

16 SQUARES: THE HEART OF BLACKSBURG



Prepared July 2008
for the Town of Blacksburg's
16 Squares Committee



cd community design
ac assistance center

College of Architecture and Urban Studies
Virginia Polytechnic Institute and State University

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The Community Design Assistance Center (CDAC) is an outreach center of the College of Architecture and Urban Studies and Virginia Tech that assists communities, neighborhood groups and non-profit organizations in improving the natural and built environments through design, planning, and research. Through the integration of the learning and working environment, the Center will execute projects that link instruction and research and share its knowledge base with the general public.

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John Bush, Committee Chair; Architect, Virginia Tech

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Kay Moody, Committee Member

Terry Nicholson, Committee Member; Administrator, Blacksburg Museum

Tom Sherman, Committee Member; Town Councilman

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INTRODUCTION

Project Overview

Present day Blacksburg is the result of 2 planned communities; the first being the colonial era Draper's Meadow and Smithfield Plantation; the second being the 1798 16 Squares. Ample evidence of two centuries of Blacksburg's history and development still exists within the perimeter of the 16 Squares. The streets that extend from the original grid also offer tangible evidence of evolving Blacksburg's history.

A town-appointed citizens' group, the 16 Squares Committee, has been meeting with the intent of making the history and importance of the 16 Squares more evident to the general public. Many residents do not realize that the town logo represents the original 16 Squares and those that do may not be able to identify where the 16 Squares are within the downtown area. The Community Design Assistance Center (CDAC) was approached by the Town of Blacksburg to develop a document to express a plan for the 16 Squares to the community that can then be used as a learning tool and to request funding for implementation.

Important objectives identified by the 16 Squares Committee that will help frame the focus of CDAC's work include identify, educate, preserve, and develop:

1. **Identify** via physical signage, pavement changes, or other means, the 16 Squares and the important assets within them.
2. **Educate** the public including residents, visitors, and students about the importance of the 16 Squares.
3. **Preserve** the unique character and assets of the 16 Squares as well as its viewsheds and surrounding properties.
4. **Develop** strategies for strengthening the commercial district and creating cultural institutions. This includes promoting appropriate type

urban housing that will increase vested interest and ownership in the area and serve as an economic stimulus to the downtown center, paying special attention to its history and assets.

Within the 16 Squares, Blacksburg retains a sense of the small town that should be enhanced and preserved for future generations. However, it is important to realize that the 16 Squares have always been a dynamic element, with buildings and land changing throughout its history. The 16 Squares will continue to have a future of development, but that development should be appropriate. This project is a step towards defining appropriate development for the 16 Squares and making people more aware of a sense of time and place in Blacksburg.

Document Overview

CDAC worked with the 16 Squares Committee and Town staff to craft this document in order to bring together an overview of historic information for the 16 Squares and to cast a vision for what can be done in both the short and long term to identify, educate, preserve, and develop. These ideas were presented in a public participatory process for review and refinement.

The document is organized into four sections: identify, educate, preserve, and develop. Each section has a stated goal and objective, provides contextual information about the 16 Squares, and offers a series of recommendations to achieve the stated goal.

The information presented in this document is intended to serve as an educator, a reminder, and a catalyst. Historic structures, elements, and characteristics are highlighted; ideas for implementation are presented. The document is graphic in nature, with many supporting images, maps, and diagrams to help illustrate the information shared. It is essential that the Town and the 16 Squares Committee actively engage in sharing the

information about the 16 Squares with civic organizations, schools, and any groups undertaking projects or initiatives in the downtown and 16 Squares area.

Additional resources related to this effort as well as the 16 Squares themselves, can be found in the Appendices.

History

“The small fragile settlements along the east coast of North America in the early 1600’s initiated the Great Migration, the historic ever-westward march of humanity that eventually populated this country. Around 1750, the frontier of this migration reached the Allegheny ridge (or Eastern Continental Divide), a difficult barrier to be crossed. The frontier settlement of Drapers Meadow (now Blacksburg) originated on one of the earliest and best routes over the mountainous ridge. The site was selected because of the abundance of fertile land and numerous springs.” (Blacksburg’s Old 16 Squares, Hugh G. Campbell).

“The original Town of Blacksburg was laid out in a grid, on land that was donated by William Black, for whom the Town is named. Five streets running NE to SW cross five other streets running NW to SE. That plan created the “16 Squares” that we refer to today. Each square or block was then divided into four equal lots, creating a total of 64 building lots in the original Town layout. In most cases when buyers of these lots built their homes, they placed the house at the corner of the streets, and then used the land behind their house for farming and animals. You can still see that pattern in some of the blocks, where the oldest houses are on the corners, and the houses in between were added later as the lots were sub-divided.” (Information provided by Blacksburg Museum).

As previously mentioned, a major reason for the settlement of Blacksburg was the abundance of water. There are multiple springs that feed tributaries



Depiction of Blacksburg by Lewis Miller in 1853.



Illustration of corner house and lot occupying 1/4 of the block on Main Street.

to Stroubles Creek. It is now difficult to recognize these water resources, since much of the creek and its tributaries have been put underground in pipes so that buildings and roads could be built over them.

Spout Spring (also referred to as Painter's Spring and Palmer's Spring), located next to the Spout Spring House, provided the first source of water to some town buildings. The water was originally piped through hollowed logs. Town Spring, located just off Main Street, is now covered by the Tech Bookstore. In 1890, the spring was closed due to typhoid fever, but was reopened in 1891 when the livery stable (up the hill from the spring) was removed. By the 1940's, the spring had dried up.



Downtown Blacksburg in the 1890's. Main Street is seen at the far right.

1.0 IDENTIFY

Goal: To identify via physical signage, pavement changes, or other means, the 16 Squares and the important assets within them.

Objective: To help people know when they have entered or left the 16 Squares and to recognize historic places, elements, and characteristics within the area.

The 16 Squares are rich in history that is easily missed by an unaware eye. All of the 16 Squares are encompassed by the Town of Blacksburg's historic district. Yet there are few physical elements that give cues to when one has entered or left the 16 Squares. Many people know it exists; they just do not know exactly where it is.

The physical identification of the 16 Squares is one of the most important steps to increase awareness of this valuable resource. This section highlights the location of the following elements:

- historic structures
- important features (i.e. springs)

Next, recommendations for a hierarchical system of identification are described in detail and accompanied by visual examples.

Identifying important elements

Historic Structures

1 – Spout Spring House – 209 Wharton Street

Early to Mid 1800's Saddlemaker John Spickard built this dwelling close to Spout Spring. With the exception of Smithfield Plantation (ca. 1774) and Solitude (ca. 1801) on the Virginia Tech campus, this house is one of the oldest remaining houses in the Town. Behind this house is a log meat house, which cured by salt, not smoke.

2 – Croy-Dawson House – 307 Roanoke Street ca. 1839.

One of the oldest homes in Blacksburg has remained in the same family for nearly 160 years. The first occupants were newlyweds, William and Rosanna Croy Dawson, who received the house as a wedding gift in 1840. The boxwoods are said to have been transplanted from Mt. Vernon, the home of the nation's first president, George Washington.

3 – Andy Croy House – 103 South Penn Street – ca 1840's.

Built by the Croy family, this house was originally built on the other side of Penn Street from where it presently stands. The home was torn down to the floor and moved between 1840-50's. The numbered logs were rolled across the street, and the house was re-erected with an "L"-shaped addition.

4 – Price House – 107 Wharton Street – ca. 1840's to 1853.

The original two story log and frame house was among the first town dwellings built on the perimeter of Blacksburg's 16 Squares. James C. Kent built the house, then valued at \$300. In the 1870's, T. N. Conrad, a former president of the college, resided in the house. After Nelson Price, another long-term resident of the house, died in 1985, the Price House and garden park were deeded to the Town. In the Spring, the garden offers a splendid display of irises.



1. Spout Spring House



2. Croy-Dawson House



3. Andy Croy House



4. Price House

5 – Old Presbyterian Church – 117 South Main Street – ca. 1847

The oldest remaining building on Main Street is a Greek Revival style church, which was built for \$1,500. It currently houses Cabo Fish Taco Baja Seagrill.



5. Old Presbyterian Church

6 & 7 – Log Cabin Homes – Andy Camper House - 107 Penn Street and Spencer Johnson House – 409 Jackson Street – ca. 1850's

These were log homes, typical of housing styles in the region, which cost about \$75 when built. The original log structures are within the current buildings.



6. Andy Camper House

8 – Five Chimneys – SW Corner of Washington Street and Draper Road – ca. 1852

Originally the house contained five rooms, each featuring a chimney. A. G. Smith, professor at the college, bought the house in 1936 where he lived for 43 years. His daughter named the house, which is now owned by the Town, and houses the studio and office of WTOB/Channel 2.



8. Five Chimneys

9 – Martin-Richardson House – 400 Roanoke Street – ca. 1860's

This two-story white-pillar framed house shows the difference in housing styles in just 20 years. The center passage home style is replicated in several homes in the area. Some sources indicate that one wing encloses an earlier two-story log structure.



9. Martin-Richardson House

10 – 201 Wharton Street – ca. 1871

This house is an example of the region’s popular two-story house forms of the period with the detailed central-gabled porch, with fishscale shingles and Victorian details.



10. 201 Wharton Street

11 – Thomas-Conner House – 104 Draper Road - ca. 1878

Built for William Howard Thomas, unique features of the house are its semi-circular arches over all windows. The house is currently owned by the Town and is leased by Virginia Tech.



11. Thomas-Conner House

12 – Christ Episcopal Church – Church and Jackson Streets – ca. 1879

A New York architect designed the church. The Gothic design symbolizes the change from Blacksburg’s early status as a local market town to the sophisticated architecture of the late 1800’s. The use of the gray limestone “Hokie Stone” predates its use on the Virginia Tech campus.



12. Christ Episcopal Church

13 – Alexander Black House – 204 Draper Road – ca. 1892

This house was the home of Alexander Black, first president of the National Bank of Blacksburg, and great-grandson of John Black, (brother of William Black). The house retains original blocked-tin ceilings, stained glass windows, paneling and gingerbread trim. It served as a funeral home for several decades. It was purchased by the Town and moved from its original 16 Squares location on Main Street in 2002.



13. Alexander Black House

14 – St. Paul A.M.E. Church of Blacksburg – 102 North Penn Street – ca. 1901

This church was established in 1857, and the present structure was built about 1901, in one of several African-American communities in the town.



14. St. Paul A.M.E. Church of Blacksburg

15 – Site of Former Huckleberry Train Station – Site of the Present Municipal Building on Main Street – ca. 1904

The Virginia-Tennessee Railroad reached Cambria (now part of Christiansburg) in 1854. The Cambria to Blacksburg stretch of the railroad was completed in 1904. The depot was built on the site of the current Municipal Building. From 1905 to 1926, the Huckleberry was Blacksburg's main link to the outside world, making three runs a day. By the 1930's the passenger service was reduced to once a day. The last passenger run was in 1958. Freight service continued until 1966. Portions of the path of the railway is now maintained as the Huckleberry Trail.



15. Former Huckleberry Train Station

16 – The Methodist Church – Church and Lee Streets – ca. 1906

The church has stained glass memorial windows, one of which was dedicated to Dr. Harvey Black, the Regimental Surgeon, 4th Regiment, Stonewall Brigade, who assisted Surgeon McGuire in amputating General Stonewall Jackson's arm. Dr. Black was active in locating Virginia's land grant college in Blacksburg in 1872.



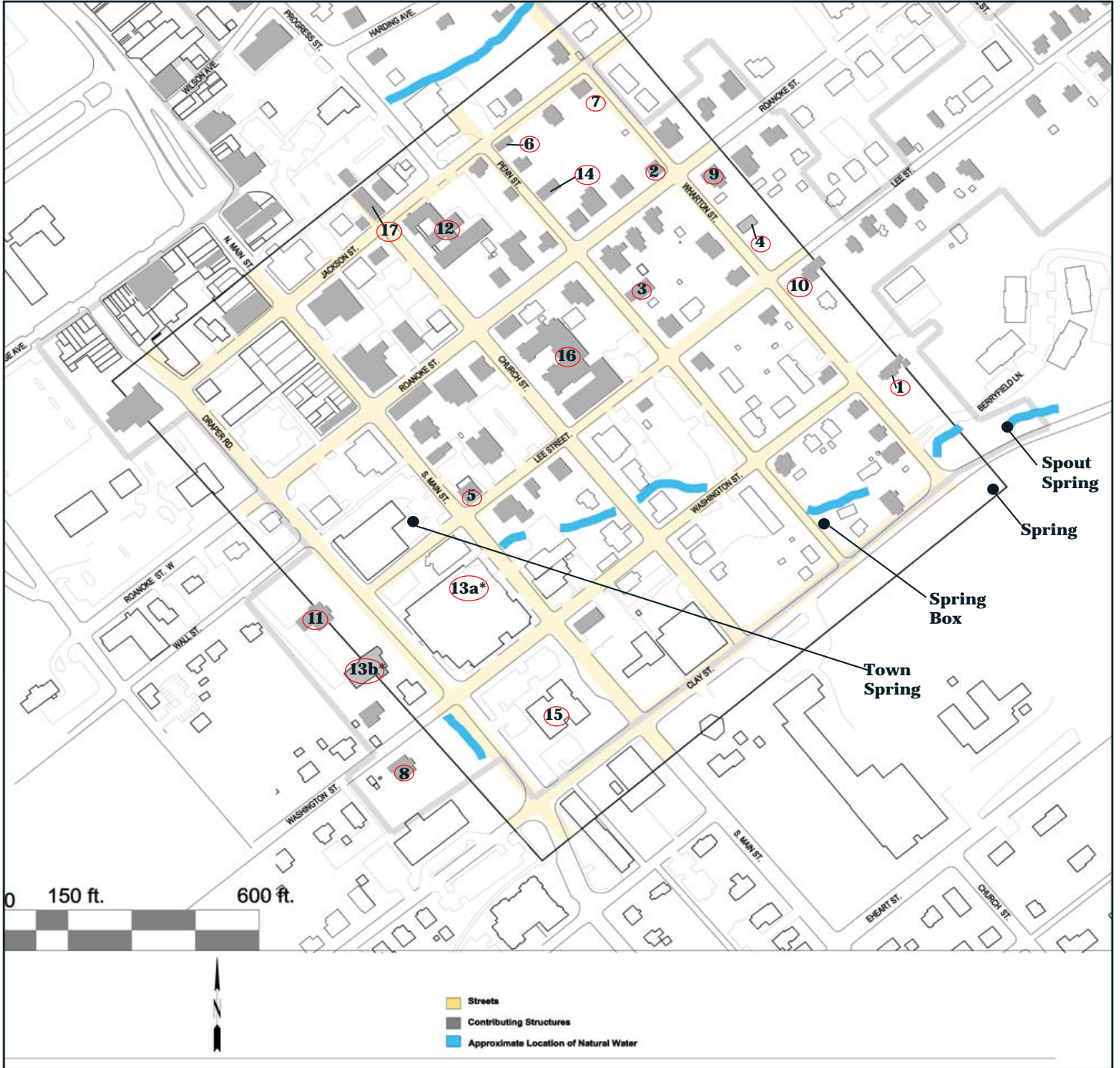
16. The Methodist Church

17 – Old Town Hall – 141 Jackson Street – ca. 1920's

This building is located on the site of William Black's log house, which existed from the 1780's until the late 1800's. William Black donated the land to establish Blacksburg in 1798. In the mid-1900's, the present building, which was originally built as a store, served as the Blacksburg Town Hall. It is currently used by the Town for office space.



17. Old Town Hall



Map identifying the described historic structures

13a* - Original location of the Alexander Black House

13b* - Current location of the Alexander Black House (2008)

Important Features

Springs and Streams

As mentioned in the introduction, there are multiple springs that feed tributaries to Stroubles Creek, which served as Blacksburg's drinking water supply until the 1950's. William Black described Blacksburg as "...a fertile neighborhood with excellent springs thereon.." It is now difficult to recognize these water resources, since much of the creek and its tributaries have been put underground in pipes so that buildings and roads could be built over them.

A freshwater heritage initiative, led by Dr. Mike Rosenzweig, has identified the locations of creeks and springs in the Town of Blacksburg and has proposed the creation of freshwater heritage parks in 13 different locations. Several of these proposed parks, and thus creeks and springs, are found in the 16 Squares. These include Spout Spring, Old Town Spring, and Stroubles Creek.

T-intersections

Nine of the streets within the 16 Squares terminate in T-intersections at the periphery of this area's boundaries. These T-intersections helped to define the town limits and still serve to "frame the original 16 Squares as a physical entity. Their significance in giving the town character should not be underestimated." (Dunay, 62). The nature of streets and their associated land uses have been influenced by these T-intersections. These intersections have helped to maintain the integrity and cohesiveness of the 16 Squares through time and Town growth and prosperity.

Streets

The streets and edges of the 16 Squares provide evidence of transition in terms of land use, character, and ownership. Draper Avenue, in particular, is a threshold between the University and the downtown.



Portion of Stroubles Creek that is daylighted through private property.



Old spring box found near the intersection of Clay and Penn Streets.



The Spout Spring site is a good place for a pocket park with historical signage denoting the location and importance of the spring.



