (currently South Market) Street rather than White Oak Alley to the East. Based on the 1962 Poll Tax Register for Roanoke County and the 1961 City Directory, many African Americans continued to live on Alabama, Water and Chapman Streets. In 1940, the George Washington Carver school opened at the SE corner of 4th Street and S. Broad Street. Theron N. Williams, principal of the Roanoke County Training School, and Roland C. Cook, the County School Superintendent, advocated for this new school due to the inadequate facilities at the Roanoke County Training School. The location of the Carver school was controversial as the initial site choice was along Main Street to the west of town. However, many white residents pushed back against this site. The current location along Fourth Street was chosen as it was adjacent to the Water Street community even though it was a smaller site and had a stream running through it. Most of the remaining historic resources are small- to mid-size vernacular houses. Most of the historic churches,

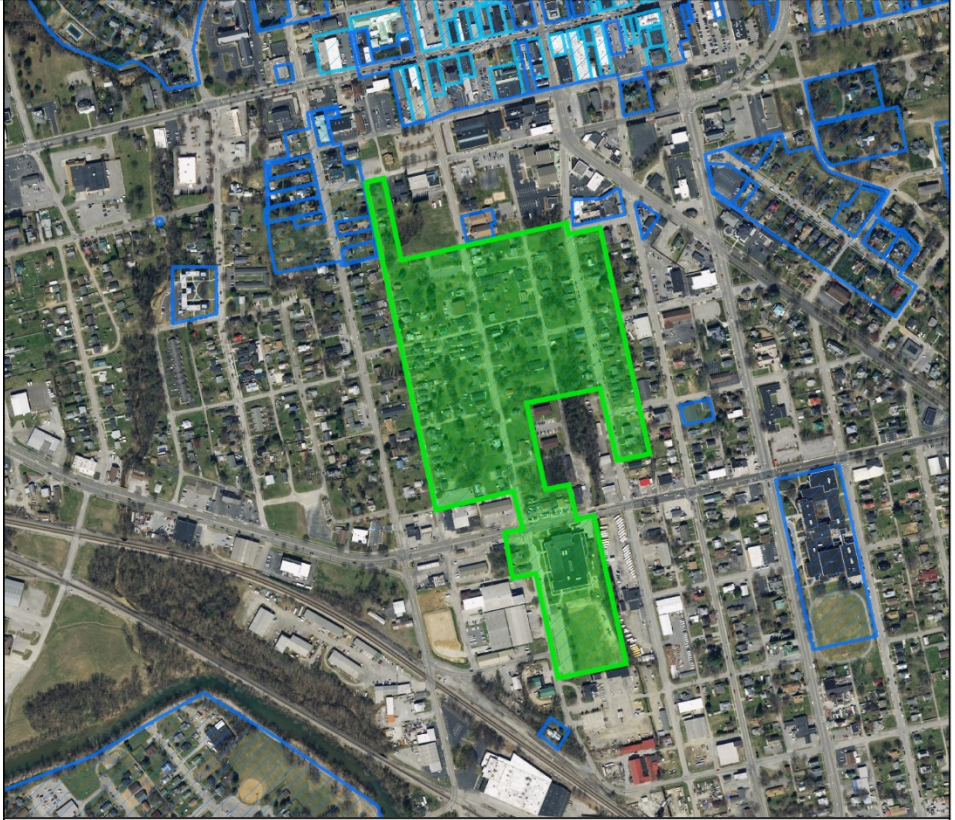
schools, and commercial buildings have since been demolished, although the George Washington Carver School still stands and continues to function as a school.

ARCHITECTURAL DESCRIPTION

The proposed Water Street Historic District corresponds to the historic African American neighborhood developed after the Civil War. As currently bounded, the district contains approximately 100 primary resources. Most of the resources are residential in character with a few commercial buildings and churches throughout the district. The vernacular houses feature motifs of popular architectural styles from the 106-year period of significance. Overall, integrity within the district is poor with a significant amount of contemporary infill, additions, and modifications. Additionally, many of the houses exhibit signs of disrepair and deterioration.

ELIGIBILITY RECOMMENDATION

The proposed Water Street Historic District captures the African American neighborhood that developed after the Civil War and remained predominantly African American over the next century. The individual resources in the proposed district lack architectural and historical significance; however, the district as a whole has strong eligibility potential under Criterion A in the area of Ethnic Heritage: Black. Due to the demolition and alterations of properties along these streets, the grouping as a whole does not have strong eligibility potential under Criterion C: Architecture. The recommended period of significance extends from 1868 when the first lots were purchased, to 1970, the fifty-year cut-off. Additionally, other names for this historic district should be explored as Water Street no longer exists and the district encompasses multiple streets. Naming it the Water Street Community Historic District would incorporate the historic importance of this area as a neighborhood rather than a single street which has since been renamed.



Feet
0 200 400 600 800
1:9,028 / 1"=752 Feet

Title: Water Street Historic District (129-5158)

Date: 4/15/2020

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

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

ADDITIONAL RECOMMENDATIONS

In addition to the eight potential historic districts identified during the project, the following districts and individual properties warrant further investigation and potentially evaluation for listing in the Virginia Landmarks Register and the National Register:

Potential Historic Districts:

1. Lake Spring Park/ W. Main St. Residential
2. Elizabeth Campus (129-5028), surveyed 2012, recommended potentially eligible
3. E. Main St./Longwood Park HD (129-5046), determined potentially eligible in 2011
4. Wiley Court (129-5049), determined eligible 2015
5. Downtown Salem Historic District (expansion)

Potential Individually Eligible Properties (outside of potential historic districts)

1. Salem N&W RR Passenger Station (129-5024), surveyed 2008
2. East Hill Cemetery (129-0077), surveyed 2011
3. Railroad House, 729 S. Broad St. (129-5053), surveyed 2013
4. Thaden-Jordan Furniture Plant (129-5052), surveyed 2013
5. Virginia Baptist Children's Home (129-5013), determined eligible in 2000; potentially eligible in 2014

Hill Studio recommends that the City of Salem consider the above potential historic districts and properties in future preservation planning efforts. The City should seek funding to pursue register nominations for those resources previously determined eligible for register listing. For properties not previously evaluated, more thorough survey documentation, investigation and assessment should be conducted to determine the historic and architectural significance and integrity of these properties.

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