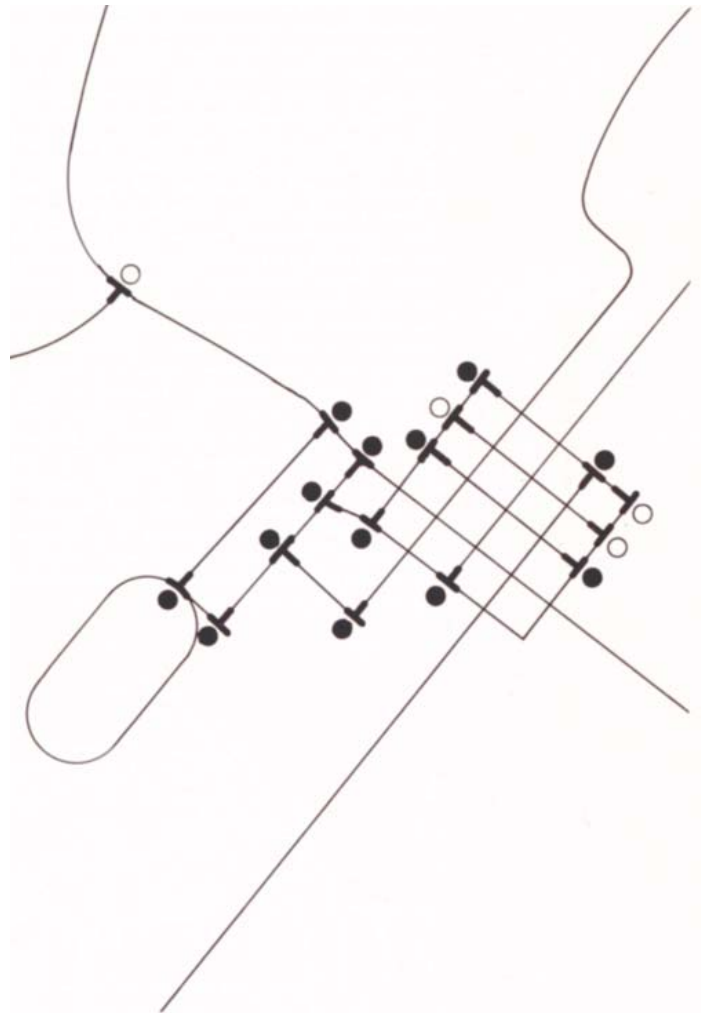
Example of a T-intersection in the 16 Squares (Clay and Church Streets).



Jackson Street forms the edge of four T-intersections. Old Town Hall sits at the intersection of Jackson and Church Streets.



The Armory sits at the intersection of Draper Avenue and Jackson Street - a transitional area between the Town and University.



Plan of T-intersections in and around the 16 Squares. Solid, black circles represent buildings; white circles green space. Some features have changed since the drawing was made.

Drawing taken from Donna Dunay's Town Architecture. Used with permission.

Recommendations

A hierarchy of identification should be established in the 16 Squares to frame and accentuate the area and its many treasures found within each block. This hierarchy should respond to vehicular and pedestrian levels of scale as appropriate for each area or property accentuated. Decisions of scale should be made on a site by site basis. Methods of identification should not diminish or detract from the features of the 16 Squares themselves. A thorough case study of exemplary signage that has been implemented should be conducted prior to signage design and installation. Individual signage designs should be prepared by an experienced professional. Also, signage recommendations should be consistent with the Town's wayfinding signage system.

The proposed hierarchy addresses three levels within the 16 Squares: boundaries, intersections, and properties. A variety of recommendations for implementation are made at each level.

Boundaries

The boundaries of the 16 squares should be physically identified, increasing residents' and visitors' awareness of when they have entered or exited the 16 Squares. Identification should be established with a simple, legible sign stating that one is entering the 16 Squares Historic District and should be consistent with the design palette recently developed for downtown wayfinding signage. Primary vehicular entrances/exits to the area on Main Street and Roanoke Street should be noted with appropriate, vehicular-scale signage. This scale signage should also be considered at the intersections of Washington Street and Draper Avenue and Draper Avenue and Jackson Street, as both areas are transitional places from the Virginia Tech campus into downtown. With increased development off of Clay Street, signage may also be both appropriate and needed at the intersection of Clay and Wharton Streets.

The four corners of the 16 Squares should also be identified with a simple and elegant physical intervention. This physical design intervention should



Example of vehicle oriented entry signage near the intersection of Main Street and Clay Street.



Example of vehicle oriented entry signage near the intersection of Washington Street and Draper Avenue.



Two examples of a simple obelisk that could be added to denote the four corners of the 16 Squares.

be legible at both the vehicular and pedestrian scales - visually accessible from a car but offering more detailed information at the pedestrian scale.

The level of maintenance, standards of design, and streetscape elements within the 16 Squares should be consistent and reinforce the message that the 16 Squares is a special section of Town.

Intersections

Creating a special design feature at each intersection within the 16 Squares gives pedestrians visual cues that serve to inform or remind people that they are in a special district. One tool for identification could be the use of a paving feature consisting of 16 square pavers arranged in the same fashion as the 16 Squares layout. This paving feature could be placed at each intersection of the 16 Squares. The exact scale and choice of materials for this intervention is yet to be determined. The scale may vary at different intersections within



Example of possible street signs that could be used in the 16 Squares.

the 16 Squares, responding to street width and character.

Another simple and subtle method of highlighting the 16 Squares district and speaking a unified message of importance and character would be to implement new street signs with an historic character within the 16 Squares. The color and material choice for these signs should be consistent with newly added and planned streetscape elements for the downtown area.



Example of possible paving pattern that could be added to each intersection in the 16 Squares.

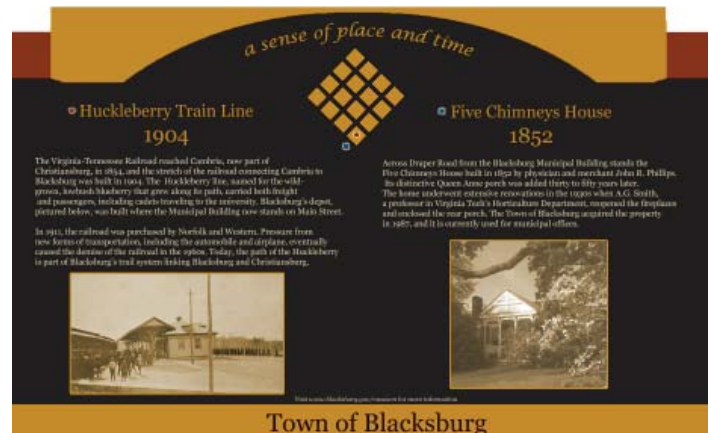
Properties/Elements

Identifying important features and characteristics within the 16 Squares is equally as important as identifying the area's boundaries. These features are something that makes Blacksburg unique among other towns. All town-owned historic properties should be marked with pedestrian-scale signage that shares the history and significance of the place. The 16 Squares are intended to be a walking neighborhood at the scale of the pedestrian. Historic building signs should be placed low rather than high, similar to the height of the stone building markers that note historical information found on the campus nearby. Privately owned historic structures could be identified similarly, with owner consent, or more simply with a small house plaque or stamp in the sidewalk.

Significant elements should also be physically identified. Streams and springs played a crucial role in the development of Blacksburg, yet many people are often unaware of their presence in the town. Areas where Stroubles Creek is daylighted in the 16 Squares should be noted and celebrated. Opportunities to daylight additional sections of the creek should be encouraged as opportunities arise through development or other events. Places where Stroubles Creek runs underground in pipes could also be denoted with additions or changes to the paving surface to help raise the "visibility" of the creek's presence in the 16 Squares.



Example of informational property signage set into the sidewalk. Image courtesy of Heather Browning.



Template of a horizontal sign describing historic properties in Blacksburg. Scale of sign can and should vary based on number of properties highlighted per sign and signage location.



Example of informational signage at Virginia Tech, depicting the history of the building.



Examples of small property signs denoting properties of historic significance.



This sculptural element on Washington Street subtly and gracefully brings the presence of Stroubles Creek to the attention of those who pass by.



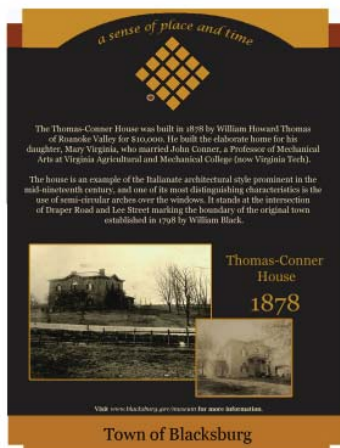
Example of signage describing an historic house. Photo courtesy of John Bush.



An imposing 20-meter high (66-foot) statue designed by US artist Claes Oldenburg and his wife Coosje Van Bruggen stands at the head of the Cheonggye stream restored a year ago in Seoul, 27 September 2006. It symbolizes a spring feeding the stream, which was once buried under layers of concrete.

Although the scale and form may not be appropriate for the 16 Squares, the concept of including public art and a designed water feature as a means to communicate and publicly recognize both the location and importance of springs could be applied to the 16 Squares.

Taken from <http://cache.daylife.com/imageserve/OgrQcyJbBF8r8/340x.jpg>



Template of a vertical sign describing historic properties in Blacksburg.

2.0 EDUCATE

Goal: To educate the public, including residents, visitors, and students about the importance of the 16 Squares.

Objective: To help people understand the role of the 16 Squares in the original development of Blacksburg as well as its role for shaping the future.

This section highlights the 16 Squares as a place of historical merit, documenting through architecture and details the evolution of history in the Town. It discusses the amenities and qualities that the 16 Squares offers to visitors and residents, briefly examines the economic value of this place, and concludes with recommendations discussing additional tools to educate residents and visitors alike about the importance of the 16 Squares and what they have to offer.

Historical Merit of 16 Squares

The 16 Squares have helped define the physical character of the Town since its inception. Distinct types of streets - residential, commercial, and institutional - pass through the sixteen square grid along the southeast/northwest axis. The orientation of the 16 Squares and the original division of individual parcels offered corner locations for all buildings within the area. The grid plan of blocks, lots, and streets helped promote orderly development.

Blacksburg was sited to take advantage of the springs and small streams that form the headwaters of Stroubles Creek and which were traditionally used for a range of household and manufacturing activities.

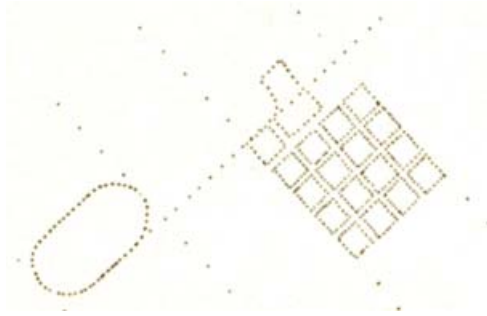
16 Squares as a Place that Documents the Evolution of History

The 16 Squares comprise an eclectic mix of building types and functions, linked by an underlying town plan adopted in 1798. Over the years this area has undergone and witnessed the forces of change which make it dynamic and alive today.

Through time the original town plan has been reinforced by business owners building their stores with little setback from the street, and by homeowners setting out fences, hedges, and other landscape features along their front property lines.

Blacksburg's original by-laws set minimum standards for building size and construction in much the same way a modern building code would. Houses were to be built of wood, stone, or brick. Those with dimensions greater than seventeen feet square were to be provided with brick or stone chimneys.

Brick gained popularity as a building material after 1830. Some of the earlier brick buildings were modestly scaled, some grandiose, and some were detailed in the classic Greek Revival style, the

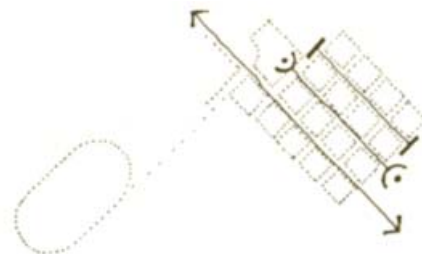


As the Virginia Tech Drillfield serves as a reference point to the rest of campus, so the 16 Squares give structure and context to the Town. Image credit: Donna Dunay, [Town Architecture](#).



The grid of the 16 Squares is distinguished by forces which mark its corners. These intersections are marked by the presence of town springs and streams, and by distinct changes in the ground elevations.

Image credit: Donna Dunay, [Town Architecture](#).



Main street was the only street that passed completely through the grid. Now Clay Street also extends to the northwest.

Image credit: Donna Dunay, [Town Architecture](#).

dominant style in Virginia around the time of the Civil War. The selection of Blacksburg as the site of the Virginia Agricultural and Mechanical College in 1872, now Virginia Tech, altered Blacksburg's character. Faculty and students boosted the Town's population and patronized local businesses.

The large Victorian houses that appeared on thoroughfares such as Progress, Roanoke, and Main Streets at the end of the nineteenth century illustrate a revolution in building technology. Log frame and timber construction gave way to light frame construction using lumber from steam powered saw mills, expanding the repertoire of local builders to include complex hip and gable roofs, turrets, bay windows, etc.

The mobility made possible by car ownership has also encouraged the development of residential areas beyond the town's pedestrian core. Main Street, originally a mixed residential and commercial corridor, was primarily a commercial corridor during the 20th Century. Rebuilding of the blocks near the Virginia Tech campus began around 1920 with the introduction of multi-story masonry commercial buildings featuring plate glass storefronts, corner details, etc.

The character of mixed-use started developing with the shops below and offices and apartments above. The presence of religious institutions has also had an effect on the character of the downtown. Historic streets, quiet neighborhoods, and the rural setting have helped define the community's identity.

(Source: Blacksburg Historic District Design Guidelines)



Roanoke Street, once a main thoroughfare to Roanoke, boasts many large houses such as this one now used as a parsonage by the Church of God.



Manor home located at 300 Roanoke Street.

What the 16 Squares Offer Today

The varied network of activities found within the 16 Squares offers the amenities of an urban setting while its architectural and historic character form the background through which community life and town identity are established. The heart of Blacksburg's local shops, restaurants, and cultural opportunities are found within the 16 Squares. Its proximity to Virginia Tech makes it additionally accessible and attractive to short and long term visitors. Of the many things the 16 Squares offers, this study would like to highlight four specific positive attributes of the area: its walkability, its rich history, its unique features and characteristics, and its growing cultural opportunities.

Quintessential Walking Community

The 16 Squares offer a variety of experiences and attractions. While Penn Street and Washington Street serve as peaceful residential areas, Main Street fulfills most commercial needs. The Post Office, the Farmer's Market, restaurants, shops, and other businesses are all located within the 16 Squares themselves. Church Street offers varied opportunities for residents to participate in worship at a variety of communities of faith.

Rich History

The 16 Squares have not only shaped the local history of this area, but have hosted state and national historic figures and have helped shaped the future of the state and country.

Prior to the existence of Blacksburg, the area was greatly affected by the French and Indian War, as well as the Revolutionary War. Once founded, Blacksburg influenced the westward migration and became a gateway to the west because of its terrain that allowed easier passage through the mountains to reach the western Territory.

Like many other Virginia towns, Blacksburg had a place in the Civil War, with Town resident Dr.



A quiet neighborhood on Washington Street.



The Lyric Theater - just outside of the 16 Squares.



Christ Episcopal Church located on the corner of Church Street and Jackson Street. The earliest portion of the church was built in 1879.

Harvey Black serving as the surgeon that attended to Stonewall Jackson. Quite a few men from this area fought in the war, many serving under Stonewall Jackson. Captain Thomas Nelson Conrad, one time president of the Virginia Agricultural Mechanical College “had served as a chaplain and scout (read “spy”) under JEB Stuart, spending considerable periods of time in Washington, DC carrying out intelligence gathering missions on behalf of the Confederacy. Captured and incarcerated on more than one occasion, Conrad also participated in a failed plot to kidnap President Abraham Lincoln” (<http://spec.lib.vt.edu/archives/125th/confeds/confeds.htm>).

Townsmen Reverend Peter Henry Whisner and Dr. Harvey Black played a crucial role in the establishment of a land grant university in Blacksburg, which has forever changed this Town and region.

There are many opportunities for visitors and residents to uncover, explore, and experience glimpses into the past as they thoughtfully spend time in the 16 Squares.

Unique Features and Characteristics

The combination of uses, elements, and patterns within the 16 Squares gives them a unique architectural character. Consistent building frontage on commercial streets, open storefront windows, awnings, and the presence of generous sidewalks, in most places, create a desirable atmosphere for those who pass by. Likewise, consistent building setbacks on residential streets, plus the presence of low street walls or fences, and colorful, seasonal plantings, create a wonderful environment to live in or visit. Front yards define the street edge and a rhythm of building modulation and small gaps allows views and sunlight into the landscaped inner block. In areas with a mix of commercial, institutional/religious, and residential uses, building massing and frequency of entrances encourage pedestrian activity. Within the 16 Squares, Blacksburg retains a sense of place that should be enhanced and preserved for generations. Property use within the 16 Squares varies from the early 1800’s to mod-



The Thomas Conner House faces a T-intersection at Draper Street and Lee Street.



Iris garden at Price House, located adjacent to Lee Street.



The Price House faces Wharton Street.

ern times. Indeed, these properties mirror the dynamic history of Blacksburg through two centuries of growth.

Growing Cultural Opportunities

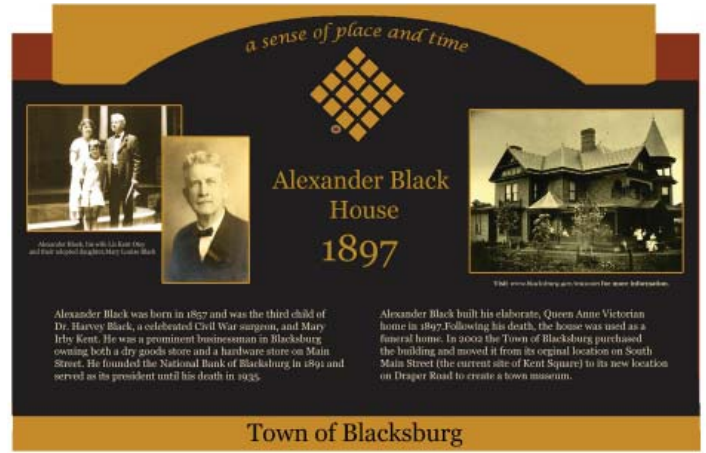
The 16 Squares is home or close neighbor to a growing number of cultural opportunities. Art galleries, music and theater venues, and festivals and markets take place daily, weekly, monthly, or annually in the 16 Squares. Additional theaters and performing arts centers, as part of Virginia Tech's Arts Initiative may open the door for additional and complimentary art-associated businesses and events within the 16 Squares.

Economic Value of the 16 Squares and the Historic District

The 16 Squares have tremendous economic value. The presence of diverse land uses, rich history, unique features, characteristics, architecture, and its walkability all work together to create an attractive place to shop, eat, work, and live.

The Town of Blacksburg benefits from a vibrant and diverse college community created by Virginia Tech, which attracts students, parents, and visitors from all over the world. Thus the 16 Squares become in a way, an international tourist destination. There are a variety of interesting structures and places to visit that tell the story of the community. Among them are: Alexander Black House/Blacksburg Museum, Five Chimneys, the Price House, the Thomas Conner House, the Armory, Stroubles Creek, and Spout and Town Springs.

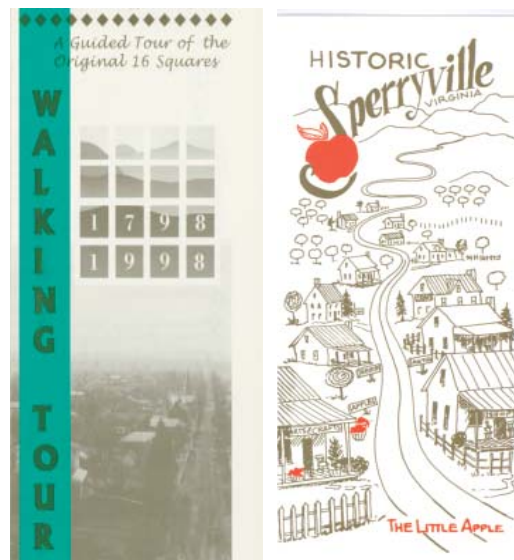
The 16 Squares are encompassed by the Town's historic district. It also designated as a national historic district, which opens owners and developers up to financial incentives such as historic tax credits.



Proposed signage design sharing history about the Alexander Black House; design by Frazier & Associates.



Existing Virginia Historic Marker for Blacksburg.



Left: Walking tour for Blacksburg's 16 Squares, created for the Town's bicentennial. Right: Walking tour for Sperryville's historic district.

Recommendations

Although the 16 Squares are overflowing with assets, opportunities, history, and lessons, many are unaware of the treasures at hand. There are several simple measures that can be undertaken to make information about the 16 Squares more visible and accessible in the public's eye. These measures include signage, tours, web-based information sharing, and focused outreach to local groups.

Signage

Boundaries and places within the 16 Squares should be identified with signage or other built elements to help increase visitors' and residents' awareness of the many attributes present in the 16 Squares. This concept was explored in detail in Section **1.0 Identify**.

Walking Tours

Walking tours are an interactive way to provide information about a certain place. Self-guided walking tours, using brochures with interesting graphics about the historical structures encourage people to explore the area themselves and thus generate awareness. Blacksburg is currently updating its historic walking tour brochure. Downloadable *i-pod* tours could also be created to accompany the printed graphic brochure.

In addition to self-guided walking tours, guided tours can be a delightful way to share information as well as interest in and enthusiasm for the 16 Squares. The Blacksburg Museum offers guided walking tours of the 16 Squares.

Highlighting Decades in History

An effective means of educating people about the history of the 16 Squares is to highlight the sequential development of its various parts over the decades. Significant physical changes have taken place and have played an important role in the 16 Squares. Examples include the gradual development of Main Street, changes in construction styles, elements that have persevered through time, etc.

Points of interest could be noted with signage, recognized in the walking tour brochure, or cataloged and presented in printed media or online as a public resource.

Web-based GIS Mapping

The 16 Squares Committee, with help from Virginia Tech's Architecture and Geography Departments, is in the process of developing an interactive web-based GIS site to document layers of history in the 16 Squares. This undertaking, once developed, will be a powerful tool and an effective means of sharing layers of history. Users will be able to click on specific blocks or even properties and view the history of the place from inception to present. Photos and historic writings will be included to add depth and insight. Links to deeds and other historic papers from the Montgomery County Courthouse may be added as well. As a precursor to this project, a Wiki site should be developed to allow for public sharing of photos and stories before they are lost forever.

Outreach

In addition to walking tours and web resources, it is critical that the Town and the 16 Squares Committee actively engage in sharing information about the 16 Squares with civic organizations, schools, and any groups undertaking projects or initiatives in the downtown and 16 Squares area. Some related initiatives are described in detail in Appendix H. These include the Arts and Cultural District, Arts Fusion/Virginia Tech Arts Initiative, College Avenue Promenade, North Main Street Redesign, and the Freshwater Heritage Initiative. Town commissions and committees and other downtown groups, such as the Planning Commission, Museum Committee, Parks and Recreation Committee, the Downtown Merchants Association, the Blacksburg Partnership, Friends of the Farmer's Market, and the Historic Design Review Board, should also be kept abreast of the assets of the 16 Squares and the efforts of the 16 Squares Committee.

3.0 PRESERVE

Goal: To preserve the unique character of the 16 Squares as well as its viewsheds and surrounding properties.

Objective: To understand what important structures and characteristics are present in the 16 Squares, to recognize what their value is, and to ensure others have access to these places in the future.

This section examines the unique character and assets of the 16 Squares identified in previous sections. Places and qualities to preserve within the 16 Squares are discussed. Strategies for preserving physical structures as well as character and qualities of the 16 Squares are then proposed.

The Unique Character and Assets of the 16 Squares

Protecting the work of our ancestors from demolition and decay is a cultural benefit. The structures they inhabited and the environments they walked are a part of a heritage that contributes to a better understanding of who we are today. An awareness of the past and of future opportunities can be a source of inspiration for new building and development.

Some of the surviving assets of the 16 Squares include the water resources within the 16 Squares (i.e. the springs and streams that were crucial features of early Blacksburg history) and T-intersections. A large number of old structures can be found in the area, including some pre-civil war structures, at least 8 church buildings, and 2 old lodges. These buildings provide evidence of the social life in the past, and illustrate the distinct and contrasting characteristics of the streets parallel to Main Street. The 16 Squares contains an unusual number of early 20th century structures with architectural features worthy of preservation.

Many of the original lot boundaries of the 16 Squares are still visible and provide additional evidence of enlightened design. When developed, each block in the 16 Squares consisted of four lots. Each lot was a corner lot with enough space for light agriculture-subsistence farming. One diagonal of each lot was oriented to the north allowing direct sunlight from each of the four major compass directions.

Ample evidence of two centuries of Blacksburg's history and development still exists within the 16 Squares. The streets that extend from the original grid also offer tangible evidence of evolving Blacksburg history.

The harmonious scale of the residential neighborhoods as well as the architectural features on the facades of Main Street structures are the result of conscious efforts taken while designing. This con-



Original log cabins now invisible under horizontal siding.



Natural features within the Sixteen Squares acting as visual delight.



Street furniture on Main Street increasing the street's vitality.

sideration of scale is prominent throughout the 16 Squares and is one of its surviving assets.

The 16 Squares, encompassing most of present-day downtown Blacksburg, plays host to events such as the biweekly Farmer's Market, summer concert series, and the annual Stepping Out Festival, which both play an important role in the public life of Blacksburg. The Farmer's Market offers local and seasonal produce year round which includes a variety of foods, fruits, etc. It is held at the corner of Roanoke Street and Draper Road. During the summer months, free Friday concerts are offered on Henderson Lawn, bringing residents into the downtown. Also, the annual Steppin' Out festival fills the downtown streets over a 2 day period in August, attracting over 30,000 people. The downtown area also invites visitors and residents with a wide variety of both shopping and dining, from exotic to traditional.

(Source: Blacksburg's Old 16 Squares- The Heart of an Historic Frontier Town, Hugh G. Campbell)

Places and Qualities to Preserve

Four categories have been identified as things to preserve. These categories include sections, structures, intersections/circulation patterns, and important features and characteristics.

Sections

One of the blocks in the 16 Squares has retained many of the original development characteristics of the planned community. This is the northern Penn-Wharton block. Much of the block dates to the 19th century. Three of four original corner log cabins remain, illustrating the original design and use of four corner lots in every block. One of the earliest African American community settled in this area.

Structures

Many of the structures in the 16 Squares are listed on the National Register of Historic Places. Town-owned properties included on the list can and should be preserved in perpetuity. Preservation of



*The vibrant and colorful Steppin' Out festival bringing the entire town onto the streets. (Held on Main Street, Draper Street, and Jackson Street)
(image credit : www.blacksburg.gov)*



Blacksburg Farmers' Market Roanoke street with active participation of people.



Penn Street neighborhood-historic African American neighborhood.

privately owned structures of historic merit should be strongly encouraged as well. Existing and future opportunities for assisting and encouraging private landowners to preserve structures of merit, such as tax credits and grant opportunities, should be explored and publicized. Some primary town-owned structures to preserve include Five Chimneys (1852, acquired by town in 1986), Price House and Garden Park (1853, deeded to town 1986, Thomas-Conner House (1878, acquired by town 1989), Alexander Black House and the Armory.

Intersections and Circulation Patterns

The cross intersections of the streets within the 16 Squares and the corner conditions possess unique characteristics. At the intersection of Roanoke Street and Main Street, two buildings on the opposite corners have entrances that face the diagonals of the intersection. A single column at the actual corner of these buildings continues to define their rectilinear volumes. This cutting of the corner frames and widens the effective size of the intersection. This feature can be seen at four instances along Main Street in downtown. This characteristic is important to preserve in current and future construction. Kent Square is an example of a new construction acknowledging this detail in its design.

The T-intersection is another distinct feature in the 16 Squares. These streets are a consequence of the 16 Square grid pattern being terminated in all four directions by large properties and other street configurations. In several places the T-intersection goes beyond giving a Town view and transforms the street into a room of the Town. In instances where T-intersection occurs at each end of the street, a complete room is formed. One example can be found on Church Street. Church Street is bound by the old Town Hall and the Old Blacksburg Middle School. These Town rooms should not be interrupted but enhanced and preserved.

(Source: *Town Architecture*; Donna Dunay)



Five Chimneys (1852 ,acquired by town in 1986) -Draper Road



The Alexander Black house at its new location on Draper Road



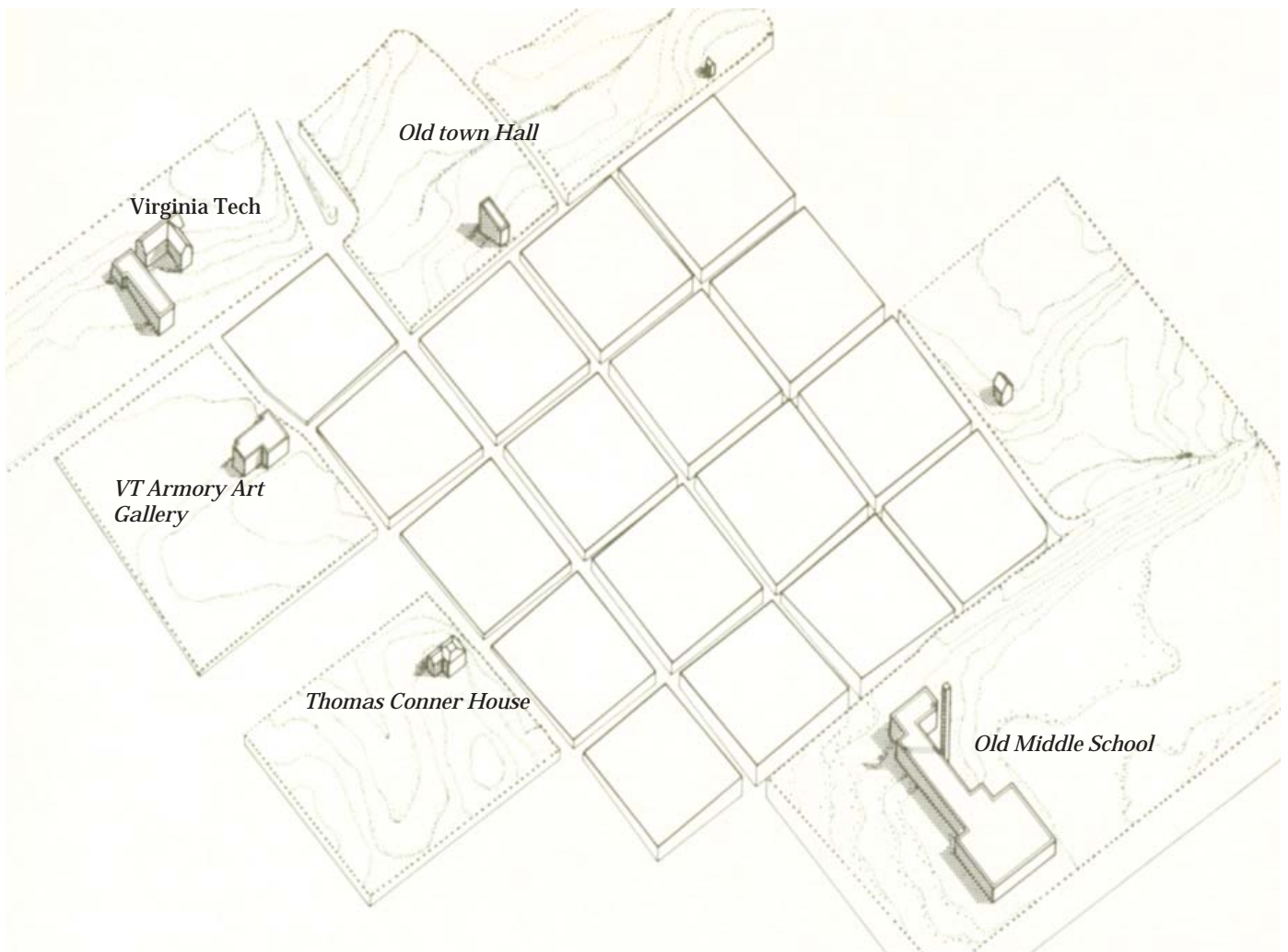
Historic: Corner condition at the junction of Roanoke Street and Main Street.



The Thomas Conner House marks the end of a T-intersection at Draper Avenue and Lee Street.



New construction; Corner condition at the junction between Main Street and Lee Street.



*An axonometric view showing the T- intersections and their relevance in establishing the boundaries of the sixteen squares. Almost all T-intersections lead to a structure.
(Image credit : Town Architecture- Donna Dunay)*

Important Features and Characteristics

One of the defining qualities of the 16 Squares is the diversity of its land use. The varied character of the streets going north-east and south-west is certainly a unique aspect which needs to be preserved. The commercial downtown of Main Street and Draper Avenue; the quiet peaceful neighborhoods of Penn Street, Wharton Street, and Washington Street; and the Church Street, flanked by civic and institutional buildings makes this area a unique milieu of versatile spaces. Also, because of its mix of commercial and residential usage, Main Street attracts a greater number of people, increasing street vitality.

One of the prominent historic patterns of the 16 Squares is the definition of the street through the relation of building masses. The section of Main Street between College Avenue and Roanoke Street achieves its identity as a commercial center because the street is made into a space with the facades of opposing buildings serving as its walls.

Commercial, cultural, and business activity situated at the edge of the sidewalk in conjunction with apartments on the upper floors is a strategic and important characteristic of downtown. Building elements that reinforce this sense of space include continuity of the building face at street edge, recessed alcove entries at ground level, large display windows supported by low walls, repetitive transom window units above entry alcoves and display windows. The ground floor ceiling is at a height of approximately 12 feet with repetitive standardized window openings in upper floors and cornices at the top edge of the street facade. These cornices are also seen above some storefronts. The maximum increment between stores or facade divisions is 25 feet. The corners of buildings cut at intersections are often marked by a column. Masonry construction for street facades is fairly consistent.

The continuous and the coherent character of the quiet residential areas is obtained by consistent building frontage, low walls and fences along streets and abundant plantings. Front yards define



Commercial land use on Main Street



Owner-occupied residence on Washington Street



The Post Office, located at the intersection of Main Street and Jackson Avenue

the building edge and a rhythm of building modulation and small gaps allow views and sunlight into the landscaped inner block.

Church Street is aptly named, historically and presently possessing a range of denominations and communities of faith. It acts as a transitional street between commercial activity filled Main Street and the quiet, peaceful residential Penn Street.

Fraternalities are dispersed in and around the sixteen squares. The scale, intensity, and kinds of activity initiated by these organizations are non conforming and often incompatible with the neighborhood. Efforts should be made to re-locate these organizations to areas more compatible with their activities. This would allow more successful and compatible conversions such as that cited on page 40 and increase the economic viability of the historic area

(Source: Blacksburg Historic District Design Guidelines)

Recommendations

With the continued growth of Blacksburg and Virginia Tech, development pressures will continue to press this area. Thus it is imperative to take timely steps to preserve the heritage of the 16 Squares and help direct future development, so that preservation and progress can move forward together. *(Blacksburg's Old 16-Squares: The heart of an historic frontier town. Hugh Campbell.)*

One strategy for preserving structures and character in the 16 Squares is to support living in the 16 Squares. Owner-occupied housing infuses the area with people caring for individual structures and green spaces. Additional strategic urban housing should be established for this area. A strong stock of quality urban housing within walking distance of the downtown is a recognized vital urban tool and would also coordinate with the Virginia Tech Arts Initiative. Though tax credits provide incentives for historic rehabilitation, they require substantial capital expenditure that is often out of range for most homeowners. Other incentives to support and in-



Blacksburg Jewish Community Center, one of the places of faith and worship on Church Street



Residence showing typical common architectural features like prevalence of porches, typical street setback and common material and color.



Owner-occupied residence on Wharton Street.

crease owner occupied dwellings in the 16 Squares should be explored by the Town. The possibility of coordinating historic preservation goals with the Town's ongoing housing and neighborhood services initiative should be considered. Coordination with the Virginia Tech Arts Initiative should also be explored.

One opportunity to enhance the experience of the 16 Squares for residents and visitors alike is to bury any above ground utility lines. Above-grade equipment, such as utility boxes, should be screened with appropriate landscaping. This effort is already underway. Priority should be given to continue the effort.

The present use of certain buildings may need to adapt to cater to the increasing development, especially in the downtown areas. In such cases care should be given to utilize historic structures for new purposes without hampering the architecture or design features of the structure itself. The Historic District Design Guidelines for renovation provide suggestions for such changes. Refer to Appendix E for more information.



The overhead utilities on Wharton Street add visual clutter and detract from the visual and experiential quality of the neighborhood and architecture.



View of Lee Street after recently placing utilities underground.



An example within Blacksburg showing commercial land use retaining the original building and features.

4.0 DEVELOP

Goal: Develop strategies for strengthening the commercial district and creating cultural institutions. This includes promoting appropriate type urban housing that will increase vested interest and ownership in the area and serve as economic stimulus to the downtown center, paying special attention to its history and assets.

Objective: To encourage development that respects the unique characteristics of the 16 Squares and fosters vitality, diversity, and sensitivity to history, context, and details.

Blacksburg has a unique and persistent character in that it still has held onto its small town personality. Since the 1960's, due to the university growing drastically in size, the demand for Blacksburg to keep up with the modernization of commercial and residential development is a big issue for many. Blacksburg has never been a picture frozen in time; it has an evolving physical history and it has retained and intermingled important pieces of the past alongside current and future development. Recognizing the importance of the history and character of the 16 Squares as well as the growth and development that will come, it is essential for Blacksburg to have a clear plan and appropriate tools to guide and direct healthy growth for the future.

Recommendations

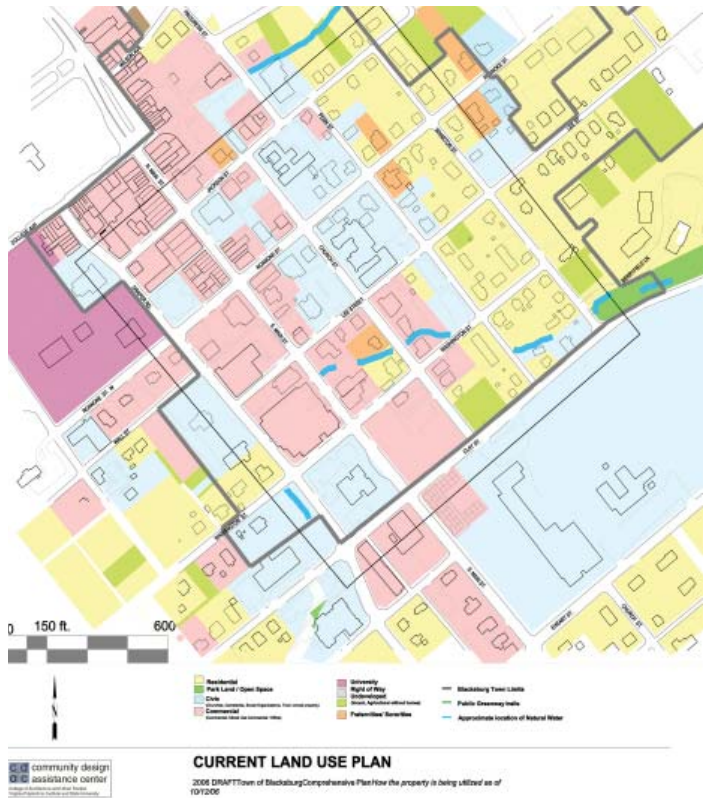
This section provides examples and suggestions for directing and promoting development within the 16 Squares. The main focus is to strengthen and promote downtown and the 16 Squares as a pedestrian-oriented, mixed-use area rich in history, character, and charm. With that aim, several topics will be addressed including:

- Diversity of land uses
- 16 Squares as a destination
- Strategies for promoting and creating cultural institutions
- Addressing growth and new development

Diversity of Land Uses

The 16 Squares have been a quintessential “walkable” community since its origins. Commercial, civic, and residential land uses comprised the various blocks. The majority of these land use types have remained constant, with residential and commercial intermingled on Main Street, commercial and civic activity on Draper, civic and residential on Church and Penn and residential on Wharton.

To begin to think about strengthening the diversity of land uses within the 16 Squares, it is essential to consider how to strengthen the commercial district without destroying Blacksburg’s unique “downtown” character. Retaining and attracting unique, local, and diverse shops and restaurants is one important step. Encouraging mixed used develop-



Drawing highlighting the variety of land uses found within the 16 Squares. An 11x17 pullout of this drawing can be found in Appendix G.



Quiet and peaceful residential areas (top left), commercial corridors (above), cultural and civic spaces, and places of worship (bottom left) help to form the unique and diverse qualities of space in the 16 Squares.

ment, with first floor retail and upper story residential helps add to the vitality and viability of the downtown. Strategic density should be welcomed in the commercial and residential areas of the 16 Squares.

16 Squares as a Destination

Another reason to strengthen and promote desirable features of the 16 Squares is to strengthen Blacksburg as a destination. The charm, scale, and wealth of historic structures within the 16 Squares helps make Blacksburg a memorable and special place.

Currently many visitors are initially attracted to the area because of Virginia Tech activities, special events such as Steppin Out, and regional outdoor interests. Future plans to expand the Farmer’s Market and to develop new arts venues and a downtown Arts and Cultural District promise to potentially attract additional user groups. The presence of unique downtown lodging, such as converting former residences into bed and breakfasts or developing boutique hotels, places visitors in walking distance to shops, restaurants, local history, university events, sports, and the arts.

Current and future development should place priority on the pedestrian. Crosswalks, sidewalks,

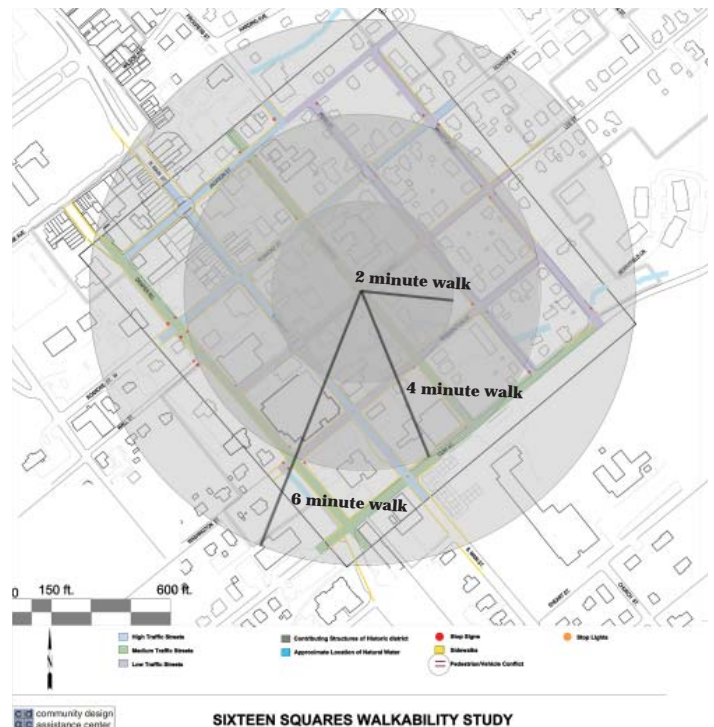


16 Squares walking tour displaying active participation of visitors



The Farmer’s Market is a regional attraction that offers mid-week and weekend visitors a chance to experience local flavor.

and centrally located public parking make the 16 Squares a great place to travel on foot. Additional strategies should be developed to increase the pedestrian experience on each block of the 16 Squares and within the downtown area. Because of the unique and historic nature of the 16 Squares, specific design interventions should be made on a site-specific basis. Although sidewalks are valuable, when arbitrarily applied, the historic fabric of the 16 Squares may be seriously and negatively altered.



The 16 Squares Walkability Study highlights intensity of use, areas of concern, the existing pedestrian sidewalk network, and travel times. A larger scale drawing can be found in Appendix G.

Promoting and Creating Cultural Institutions

A third means for diversifying the development of Blacksburg is to promote existing and create new cultural institutions. The Town's exploration of creating an Arts and Cultural District is one current example. Existing institutions within the 16 Squares include the Armory Art Gallery, the Blacksburg Museum (not open to the public yet), and the Blacksburg Public Library. Private businesses such as Art Panonia, the Matrix Gallery, the XYZ Gallery, and Mish Mish offer venues and support for local arts.

Just outside the 16 Squares, the Lyric Theater, the Perspectives Gallery (Squires) and the Experimental Theater (under construction) serve as cultural destinations, drawing local patrons as well as visitors into downtown and often the 16 Squares. As Virginia Tech expands and develops its Arts Initiative, it is essential that the university maintains the continuity of downtown with its design decisions, by placing sufficient activities and functions along Main Street.

Promoting cultural institutions helps to enhance Blacksburg's sense of place and strengthens the sense of community. It also attracts a diversity of people who serve as patrons for shops, restaurants, hotels, and even attract new residents to downtown housing.



Site of the future Black Box Theater



A local success story, the Lyric Theater serves as a venue for live theater and musical performances, as well as offering current movie showings.



The Armory Art Gallery



Red buildings represent sites of current and future downtown art venues.

Addressing Growth and New Development

A key factor in the future of the 16 Squares will be guiding new development. If not addressed, irreplaceable features, properties, or characteristics may be lost and opportunities missed. With help from the 16 Squares Committee, the CDAC team identified three key concepts related to guiding new development: strategic density, context sensitive details, and successful conversion.

Strategic density

When considering the direction of new commercial and residential development in the 16 Squares, the Town should look for opportunities to add strategic density and mixed-use development.

This project defines strategic density as: a means for development that promotes high quality living through the formation of neighborhoods with mixed uses, diverse housing, nearby commercial and civic opportunities, and high quality design choices and details.

Positive examples of mixed used development in Blacksburg include Lofts above the Lyric and Kent Square. Both developments contain first floor retail and upper story residential housing. Such development and density promotes activity downtown and places priority on the pedestrian environment, as the primary means of accessing nearby places of interest. Kansas City, the Richmond Fan District, and downtown Norfolk offer positive examples of strategic density successes in other places.

Blacksburg should look for opportunities to promote strategic density in primarily residential sections of the 16 Squares as well. Integrating a mix of housing types and costs, and promoting owner-occupation in the 16 Squares residential areas is as important as promoting mixed-use development downtown.



With upper residential and first floor commercial Kent Square offers a new mixed-use development to the 16 Squares and downtown.



Example of a desirable high density residential development. Note how each residence addresses the street and has a single front entry.



Another example upper residential and first floor commercial in the 16 Squares (Jackson Street).

Context Sensitive Details

When designing and building new structures in the 16 Squares and downtown, developers should incorporate details that are sensitive to the context of the 16 Squares. Examples of context sensitive details include material choices; edge buildings addressing the corner; proper building setbacks and heights; window types; residential features such as porches and dormers; landscaping; celebrating existing water bodies and daylighting buried and channelized streams as possible.

Successful Conversions

One important method to preserve Blacksburg's unique small-town feel and historic housing stock is to reuse or convert vacant structures to new uses, without hampering the architecture or key design features of the structure itself. In doing so materials and embodied energy are saved, furthering Blacksburg's Sustainable goals as well.

It is important that local building codes make conversions possible. Tax credit opportunities should be publicized to developers as well.

Additional Suggestions

Development within the 16 Squares should promote the pedestrian. The character, history, and charm of the area are best experienced on foot. The streets and pedestrian systems in the 16 Squares should encourage residents to choose and enjoy healthy lifestyles full of walking or bicycling as they are able.

The Walkability Study conducted by the CDAC team examined the intensity of use of the road system within the 16 Squares. Some problem issues include gaps in sidewalks on high traffic streets, failure of cars to regard people in crosswalks, volume and speed of traffic on Main, Roanoke, and Clay Streets, and difficulty for pedestrians to cross at some intersections. Traffic calming, adding sidewalk infrastructure in high traffic areas, enforcing



Conversion of a home on Clay Street to a law office.



An example of successful conversion of land use preserving the structure and context on Roanoke Street.

the pedestrian's priority when crossing in a crosswalk, and incorporating pedestrian crossing signs at stop lights are some measures to help increase walkability. A variety of parking options are available in the 16 Squares: on street parking, public parking lots, and the Kent Square parking garage. Visitors to the 16 Squares should be encouraged to park and explore on foot.

An additional suggestion by the CDAC team and 16 Squares Committee is to consider developing design guidelines, mandates, and incentives to help promote desirable development and discourage changes that would be detrimental to the 16 Squares and larger community.

CONCLUDING REMARKS

The 16 Squares have helped define the physical character of the Town since its inception. The varied network of activities found within the 16 Squares offers the amenities of an urban setting while its architectural and historic character form the background through which community life and town identity are established. The heart of Blacksburg's local shops, restaurants, and cultural opportunities are found within the 16 Squares. In order to recognize the importance of the history and character of the 16 Squares as well as the growth and development that will come, it is essential for Blacksburg to have a clear plan and appropriate tools to guide and direct healthy growth for the future.

A hierarchy of identification should be established in the 16 Squares to frame and accentuate the area. Methods of identification should not diminish or detract from the features of the 16 Squares themselves and should address both the vehicular and pedestrian scale, with priority on the pedestrian. Specific areas to highlight include boundaries, intersections and properties/elements.

Information about the 16 Squares should be made more visible and accessible in the public's eye through signage, walking tours, highlighting history by decade, web-based GIS mapping, and programmatic outreach.

The unique character of the 16 Squares as well as its viewsheds and surrounding properties should be preserved. This includes structures, intersections, and unique characteristics and features.

The downtown and the 16 Squares should be strengthened and promoted as a pedestrian-oriented, mixed-use area rich in history, character, and charm. Supporting the commercial district and creating cultural institutions needs to be a priority. This includes promoting appropriate type urban housing that will increase vested interest and ownership in the area and serve as economic stimulus to the downtown center, paying special attention to its history and assets.

The *Historic Preservation* section of Blacksburg's Comprehensive Plan seeks to discover and maintain the Town's cultural heritage. Its stated goal is to conserve and protect significant publicly and privately owned historic structures, landmarks, and properties, including trees and waterways.

Recommendations offered in this document directly support and advance the objectives and action strategies outlined in the *Historic Preservation* section of the Comprehensive Plan which include:

- protecting significant historic properties, as well as the historic fabric and sense of place of neighborhoods;
- promoting pedestrian access and safety; encouraging exploration and appreciation of the history through heritage tourism;
- funding restoration and preservation of Town-owned historic properties.

APPENDICES

Appendix A: List of Resources

Appendix B: Community Meeting

- Powerpoint Presentation
- Public Comments

Appendix C: What it Means to Be In an Historic District

Appendix D: Contributing Structures in the Historic District

Appendix E: Historic District Design Guidelines

Appendix F: Additional Information about Historic Districts

Appendix G: 11x17 Map Pullouts

- Walkability Study
- Land Use Map

Appendix H: Current Efforts that Relate to the Sixteen Squares

- Arts District
- Arts Fusion/ VT Arts Initiative
- College Avenue Promenade
- Freshwater Heritage Project

Appendix A: List of Resources

Books:

A History of Blacksburg; publisher: Town of Blacksburg

A Survey of Historic Architecture in the Blacksburg Historic District; author: Gibson Worsham.

Appraising Easements: Guidelines for Valuation of Historic Preservation and Land Conservation Easements; National Trust for Historic Preservation and Land Trust Alliance

Architectural Graphic Standards; author: Ramsey Sleeper

Blacksburg; author: Richard Alan Straw

Blacksburg Historic District: Design Guidelines Overview

Blacksburg in 1898; author: Rosanna Croy Dawson

Blacksburg, Virginia: Landscape Policy and Planting Guidelines; author: Vincent J. Bellafiore

Guiding Design on Main Street; National Trust for Historic Preservation

The Preservation of Historic Architecture: The U.S. Government's Official Guidelines for Preserving Historic Homes; Department of the Interior

The Rebel Scout: a Thrilling History of Scouting Life in the Southern Army; Author: Thomas Conrad Nelson

The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings; authors: Weeks and Grimmer

The Smithfield Review

Town Architecture: Understanding a Virginia Town; author: Donna Dunay

Reports and Documents:

Context Sensitive Signage Design - American Planning Association

Revitalization Techniques for a Changing Economic Market- Radford City Management; author: New River Valley Planning District Commission

Periodicals:

16 Blocks - Blacksburg Arts & Culture

Architecture Magazine

Architectural Record

Landscape Architecture
Preservation
Clam Labine's Traditional Building
Inform Magazine
Old-House Journal
Old-House Interiors

Videos:

Introductory video for the Sixteen Squares Walking Tour given by the Blacksburg Museum (*Town of Blacksburg: Tour Through Time*)

Online Resources:

American Institute of Architects: <http://www.aia150.org/>

APVA Preservation Virginia: <http://www.apva.org/>

Blacksburg's Historic/Design Review Board: <http://www.blacksburg.gov/Index.aspx?page=370>

National Center for Preservation Technology and Training: <http://cr.nps.gov//ncptt/>

National Park Service's *Preservation Briefs*:

<http://www.oldhouseweb.com/stories/Detailed/10476.shtml>

National Trust for Historic Preservation : <http://www.nthp.org/>

National Trust for Historic Preservation's *Preservation Nation*: <http://www.preservationnation.org/>

National Trust Main Street: <http://www.mainstreet.org/>

Preservation Alliance of Virginia -<http://vapreservation.org/>

Richmond Design Guidelines-Handbook and Design Review Guidelines - http://www.ci.richmond.va.us/forms/docs/comdev/Old_Historic_Dist.pdf

Town of Blacksburg: <http://www.blacksburg.gov/>

Traditional Building (comprehensive resource for historically inspired public architecture) :
<http://www.traditional-building.com/>

Virginia Tech Image Base: <http://imagebase.lib.vt.edu/>

Appendix B: Community Meeting

The Town of Blacksburg and the Community Design Assistance Center (CDAC) hosted a public open house on Thursday, May 1st, 2008. The project team sought to gather as much public input as possible and thus employed an array of methods to publicize the meeting. Residents and business owners in the 16 Squares and the historic district were sent personal letters of invitation to the open house. The Town Manager's office, Town Council members, Planning Commission Members, and the Historic Design Review Board were also sent personal letters of invitation. Students, faculty, and staff in the College of Architecture and Urban Studies were notified of the meeting. A public service announcement was placed on WTOB. A color add for the meeting was placed in the Roanoke Times. A notice was sent out through Blacksburg Alert. The Collegiate Times was contacted and an article was written about the project and upcoming meeting. Posters were displayed in prominent locations downtown.

The open house was held in the first floor lobby of Kent Square from 4:00 pm to 7:00 pm. Three short presentations were planned for 4:15, 5:15 and 6:15 pm. These presentations included an introduction of the 16 Squares Committee and CDAC project team, a description of the purpose of the 16 Squares Committee and the project, and an overview of the history of Blacksburg and the 16 Squares. A slide show presentation of the 16 Squares was given at 4:15 pm by Jack Davis, Dean of the College of Architecture and Urban Studies at Virginia Tech. This presentation ran as a loop for the remainder of the evening so that attendees arriving at a later time were able to view the slides.

The CDAC design team prepared a series of boards to highlight the aim and initial ideas of the projects. These boards addressed the history of the 16 Squares as well as the four key aims of the project: Identify, Educate, Preserve, and Develop.

Several avenues for public feedback were provided including comment cards, contact information for project organizers, and an opportunity to speak directly to the CDAC team and the 16 Squares Committee members.

Publicity

TOWN OF
Blacksburg
a special place

COMMUNITY RELATIONS

robinfo@blacksburg.gov

WTOB Channel 2
wto2@blacksburg.gov

Blacksburg Museum
museum@blacksburg.gov

April 18, 2008

The Town of Blacksburg is exploring ways to sustain our historic district as one of the key elements of a re-vitalized downtown. To that end, we are offering two programs related to the Sixteen Squares (the original layout of the Town) and the downtown historic district. Enclosed you will find information about both programs, which are **free** and **open to the public**.

The first is an Open House meeting seeking input from residents, business owners, and patrons of the downtown Sixteen Squares. This meeting will be on **Thursday, May 1** from 4 pm to 7 pm in the Kent Square Lobby (at the corner of Main Street and Washington Street.) You may stop by anytime during the program. We will have information and ideas that seek to *Identify, Educate, Preserve, and Develop* the Sixteen Squares, and we need your input to help us refine these ideas.

Second, we will be offering a workshop entitled *What It Means to Be In an Historic District* on **Friday, May 2** from 2:30 pm to 6 pm in the Blacksburg Municipal Building. This workshop will be presented by representatives from the Virginia Department of Historic Resources, APVA Preservation Virginia, and the local historic district. The cost of this workshop is being underwritten by the Town, and offers an excellent opportunity to learn about the responsibilities and benefits of historic districts.

To sign up to attend either or both of these meetings, please email Terry Nicholson, Museum Administrator at museum@blacksburg.gov or call 540-558-0746.

We look forward to seeing you.

Sincerely yours,

Terry Nicholson
Museum Administrator
Town of Blacksburg

300 SOUTH MAIN STREET • POST OFFICE BOX 90003 • BLACKSBURG, VIRGINIA • 24062-9003 • www.blacksburg.gov • phone 540/961-1199

Letter sent to residents and business owners in the 16 Squares and the Blacksburg Historic District

16 Squares

The Town of Blacksburg's 16 Squares Committee, with help from CDAC, is seeking community input about visions for the future for the 16 Squares from residents, business owners, and patrons of the 16 Squares area. **You are invited to come and share your input!** Children are welcome; activities for children will be provided courtesy of Historic Smithfield Junior Guild members. Light refreshments will be served.

Short, planned presentations highlighting the history of the area and the work of the 16 Squares Committee will be given at 4:15pm, 5:15pm, and 6:15pm.



Save the Date!

Thursday, May 1st

Time: 4:00-7:00pm

Place: Kent

Square Lobby



Please help us form a vision for the future of Blacksburg's 16 Squares.

TOWN OF
Blacksburg
a special place

Questions About the Open House?

Contact *Terry Nicholson* (Town of Blacksburg) at 558-0746 or via email at TNicholson@blacksburg.gov

CR

Contact *Kim Steika* (CDAC)

at 231-5644 or via email at ksteika@vt.edu

cd community design
ac assistance center
College of Architecture and Urban Studies
Virginia Polytechnic Institute and State University

Postcard included with letter sent to residents

bulletin board ON VACATION

Today's issue marks the end of the regular publication. Weekly publication will resume May 22.

news

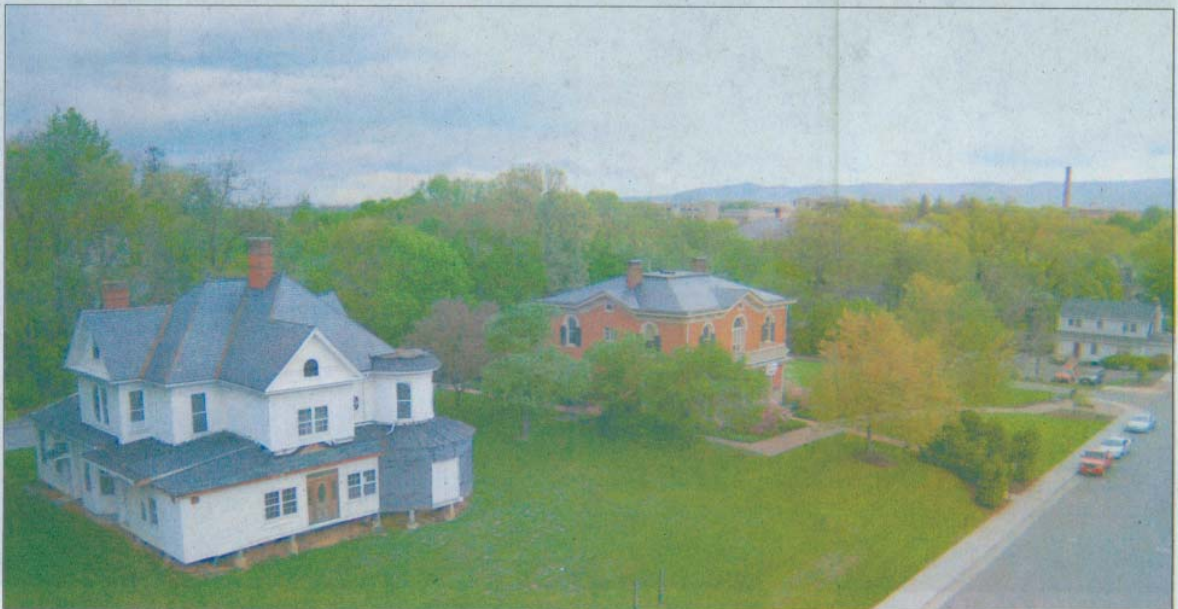
NCAA DOWNPLAYS TECH'S-OBAMA DIPS ISSUE

PEL HILL, N.C. — North Carolina's men's basketball team Tuesday had what a team official called an extraordinary chance to win a national championship in basketball with presidential candidate Barack Obama. "It's extraordinary that an NCAA championship appears to have been broken and the NCAA is apparently going to ignore it." This was a unique situation and not an NCAA issue," media relations director Eric Erickson said in an e-mail message to The News & Observer on Tuesday. "It certainly was a great opportunity for the student-athletes to interact with a presidential candidate."

The issue is the timing of the national scrimmage and the fact that NC coach Roy Williams moved it from the sideline. According to NCAA bylaws, coaches are not allowed to watch practice games at any time during the season. Division I basketball coaches also are prohibited from conducting mandatory athletically related team activities through final exams. Exams began Monday. Team spokesman Steve Warner said Williams knew he was supposed to be at the Smith practice gym under the terms of the NCAA rules, but that he was "extraordinary circumstances," and, with the number of

Blacksburg's balancing act

SIXTEEN SQUARES COMMITTEE LOOKS TO GUIDE REVITALIZATION OF DOWNTOWN, WHILE STILL PROTECTING LOCAL LANDMARKS



MIKE SHROYER/SP5

Top: The Alexander Black House, the home of a prominent nineteenth century Blacksburg businessman, was moved from its location in one of the town's original sixteen squares in 2002 to make way for the Kent Square retail development. **Below:** Jonathan Strumfeld, a senior in landscape architecture, was hired as a student intern to assist the Sixteen Squares committee.

CALEB FLEMING staff news reporter

The Town of Blacksburg will host a meeting tomorrow to discuss ways to sustain the town's historic district in the midst of renovation and revitalization.

The meeting will be open to the public and play host to community members, the Sixteen Squares committee and Virginia Tech's Community Design Assistance Center. The gathering will be held from 4 p.m. to 7 p.m. in the Kent Square Lobby, located at the corner of Main and Washington Streets.

In 1798, the Town of Blacksburg was laid out in a 16-square grid, which covered a 38-acre land plot bordered on four sides by Jackson, Draper, Clay and Wharton Streets. Inside this original grid, is an assortment of establish-

ments, ranging from homes and rental properties, to churches and businesses, to open space and parking lots.

Though many of the 16 blocks now serve a different function than they originally did, a committee was formed this year to promote community awareness of the historic significance of downtown Blacksburg.

The Sixteen Squares committee has been working closely with Tech's Community Design Assistance Center. The CDAC was presented with the committee's four goals to identify, educate, preserve and develop, and with plans to share what ideas they have formulated to meet these points.

The CDAC is an outreach center that communities hire on a project-by-project basis.

Kim Steika, the CDAC landscape architecture coordinator, said that the meeting is not to establish any formal plans for the downtown area; rather, it is a gathering for information

sharing and collecting.

Steika said that community input is extremely important to the project and encourages town inhabitants to attend and voice their opinions and ideas. Steika added that she hopes those who attend can leave the meeting better informed.

"For some people who live in the area, it will increase the awareness of the assets here and help spark some enthusiasm for the great potential in this area," Steika said. "We are also hoping to take from the residents some ideas on how we can achieve goals."

Blacksburg museum administrator Terry Nicholson said the original idea was to establish a plan that could implement education programs about what the 16 squares are, as well as the value of the historic district.

see BALANCING, page three



Balancing: Preserving town character a priority

from page one

"There is a rich history that stretches over 200 years," Nicholson said. "It shows development of history over that period of time."

Nicholson specifically mentioned the possibility of posting signs downtown to inform residents and visitors when they are entering and exiting historical districts. He said that the existence of the sixteen squares today is highly meaningful and representative of the town's growth.

"It really represents the development of the Town of Blacksburg," Nicholson said. "It dates back to the beginning of the town. The fact that the original layout has survived is indicative of its significance, and the development continues to be aware of that."

Though emphasis has been placed on preserving the historical district, all parties agree that this should not halt the town's growth. Rather, the town must be mindful of preservation while still persevering in development.

Blacksburg mayor Ron Rordam

expressed confidence in the parties involved in town development, noting the weight of its cause.

"It's important that as you grow, you also continue to remember your history," Rordam said. "Looking more and more at trying to grow and focusing on the downtown area, we are really growing to an environmentally sustainable community."

Nicholson added that the general goal is to bring development in and still safeguard the historical values.

"We need to revitalize the downtown and bring businesses in, but we also want to preserve its character in the ways that we can, even if they may not continue to be used for the function they were built with," Nicholson said.

Steika echoed Nicholson's sentiment, stressing subtlety of detail and articulating that new things can be incorporated into the town's design without being detrimental.

"The Sixteen Squares committee realizes that the history has been evolving and are not trying to hold Blacksburg at one point in time," Steika said. "They are trying to make

sure that in the process, specific structures, like the Blacksburg museum... and historic churches are preserved."

Steika's view of combining the past and present was described by Nicholson as adaptive reuse, meaning to employ historic structures and quadrants for modernized purposes.

"The Sixteen Squares committee realizes that the history has been evolving and are not trying to hold Blacksburg at one point in time."

- KIM STEIKA
COMMUNITY DESIGN
ASSISTANCE CENTER

Though their response has largely been positive, Nicholson and Steika both named certain mistakes they thought the town had made over the years.

"There was a lovely church on Draper, and now there is a 7/11," Steika said.

Nicholson added that while certain actions could have been taken for the betterment of the town, they have learned from their mistakes and managed to draw positives from otherwise negative situations.

While the official voice of the community will not be heard until the meeting, Rordam, who has held his mayoral position for just under one year, noted several opinions that will likely be heard.

"I think people want to see a vibrant downtown that focuses on the arts, a downtown that is full of locally owned businesses and rich in history and diversity and a downtown that incorporates the students and local community," Rordam said.

Regardless of the substance of the town's opinion, Rordam, Steika and Nicholson feel that all input should be taken to heart.

"A tremendous amount of value is put on community input," Rordam said. "More and more, a great deal of people are paying attention to our history and becoming involved. We have good people involved."



TOWN OF Blacksburg *a special place*

16 Squares Public Input Meeting

The Town of Blacksburg is exploring ways to sustain its historic district as one of the key elements of a revitalized downtown. On Thursday, May 1, from 4pm-7pm there will be a public input meeting in the lobby of Kent Square, located on the corner of Main and Washington Streets in Blacksburg.

The Town's 16 Squares Committee and the Community Design Assistance Center at Virginia Tech are interested in feedback from residents, business owners, and patrons of the 16 squares area, as they work to *identify, educate, preserve, and develop* this historic region of the downtown.

Short presentations highlighting the history of the area and the work of the committee will be given at 4:15 pm, 5:15 pm, and 6:15 pm. The meeting is free and open to the public; light refreshments will be served; and there will be activities for children.

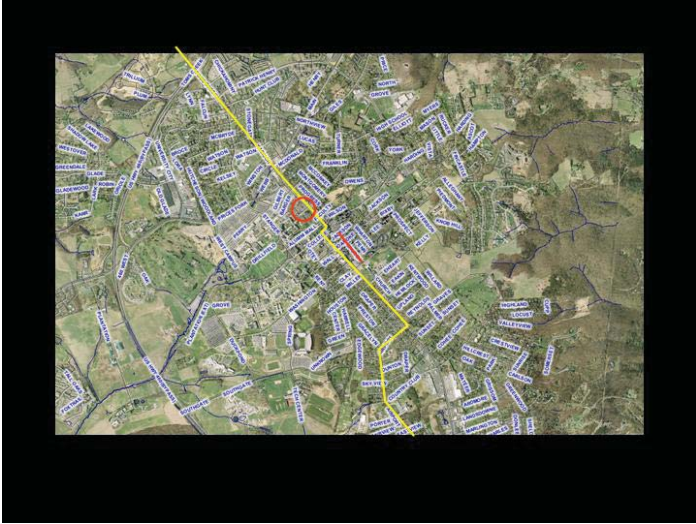
For more information contact Terry Nicholson, Museum Administrator at museum@blacksburg.gov or call 540-558-0746.



College of Architecture and Urban Studies
Virginia Polytechnic Institute and State University

Powerpoint Presentation by Jack Davis

Blacksburg





1847
Presbyterian/Methodist



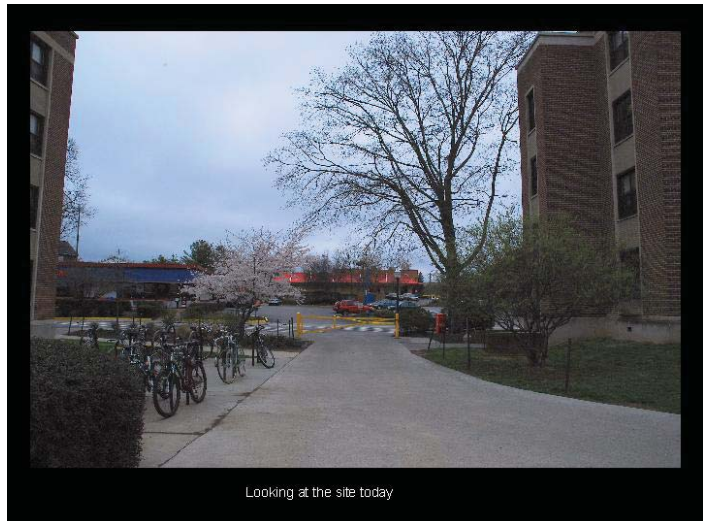
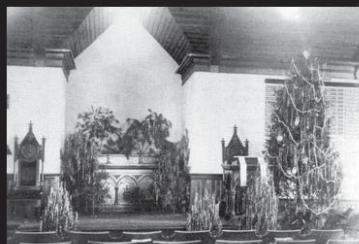
1906
Methodist-replaced a
Previous church on this site



1904
Presbyterian



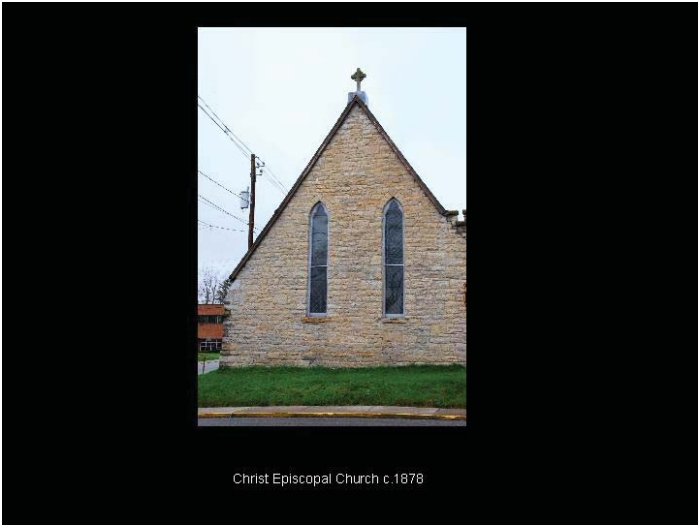
Lutheran Church, Turner and Main c. 1883



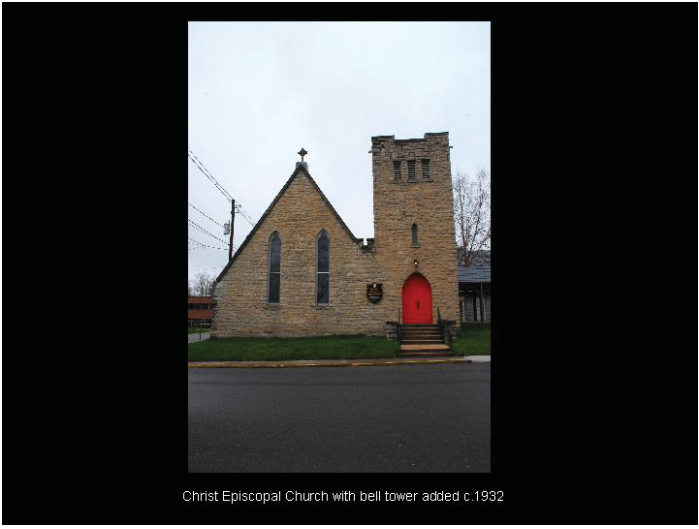
Looking at the site today



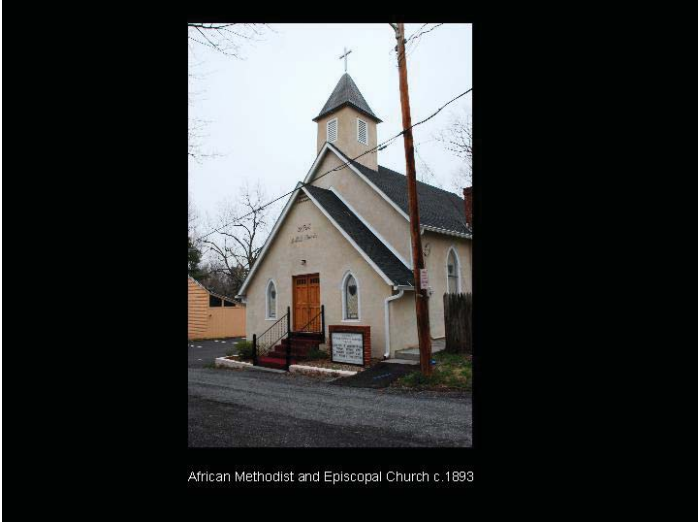
Lutheran Church site with former entry steps



Christ Episcopal Church c.1878



Christ Episcopal Church with bell tower added c.1932



African Methodist and Episcopal Church c.1893



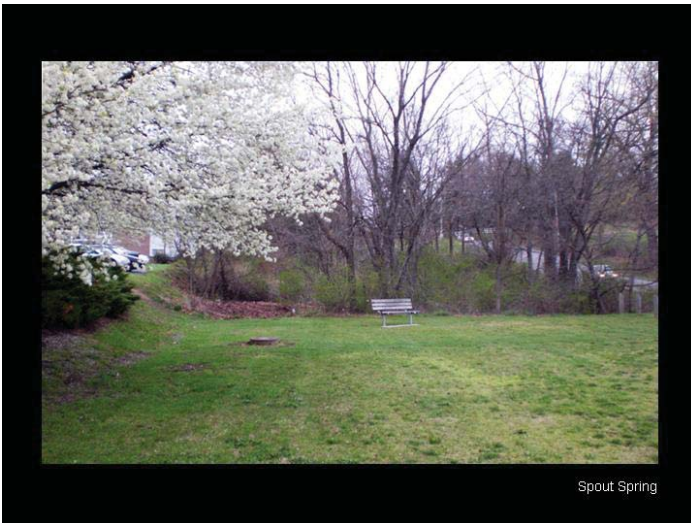
Blacksburg Christian Church



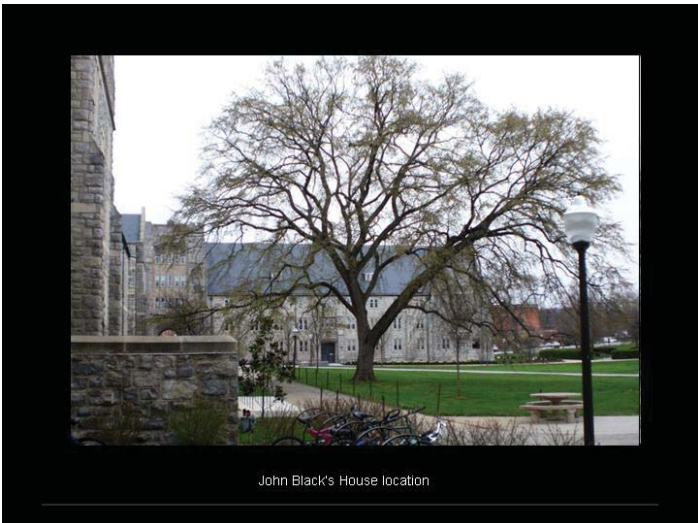
Current site of the convergence of the streams – *'ideal site for a commemorative pocket park'*



1840's Spout Spring House



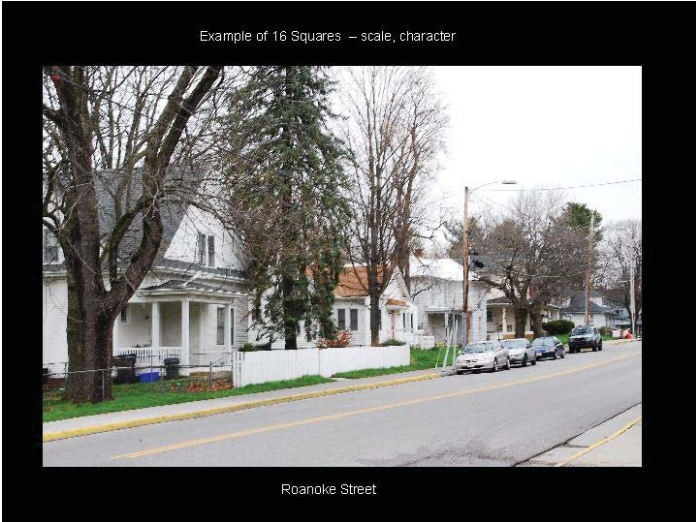
Spout Spring



John Black's House location



Site of Harvey Black's House – surgeon who amputated Stonewall Jackson's arm



Example of 16 Squares – scale, character

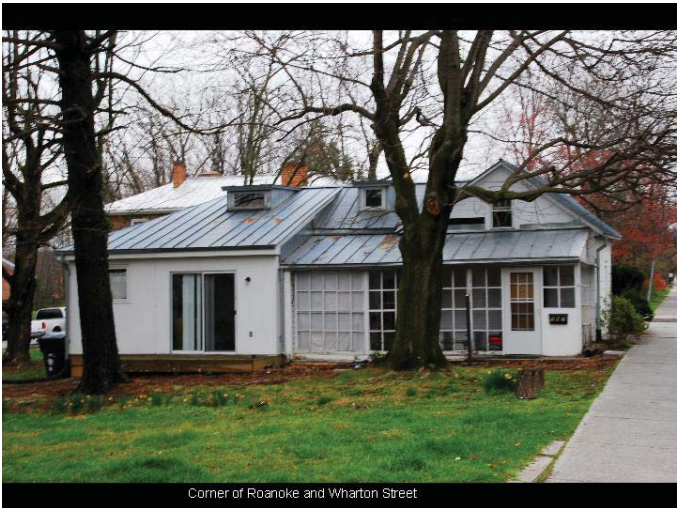
Roanoke Street



Corner of Penn Street and Jackson Street



Roanoke Street



Corner of Roanoke and Wharton Street



Price House located at the corner of Wharton Street and Lee Street



Alexander Black House in its original location on Main Street



Alexander Black House today on Draper Avenue



Often the ends of the 16 square's streets formed 'T' intersections to help define the town limits. This included using the original town hall to define the northern edge of town.



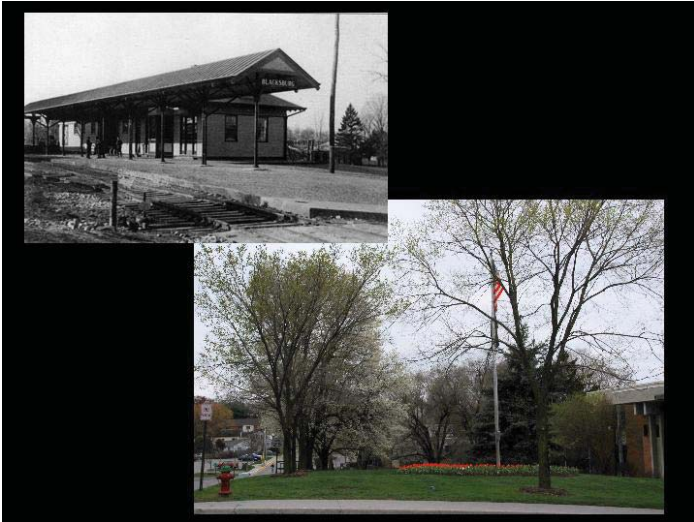
'T' intersections even included Main Street



Va Agriculture and Mechanical College/ Henderson Hall



Huckleberry line from Christiansburg

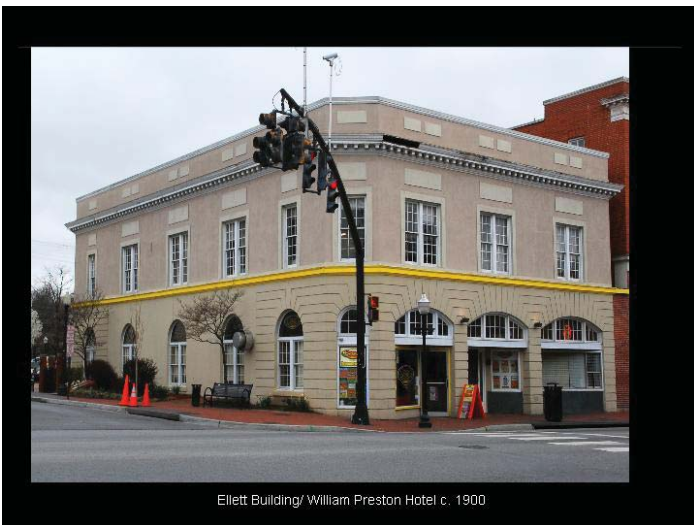


Elevated wooden trussel bridge for the Huckleberry line



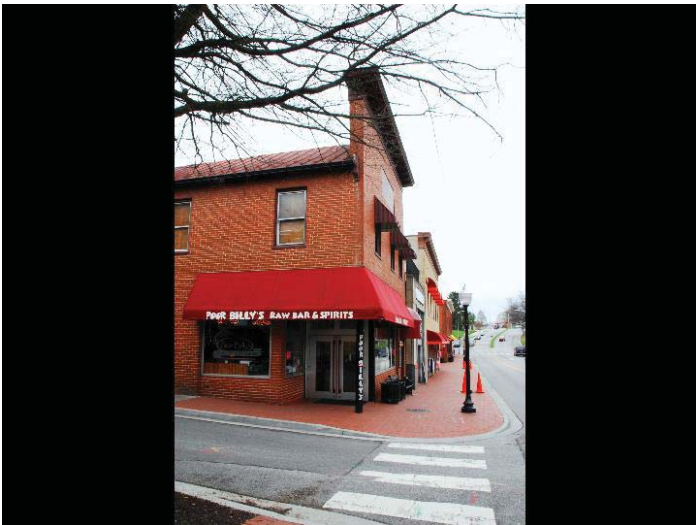
To have been located where Doc Roberts was





Eliett Building/William Preston Hotel c. 1900





Public Comments

SIXTEEN SQUARES – COMMENTS FROM LINDSAY WEST

Identify boundaries of 16 squares with signs and street grid pattern as in CDAC illustration.

Preserve the grid and especially the existing boundaries with the t-intersections at Jackson and Clay Streets.

It is important in the BMS site redevelopment to preserve the integrity of the 16 squares and not to extend Clay Street, Penn Street, etc. into or through the site.

Do not connect Church St. directly to Progress Street.

Consider special street signs in the 16 squares.

Identify contributing structures in the 16 squares and document important features. Put a plaque on each with information on history and/ or architecture.

Work with landowners of each property with on its historic significance. Consider incentives for preservation and/or sensitive renovation. Cooperate with Dept. of Historic Resources to encourage easements.

Create brochures at 2 levels:

- 1) A walking map which shows contributing structures with key features and the importance of the grid
- 2) A booklet with detailed information on the history and on each of the contributing structures

Educate Town Council & Planning Commission members and staff on the 16 squares and their importance; include a walking tour with a knowledgeable guide – e.g. Hugh Campbell or John Bush.

Develop a training manual for guides and offer regular walking tours to the public

Include a section on the town web site with information including a map for a walking tour

NOTE: I was glad to see the informative boards done by CDAC with the 16 Squares Committee and appreciate their work on documentation, information, and recommendations. I would be glad to expand on my comments here.

Lindsay West

E. MARIA ROTH

408 Progress St. NE.
Blacksburg VA 24060

540-552-3915

em.roth@verizon.net

5/5/08

To CDAC staff and
Presenters of the recent 16 Squares forum

COMMENTS YOU REQUESTED

These are typed so you don't have to struggle with my handwriting.

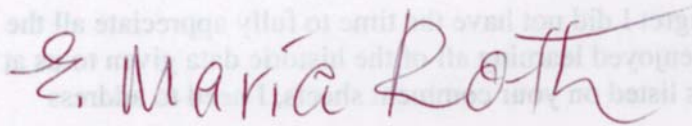
Thank you for giving the forum. I regret I did not have the time to fully appreciate all the carefully prepared display boards. I enjoyed learning all of the historic data given to us at the forum. Out of the four objectives listed on your comment sheets, I need to address two: preserve and develop.

PRESERVE: I am interested in the town's building and planning department applying to the Virginia legislature to put in place a historic overlay district that will enable the town to reward downtown building owners who perform precisely stated maintenance and improvement work both inside and out, on their downtown historic commercial buildings. Such maintenance would raise this district to such a noticeably higher level of quality that lengthy cluttered explanatory placards on the street can be kept to a minimum. The "special district" would be noticeable on its own. Maybe 4 signs, E., N., W., S., just would identify the borders of the district. Many towns in the United States and other countries have done just that.

At this time it is notable that only residential rentals in selected districts are subjected to (though sparse) periodic inspections concerned with more than just fire safety aspects. By comparison, commercial buildings are visited, for fire safety only, approximately once a year. In addition, although the general appearance and function of some is severely neglected, they are exempt from for instance being fined for leaky roofs, lack of hot water, poorly functioning climate control systems about all of which I have personally heard from tenants who at the same time have experienced constantly rising rents. And then as a reward (??) for this neglect the Owners' organization, the Blacksburg Partnership, receives \$ 50,000 per annum for ?????? If owners of unoccupied buildings in that zone had to comply with these preservation guide lines nevertheless instead of being allowed to poison the whole downtown with their neglected appearance they might act much less indifferently about the business of obtaining tenants.

DEVELOP: This same group is getting carte blanche when it comes to the enforcement of the utterly simply and unmistakably clearly expressed town code section that states that owners are responsible for cleaning their sidewalks. Something is not right here. How can the town reconcile spending more public money on 3 newly hired cleaning crew

members I heard about, in direct contradiction of this code section? And in direct contradiction to the sad public statements that it's "the malls" that have made downtown more and more hollow with unrented spaces and unoccupied buildings, another mall has been allowed to sprout right here, instead of addressing the admittedly challenging problems in the town center. To a major extent it is these conditions that have made so many well-liked tenants leave. Vigorous code enforcement would for instance make the trash heaps behind the first blocks of W. North Main St. a thing of the past and make clean and snow cleared sidewalks (without overhead drippy things) an encouraging beginning. I believe, based on my studies, work and life experience, a really healthy downtown is a more appropriate and dependable attraction mechanism for desirable businesses than paying people to tell us how and whom to recruit. We already have quite a few highly qualified and licensed professional specialists in full time town employment for this purpose.



E. Maria Roth

Comments from Jessica Wirgau:

Identify topic:

Loved Jack's before and after examples of places – how the images were in the same location. Try to do that with the property identification signs – when identifying significant Town-owned structures, it would be great to have an historic photo of the place take from the same angle that a person would be look while they were reading the sign and looking at the structure. The effect is striking.

Prefers the black street sign example for the historic district – they tie in well with other existing Town streetscape elements.

Loved the ideas of the 16 square paving at intersections and street corners.

Appendix C: What it Means to Be In an Historic District

The Town of Blacksburg offered a workshop entitled *What it Means to Be In an Historic District* on Friday, May 2, 2008. This workshop was presented by representatives from the Virginia Department of Historic Resources (DHR), APVA Preservation Virginia, and the local historic district and gave participants an excellent opportunity to learn about the responsibilities and benefits of historic districts.

Powerpoint presentations were given by Bob Carter, Chris Novelli, John Kern, Louis Malon, Karen Drake, and John Bush. Slides from each presentation are included in this appendix.

The workshop was also recorded and a video may be obtained through APVA Preservation Virginia (phone: 804-648-1889).

Powerpoint Presentation by Bob Carter, DHR

Virginia's Certified Local Governments Program



DHR
Department of Historic Resources

PRESENTER:
Bob Carter
Community Services Division Director
Virginia Department of Historic Resources
Sweet Briar College, P.O. Box 64
Sweet Briar, VA 24595
434-381-6321
bob.carter@dhr.virginia.gov

CLG Program in Virginia

What are the Goals of the Program?

- Create strong federal, state and local preservation partnerships in Virginia.
- Promote community development through historic preservation.
- Recognize and reward communities with sound local preservation programs.
- Establish credentials of quality for local preservation programs.

CLG Program in Virginia

Architectural Review Boards in Virginia: c. 147 to date

- Created under Code of Virginia 15.2-2306 (Preservation of historical sites and architectural areas)
- Authorized to manage change in designated areas and districts covered by overlay zoning ordinances
- May regulate alterations or delay demolitions
- Decisions may be appealed to Circuit Court following appeals to governing body

Benefits of Local District Designation

- Maintains character of the district
- Protects property owner and local government investment
- Gives recognition and prestige
- Can be linked to plaques and signage
- Can be linked to local tax abatements
- Integrates historic resources in planning for current and future needs

CLG Program in Virginia

Certification is a Benchmark of Quality

A CLG is a local government committed to exemplary preservation policies and practices.

Program Requirements

- Historic District Ordinance
- Preservation Commission or Review Board
- Continuing Survey of Local Historic Resources
 - Public Participation
- Satisfactory performance

Virginia's Certified Local Governments

- Abingdon (Town)
- Alexandria (City)
- Arlington County
- Blacksburg (Town)
- Cape Charles (Town)
- Charlottesville (City)
- Clarke County
- Culpeper (Town)
- Fairfax (City)
- Fairfax County
- Fredericksburg (City)
- Hanover County
- Herndon (Town)
- Leesburg (Town)
- Loudoun County
- Lynchburg (City)
- Manassas (City)
- Middleburg (Town)
- Petersburg (City)
- Prince William County
- Pulaski (Town)
- Richmond (City)
- Smithfield (Town)
- Spotsylvania County
- Stafford County
- Staunton (City)
- Suffolk (City)
- Warrenton (Town)
- Williamsburg (City)
- Winchester (City)

Benefits of Certification

- Recognizes the locality's formal role in managing and sustaining the community's historic resources in a national context.
- Gives standing to review and comment on national register nominations
- Provides technical assistance and training from DHR and NPS
- Joins the locality to the CLG network to learn from other communities and benefit from their experience.

CLG Program in Virginia

And CLG's receive a minimum

10%

of all Federal funds that come to Virginia for historic preservation purposes

Through competitive grant applications. Projects administered by locality.

CLG Program in Virginia

Generally, CLGs, DHR and NPS play together in harmony.



Eligible Projects for CLG Funding

Archaeology – research, education, outreach, mitigation



CLG Program in Virginia



Masonry and Window Repair Workshops

Hands-On Workshops

Training for CLG Staff and Board Members



CLG Program in Virginia

Project planning, Development, Research, Condition Assessments



CLG Program in Virginia



Updating
Surveys

Register
Nominations

Preservation Plans

Research and
Documentation

CLG Program in Virginia



Materials Analyses



CLG Program in Virginia

Board Member Training Expenses



CLG Program in Virginia



Design Guidelines
tailored to the
community.

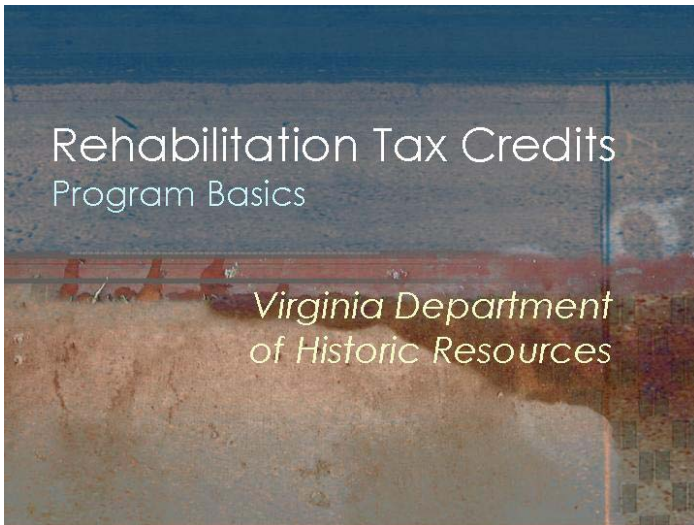


CLG Program in Virginia



CONTACT INFORMATION:
Camille Agricola Bowman, CLG Coordinator
Tidewater Region Preservation Office
14415 Old Courthouse Way
Newport News, VA 23608
757-886-2818
camille.bowman@dhr.virginia.gov

Powerpoint Presentation by Chris Novelli, DHR



What are Rehabilitation Tax Credits?

- Rehabilitation tax credits are dollar for dollar reductions in income tax liability for property owners who rehabilitate historic buildings.
- The tax credit is subtracted from the amount owed for either State or Federal income taxes.

Tax Credits Made It Happen

Commercial: Old Fredericksburg Shoe Company,
315 Lafayette Boulevard, Fredericksburg

Before

Tax Credits Made It Happen

Commercial: Old Fredericksburg Shoe Company,
315 Lafayette Boulevard, Fredericksburg

After

Tax Credits Made It Happen

Residential:
1108 Porter Street, Richmond

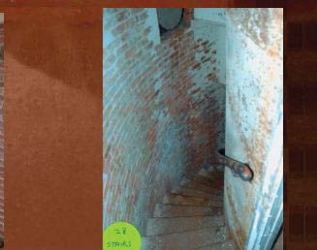
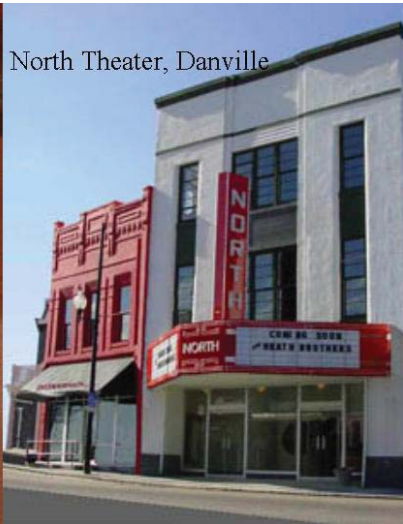
Before

After

Tax Credits Made It Happen

In Your Ear Studios,
202-208 N. 19th Street,
Richmond.

Total Rehab costs:
\$1,250,173.00
(3 of 4 buildings)



Today's Topics

- Program Basics
- Application Process
- Sample Project

Rehabilitation Tax Credits

Program Basics

Federal Tax Credit

- Established in 1977.
- \$33.63 billion private investment leveraged nationwide.
- Over 32,000 projects certified nationwide.

State Tax Credit

- Established in 1997.
- Over \$1.6 billion in private investment leveraged since its creation.

The Two Credits

Federal Credit

- Administered by National Park Service
- Income-producing buildings only
- **20%** of eligible expenses
- 5-year holding period
- 20-year carryforward, 1-year carryback

State Credit

- Administered by Department of Historic Resources
- Income-producing and owner-occupied buildings
- **25%** of eligible expenses
- No holding period
- 10-year carryforward, no carryback

Certified Historic Buildings

To be eligible for tax credits, a building must be certified as historic.

- Individually listed on the national and state registers
- Certified as contributing in a listed historic district
- State credit only: certified as eligible for individual listing

The Secretary of the Interior's Standards for Rehabilitation

- To qualify for tax credits, the rehabilitation must be done in compliance with *The Secretary of the Interior's Standards for Rehabilitation*.
- These are general guidelines established by the National Park Service for the rehabilitation of historic buildings.
- Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character

The Secretary of the Interior's Standards for Rehabilitation

- New Uses Should Require Minimal Change
- Retaining and Preserving Historic Character
- Buildings as Physical Records of Time, Place, and Use
- Repair, Rather Than Replace
- Where Replacement is Required, Replace in Kind
- Surface Cleaning Requires Gentlest Means
- New Additions should be Compatible, but Differentiated

The Secretary of the Interior's Standards for Rehabilitation

NPS Preservation Briefs Website

www.cr.nps.gov/hps/tps/tax/index.htm

Photographic Documentation

- Photographs should clearly document the building, its setting, and all significant architectural features and spaces.
- Documentation of deteriorated features that will be removed is essential.
- 35 mm color photographs are preferred.
- Digital photos should be high-resolution and printed on photographic paper.
- 24-36 photographs are usually sufficient for most projects.

Eligible expenditures

- Must be capital in nature: work done on the historic structure of the building
- Includes certain soft costs such as architectural and engineering fees, construction period taxes and interest, reasonable developer fees
- Does not include acquisition costs, costs attributable to enlargement or additions, landscaping or site work

Substantial rehabilitation test

For **State** Credit:

- For **incoming producing** properties, eligible expenses must be at least **50%** of the assessed value of the building for the year before the beginning of the project.
- For **owner-occupied residences**, eligible expenses must be at least **25%** of the assessed value of the building for the year before the beginning of the project.

Substantial rehabilitation test

For **Federal** Credit:

Eligible expenses must be at least **\$5,000** or the 100% of the owner's **adjusted basis** in the building – whichever is greater.

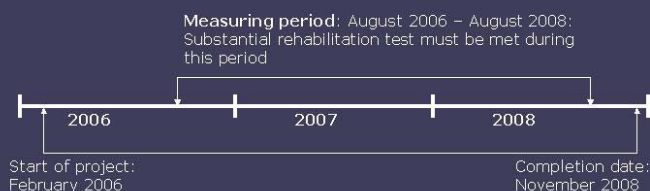
Adjusted basis is generally defined as the purchase price of the building (not the land) minus any depreciation which has occurred plus the value of any capital improvements.

Substantial rehabilitation test: Measuring periods

The cost threshold must be met within a certain period of time: the measuring period.

- For most projects, the measuring period is **24** months.
- For phased projects, the measuring period is **60** months.
- Measuring period must end the same year the project is completed.
- Do NOT have to complete the project within the measuring period.

Measuring Period: Example



Phased Projects

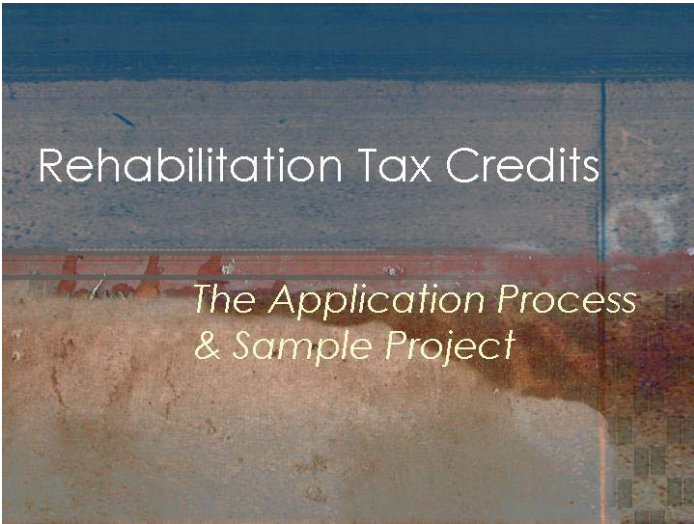
- More complex projects may be phased over a period of 60 months.
- Under the Virginia program, credit may be claimed at the end of each phase to help finance the next phase.
- However, all credit issued is contingent upon final project approval. Denial of the last phase can result in denial of the entire project and recapture of contingent credits.

Federal

- Phasing plan must be in place prior to start of construction

State

- Phasing plan must be submitted with Part 2



The application process:

- Part 1: Certification of Significance**
Purpose: to document that the building is certified as historic.
- Part 2: Description of Rehabilitation**
Purpose: to describe the project and allow DHR or NPS an opportunity for review and comment.
- Part 3: Request for Certification of Completed Work**
Purpose: to show that the completed work complies with the Standards.

Part 1 Certification of Significance

- If certified as contributing in a listed historic district: Must submit Part 1.
- If individually listed on the national and state registers: Part 1 not required unless there are 1 or more outbuildings.
- State credit only:* If certified as eligible for individual listing: DHR letter, No Part 1 unless there are outbuildings.

**COMMONWEALTH OF VIRGINIA
DEPARTMENT OF HISTORIC RESOURCES
STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE**

Project ID: _____

1. Name of property: Broke Cottage
Address of property: Street: 4 College Court
City: Suffolk County: _____ State: VA Zip: 23434
Name of historic district: Downtown Suffolk Historic District

2. Check nature of request:
 Certification that the building contributes to the significance of the above named historic district for the purpose of rehabilitation.
 Preliminary determination for individual listing in the Virginia Landmarks Register.
 Preliminary determination that a building outside the perimeter or area of significance contributes to the significance of the district.

3. Project contact:
Name: Mickey Davis
Street: 1055 Colonial Meadows Way City: Virginia Beach
State: VA Zip: 23454 Telephone Number: (757) 462-1832

4. Owner:
Name: Mickey Davis Signature: _____ Date: _____
Organization: Green Development, LLC
Social Security or Taxpayer Identification Number: 75-1529499
Street: 1055 Colonial Meadows Way City: Virginia Beach
State: VA Zip: 23454 Telephone Number: (757) 462-1832

Part 1: Certification of Significance

Is the building historic?

Where is the property?

How is it historic?

Who is the project contact?

Who is the owner?

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE**

4 College Court Property Name: _____ Project No.: _____
4 College Court Property Address: _____

5. Description of physical appearance:
The property is a side-gabled bungalow with a shed-roofed front porch. The house is a wood framed bungalow that has a single story and finished basement. The house is four bays wide, with an asymmetrical facade. The roof has exposed beams and gable ends, and eaves project to the gable ends. There is a small double dormer in the gable ends, and arched roof vents. The front porch is supported by brick piers and accented tapered wood columns.

Date of construction: 1915 Source of date: National Register Nomination
Date(s) of alteration(s): approx. 1940
Has building been moved? yes no

6. Statement of significance:
This house is one of several bungalows included in the bungalow court. The bungalow court is a unique development site for the city of Suffolk. It is a development project typically found on the west coast of the United States. This house contributes to the pattern of development, and the character of the court. Furthermore, the resource owner contributes to the character of the Downtown Suffolk Historic District.

7. Photographs and maps:
Attach photographs and maps to application.

Are continuation sheets attached? yes no

Part 1: (continued)

What does it look like?

When was it built?

Why is it significant?

Don't forget maps and photos!

Part 1 (continued) - Photographs

Part 1 (continued) - Photographs



Part 2: Description of Rehabilitation

- Submission of Part 2 before beginning work on the building is strongly recommended.
- Project must meet substantial rehabilitation tests.
- All work must meet the *Secretary of the Interior's Standards for Rehabilitation*.

COMMONWEALTH OF VIRGINIA DEPARTMENT OF HISTORIC RESOURCES STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2: DESCRIPTION OF REHABILITATION

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional copies are needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Virginia Department of Taxation. The decision by the Virginia Department of Historic Resources with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property: Shelke Cottage
Address of property: Street 44 College Court, Suffolk, VA County Suffolk State VA Zip 23454
City Suffolk

2. Listed individually in the Virginia Landmarks Register: gsa date of listing 1981
Located in a Registered Historic District: specify Shelke Historic District, Suffolk

3. Has a Part 1 Application (Evaluation of Significance) been submitted for this project? Yes No
If yes, date Part 1 submitted: September 6, 2002 Date of certification: 10/1/02

4. Date building constructed: 1814 Total number of housing units before rehabilitation: 1
Type of construction: wood frame Number that are low-moderate income: 0
Units before rehabilitation: 1 Total number of housing units after rehabilitation: 1
Proposed use(s) after rehabilitation: residential Number that are low-moderate income: 0
Estimated cost of rehabilitation: \$200,000 Floor area before rehabilitation: approx. 2200 sq. ft.
Floor area after rehabilitation: approx. 2200 sq. ft.
This application covers phase number 1 of 1 phases.
Project phase start date (m/d/yyyy): 10/1/02 Completion date (m/d/yyyy): November 2003

5. Project contact:
Name: Marcus Sullard Title: Architect
Street: 1000 N. 1st St. City: Suffolk Telephone Number: 757-335-1111
State: VA Zip: 23454

6. Owner:
Name: Mickey Garcia Signature: [Signature] Date: 9/3/02
Organization: Shelke Development LLC
Social Security or Employer Identification Number: 123456789
Street: 1000 N. 1st St. City: Suffolk Telephone Number: 757-335-1111
State: VA Zip: 23454

Part 2: Description of Rehabilitation

How will the work be done?

Tell us about the building and its use.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2

Property Name: Shelke Cottage Project Number: _____
Property Address: 44 College Court, Suffolk, VA

5. DETAILED DESCRIPTION OF REHABILITATION/PRESERVATION WORK. Include all work, new construction, alterations, etc. Complete below.

<p>Number 1: Architectural features: <u>Roof</u> Approximate date of feature: <u>1814</u> Describe existing feature and its condition: <u>Roof is collapsed in several locations, original roofing material replaced with asphalt shingles several times. Sheathing covered in 4 layers of asphalt.</u> Photo no.: <u>1, 2, 3</u> Drawing no.: _____</p>	<p>Describe work and impact on existing feature: <u>Roofs replaced as necessary, existing layers of asphalt shingles removed. Sheathing replaced as necessary. 30 year Timberline architectural grade shingles installed—masses will be covering the roof of the building, and ensuring adequate protection from the elements.</u></p>
<p>Number 2: Architectural features: <u>Interior & Exterior</u> Approximate date of feature: <u>unknown</u> Describe existing feature and its condition: <u>Evidence of garter iron and dovetail attachments remain; actual materials no longer on building.</u> Photo no.: <u>NA</u> Drawing no.: _____</p>	<p>Describe work and impact on existing feature: <u>Will install garter iron attachments with 1/2" clips and rounded garter in order to match with 30 year garter. Attachments will be placed to ensure appearance on the building. Plans will be prepared to protect the building from water damage with exterior attention to the building.</u></p>
<p>Number 3: Architectural features: <u>Wood Parquet</u> Approximate date of feature: <u>1814</u> Describe existing feature and its condition: <u>One entry wood parquetry in fair condition; heated supports with oak frame. Original balustrade in fair condition; parquetry floor deteriorated with rot, water, insect use.</u> Photo no.: <u>1, 2</u> Drawing no.: _____</p>	<p>Describe work and impact on existing feature: <u>Existing parquetry to be restored to original condition, using all original materials and replacing those that are not restorable. All wooden elements to be repaired and painted, parquetry to be replaced. Screens to be removed. Impact will be restoration of original parquetry configuration, preservation of remaining wooden elements, strengthening deteriorated structural elements.</u></p>
<p>Number 4: Architectural features: <u>Windows</u> Approximate date of feature: <u>1814</u> Describe existing feature and its condition: <u>4 1/2 and 1 1/2 wood sash windows on first floor; six wood sash windows in basement; masonry windows over doors in bath. In fair condition with broken glass, some missing window weights and broken sash cords. Porches, painted wood. No stone windows.</u> Photo no.: <u>1, 2, 3</u> Drawing no.: _____</p>	<p>Describe work and impact on existing feature: <u>No new windows to be created. All existing windows to be restored and treated in existing configuration. Windows on rear of property to be replaced with original wood sash windows. All broken glass, weights, and sash cords to be fixed. Wood will be treated, stained, painted as necessary, and repaired. Impact will be restoration of original windows and reuse in existing locations.</u></p>

Part 2: (continued)

Architectural feature

When was it constructed?

What is its appearance and condition?

Key it to photos and drawings

How will it be treated in the rehabilitation: Repaired? Replaced? Left alone?

** This is the most important part of the application!*

Part 2 (continued) - Photographs



Eligible Treatments:

- Replace deteriorated roof if in keeping with original
- Repair and repaint wood

Ineligible Treatments:

- Vinyl siding over wood
- Replace historic windows (unless they are beyond repair and replacement is in-kind)



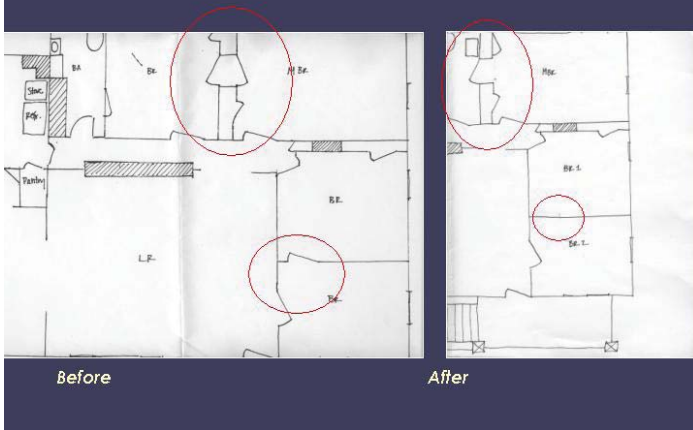
Part 2 (continued) - Photographs

Eligible Expenses

- Plumbing
- Electrical
- Plaster
- Chimney repair
- Refinish or, if necessary, replace wood floors



Part 2 (continued) – Floor Plans



Part 3: Request for Certification of Completed Work

- Credits are claimed for the year in which the project is completed.
- For state credit, must include CPA certification if expenses are over \$100,000.
- Where credits are to be syndicated, ownership structure must be in place prior to completion date.

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF HISTORIC RESOURCES
STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM
HISTORIC PRESERVATION CERTIFICATION APPLICATION
REQUEST FOR CERTIFICATION OF COMPLETED WORK

Project No. _____

Instructions: Upon completion of the rehabilitation, return this form with representative photographs of the completed work (both exterior and interior views) to the appropriate receiving office. If a Part 2 application has not been submitted in advance of project completion, it must accompany this Request for Certification of Completed Work. A copy of this form will be provided to the Virginia Department of Taxation. Types or print clearly in black ink. The decision by the Virginia Department of Historic Resources will request no certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

1. **Name of property:** _____
Address of property: Street _____
City _____ County _____ State _____ Zip _____
Is property a certified historic structure? yes no If yes, date of certification by VDHR _____
or date of listing in the Virginia Landmarks Register _____

2. **Date on rehabilitation project:**
Virginia Department of Historic Resources assigned rehabilitation project number: _____
Project starting date: _____
Rehabilitation work on this property was completed and the building placed in service on: _____
Estimated costs attributed solely to the rehabilitation of the historic structure: \$ _____
Estimated costs attributed to new construction associated with the rehabilitation, including additions, site work, parking lots, landscaping: \$ _____

3. **Owner (space on reverse for additional owners)**
I hereby apply for certification of rehabilitation work described above for purposes of the State tax incentives. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed rehabilitation meets the Secretary's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Historic Preservation Certification Application. I also attest that I own the property described above.
Name: _____ Signature: _____ Date: _____
Organization: _____
Social Security or Taxpayer Identification Number: _____
Street: _____ City: _____
State: _____ Zip: _____ Daytime Telephone Number: _____

☐ See Attachments

Part 3: Certification of Completed Work *The final step*

Starting and completion dates, expenditures, assessed value, use of property

Part 3: Certification of Completed Work The final step - Photographs



Part 3: Certification of Completed Work The final step - Photographs



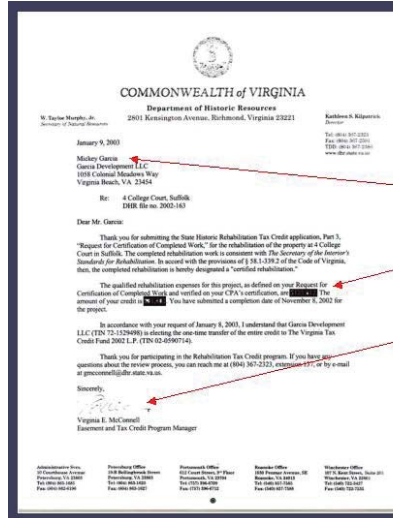
Part 3: Certification of Completed Work The final step - Photographs



Part 3: Certification of Completed Work The final step - Photographs



Part 3 (continued) – Approval Letter



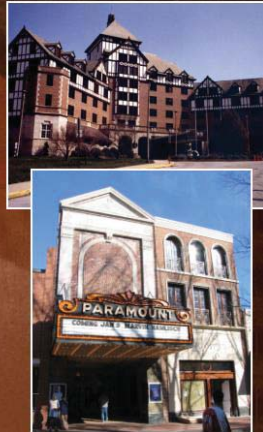
Name of applicant

Interest in property

Signature

Flexibility and Versatility

- Tax credits work for projects of all sizes
 - Projects in Virginia have ranged from the \$28 million rehabilitation of the Hotel Roanoke to single-family houses of less than \$10,000
- Tax credits work for all kinds of buildings
 - Virginia projects have included tobacco warehouses, high-rises, small commercial storefronts, factories, schools, hospitals, single-family homes, and barns
- Tax credits work for different types of projects
 - Buildings in Virginia have been rehabilitated for residential, commercial, and industrial uses



More Information:

- Website: www.dhr.virginia.gov
For forms, further information, and guidance
- Contact:
Tax Act Specialist
Virginia Department of Historic Resources
2801 Kensington Avenue, Richmond, VA 23221
(804) 367-2323

Powerpoint Presentation by John Kern, DHR

Historic Districts Overview, National Perspective

What is the National Historic Preservation Act of 1966?
What is Section 106?
What are the National Register of Historic Places, and the Virginia Landmarks Register?
How is eligibility determined?

State Historic Preservation Officers

The Act established the responsibilities of the SHPO s.

The SHPO s administer the national historic preservation program at the state level.

Virginia Department of Historic Resources is the SHPO office for Virginia.

Kathleen Kilpatrick is the SHPO for Virginia.

Advisory Council on Historic Preservation

The Act established the ACHP as an independent Federal agency responsible for advising the Federal government on historic preservation matters.

The ACHP reviews Federal agency actions that may affect historic properties.

National Register

The National Register Act of 1966, as amended, is the nation's central historic preservation law.

Administered by the National Park Service, the Act established the legal and administrative context for the national historic preservation program.

Grants - in - Aid

The Act established a program of matching Federal grants-in aid to assist the SHPO s in carrying out their work.

The SHPO s may subgrant portions of these funds to local governments, as in the Certified Local Government program.

What is Section 106 of the NHPA ?

Section 106 of the NRPA requires that Federal agencies consider the effects of their actions on historic properties.

Section 106 requires that Federal agencies give the ACHP a "reasonable opportunity to comment on their actions."

Section 106 & Eligible Properties

Section 106 applies to properties that have been listed in the National Register of Historic Places,

and to:

Properties that are **eligible** for listing in the National Register.

Section 106 Environmental Review Process

Effect Determination: No Effect; No Adverse Effect; Adverse Effect

IF SHPO determines that listed or eligible National Register properties will be adversely affected by the proposed project, the information is provided to:

The Advisory Council on Historic Preservation, affected local governments, and interested members of the public.

Section 106 Environmental Review Process

Consultation

When Federal actions will have an adverse effect on eligible historic properties:

The Federal agency consults with the SHPO, the ACHP, and local government on ways to reduce adverse project effects.

Section 106 Environmental Review Process

Identification and Evaluation

Federal agency identifies historic properties that will be affected by the proposed Federal action.

SHPO consults with the Federal agency to determine if affected properties are listed or **eligible** for listing in the National Register.

Section 106 Environmental Review Process

Consultation

When Federal actions will have an adverse effect on eligible historic properties:

The Federal agency consults with the SHPO, the ACHP, and local government on ways to reduce adverse project effects.

Section 106 Environmental Review Process

Proceed

Only when formal Advisory Council comments are received,

Can the Federal agency make its final decision about whether or how to proceed.

Only when the Section 106 process is completed,

Can the Federal agency receive final project funding.

What is the National Register of Historic Places?

Created by the National Historic Preservation Act in 1966

Lists properties that have been nominated and accepted as having historical, architectural, &/or archaeological significance,

At the level of **national, state, or local** significance.

National Register of Historic Places

Provides honorary recognition of a community's historic resources, and encourages historic preservation.

Does not restrict private property owner use of listed property so long as private, non-Federal funds are used.

Provides for Sec. 106 environmental review of Federally funded projects.

Can provide tax incentives for rehabilitation of income-producing historic buildings.

What is the Virginia Landmarks Register?

Established in 1966 to recognize significant historic and cultural resources in Virginia.

Provides honorary recognition of significant historic resources to encourage their preservation.

Does not restrict a private property owner's use of the property for any undertaking using private funds.

Can provide tax incentives for rehabilitation of VLR listed properties

Virginia Landmarks Properties

May be eligible for Virginia General Assembly preservation grants, if they are owned by local governments or by secular non-profits.

Owners of VLR properties are eligible for technical assistance from VDHR staff.

For preservation-based maintenance and rehabilitation of buildings and sites, and

For those property owners seeking to make preservation easement donations in perpetuity to VDHR.

How is Eligibility Determined for NRHP and VLR?

NRHP & VLR criteria for eligibility:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in **districts**, sites, buildings, structures, and objects that possess *integrity* of location, design, setting, materials, workmanship, feeling, and association.

NHRP & VLR Criteria for Eligibility

Properties may be registered if they are associated with:

Criterion A: broad patterns of American history

Criterion B: lives of people significant in our past

Criterion C: distinctive characteristics of architectural design, work of a master builder, or a collective sense of architectural identity

Criterion D: a potential to yield information significant in prehistory or history

Eligible Associated Areas of Significance

Agriculture (Kentland)
Archaeology (Springdale, Pulaski County)
Architecture (N&W Historic District, Roanoke City)
Commerce (Blacksburg Motor Company)
Education (Christiansburg Institute)
Industry (McDonald's Mill, North Fork Rural Historic District)
Politics/Government (Giles County Courthouse)
Social History/ Ethnic Heritage (Gainsboro Historic District)
Transportation (Covered Bridge, Greater Newport Rural Historic District)

Periods of Significance

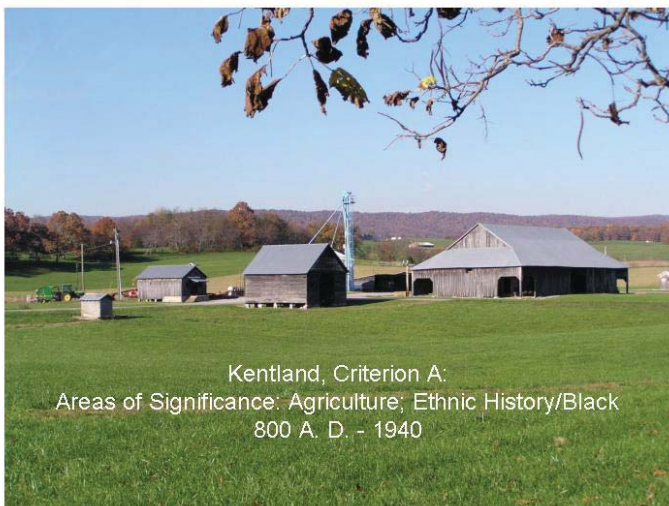
Every nomination must include the period of time when the property attained its significance.

Periods of significance may include:

Date of construction;

Dates or periods of important events;

For historic districts, the period of significance frequently ends 50 years before the date of preparation of the nomination, and will require modification if the district is resurveyed to include properties of more recent construction.



Christiansburg Institute, Criterion A:
Areas of Significance: Education; Ethnic History/Black
1927 - 1947



Giles County Courthouse
Criterion A:
Area of Significance:
Politics/Government
1836 - 1942



N & W Historic District, Criterion C:
Area of Significance: Architecture

1896-1949



Springdale, Pulaski County, Criterion C:
Area of Significance: Archaeology/Historic
1768 - 1953



Properties Generally Not Eligible for Registration

- Less than 50 years old
- Have been moved less than 50 years ago
- Have been reconstructed
- Religious property, unless of transcendent historic or architectural significance
- Cemeteries, birthplaces and graves, unless of prehistoric or early historic significance

Integrity

For a property to qualify for the National and State Registers, it must:
Be associated with criteria for eligibility, and
Be associated with one or more areas of significance,
and
Retain sufficient historic *integrity* of those features necessary to convey its significance

SEVEN ASPECTS OF INTEGRITY

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association



Assessing Integrity in Properties

- Define essential physical features that must be present to represent the property's significance
- Determine if essential features are visible
- Determine which aspects of integrity are vital to the property's nomination
- Determine if the property retains the identity for which it is significant

Assessing Integrity: Martinsville Historic District



Martinsville Historic District

Historic District Nomination Inventory:
Contributing and Non-Contributing Buildings

317 Brown Street 120-5002-0041 John H. Pharis House, ca 1920

Built circa 1920, this three-story, four-bay dwelling has a front-gabled, asphalt shingle roof. There are no chimneys (most likely removed). The vinyl windows are double-hung sash with 1/1-lights, lintels, and shutters. The windows on the third story are short, double-hung sash, with 6/6-lights. The one-story, four-bay, wrap-around porch has a low hipped roof supported by brick columns and a square-post balustrade. Part of the porch was enclosed on the eastern elevation. The non-original single-leaf door has a fanlight over one panel and a transom. Circa 1970, an entire third story was added to this structure. The vinyl siding on the third story contrasts against the brick, laid in 5-course American bond, which is on the rest of the structure. The two-story wing on the rear has also been covered with vinyl siding. A deck has been added to the rear. This structure is supported by a solid brick foundation laid in 6-course American bond.

Individual Resource Status: Single Dwelling	Non-Contributing	Total: 1
Individual Resource Status: Garage	Non-Contributing	Total: 1

318 Brown Street 120-5002-0042 Joseph Taylor House Style: Queen Anne, ca 1910

Built circa 1910, this two-story, four-bay dwelling has a hipped, standing seam metal roof and intersecting gables. There are three interior brick chimneys, two of them with corbelled caps, and a smaller one on the rear. Along the corners of roof is what looks like a decorative, wooden, double-eave. The projecting bay with front-gabled roof has paired, double-hung sash, 1/1-light windows. Underneath the gable is wood shingle siding. The other second floor window is also a paired 1/1-light with applied muntins. Windows under the porch are double-hung sash with 1/1-lights. The one-story, two-bay porch has a flat roof supported by turned-spindle posts and a square-post balustrade. The single-leaf door has two-lights over four panels. A one-story wing was added to the eastern elevation, and is supported by a brick foundation laid in stretch bond. A two-story, two-bay garage was added onto the rear and faces west. The garage has two paneled, three-light doors, and is supported by a concrete block foundation. This frame structure has vinyl siding, and is supported by a solid brick foundation laid in 5-course American bond.

Individual Resource Status: Single Dwelling	Contributing	Total: 1
---	---------------------	----------

Powerpoint Presentation by Louis Malon, APVA Preservation Virginia

APVA/Preservation Virginia
and the
Virginia Department of Historic Resources

Present

**What It Means to Be In a Historic District:
A Primer for Historic Property Owners, Real Estate
Professionals and Architectural Review Board Members**

Hosted by
The Town of Blacksburg

**Blacksburg Municipal Building
May 2, 2008**

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Virginia Department of Historic Resources

Helping You Put Virginia's Historic Resources to Work

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ARCHAEOLOGY
ARCHIVAL RESEARCH
CERTIFIED LOCAL GOVERNMENT
EASEMENTS
EDUCATION & OUTREACH
EMPLOYMENT & PROCUREMENT
ENVIRONMENTAL REVIEW
FORMS & PUBLICATIONS
HIGHWAY MARKERS
HISTORIC REGISTERS
INCENTIVES & GRANTS
REGIONAL OFFICES
SURVEY & PLANNING
TAX CREDITS



The Virginia Department of Historic Resources is the State Historic Preservation Office. Our mission is to foster, encourage, and support the stewardship of Virginia's significant historic, architectural, archaeological, and cultural resources.

HISTORIC RESOURCES FUND
HOW TO BECOME INVOLVED
VA FOIA
WHY PRESERVE?
SECRETARY OF NATURAL RESOURCES & Affiliated Agencies

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Introduction

- What are historic districts and how did they come into being?
- What are the different levels of historic district designation?
- Are there legal requirements when buying or selling a historic property in a historic district?

Charleston 1931
New Orleans French Quarter 1937
Old and Historic Alexandria 1946

Now over 2300 LOCAL districts nationwide
13,594 Historic Districts listed on National Register

What Are the different kinds of historic district designations?

- National Historic Landmarks
- National Register of Historic Places
- Virginia Landmarks Register
- Local Historic Districts

National Register of Historic Places

NEW Top 10 Inns click to visit

Home | Historic Districts | Travel Guide | HOME PAGE

VIRGINIA - Montgomery County - Historic Districts

Blackburg Historic District
(added 1991 - Montgomery County - #90002015)
Also known as DHR File No. 150-108
Roughly, area N. of, at, of Main and Jackson Sts. including sections on along Lee and Progress Sts., Blackburg (720 acres, 137 buildings)

Historic Significance: Information Potential, Event, Architecture-Engineering
Architect, builder, or engineer: D. A. Cam, Ralph Adams
Architectural Style: Greek Revival, Gothic, Colonial Revival
Area of Significance: Architecture, Commerce, Historic - Non-Aboriginal
Cultural Affiliation: Early American
Period of Significance: 1780-1789, 1800-1824, 1825-1848, 1850-1874, 1875-1899, 1900-1924, 1925-1949
Owner: Private, Federal
Historic Functions: Commerce-Trade, Domestic, Government, Religion
Historic Sub-Function: Business, City Hall, Bank, Post Office, Religious Structure, Single Dwelling
Current Functions: Commerce-Trade, Domestic, Government, Religion
Current Sub-Function: Business, City Hall, Multiple Dwelling, Post Office, Religious Structure, Single Dwelling



Blackburg, Ohio
Millions of Years
History on Display

Camden Historic District
(added 1991 - Montgomery County - #90002022)
Also known as DHR File # 154-48; See Also Christiansburg Depot
500-600 blocks Depot St., 500-600 blocks Montgomery St., 900-1000 blocks Camden St., and railroad depots, Christiansburg (340 acres, 33 buildings)

Historic Significance: Event, Architecture-Engineering
Architect, builder, or engineer: Unknown
Architectural Style: Italianate, Queen Anne, Colonial Revival
Area of Significance: Architecture, Commerce, Transportation
Period of Significance: 1851-1874, 1875-1899, 1900-1924, 1925-1949
Owner: Private
Historic Functions: Commerce-Trade, Domestic, Health Care, Transportation
Historic Sub-Function: Hospital, Rail Related, Restaurant, Single Dwelling, Specialty Store
Current Functions: Commerce-Trade, Domestic, Transportation
Current Sub-Function: Organizational, Rail Related, Single Dwelling, Specialty Store

National & State Historic Registers

Montgomery County

Maps Images Property Name

Ge	Property Name	File #
Ge	Allegheny Springs Springhouse	060-0478
Ge	Adams Barber House	150-0024
Ge	Barnett House (Big Spring)	060-0460
Ge	Barnett, William House	060-0472
Ge	Big Spring Baptist Church	060-0459
Ge	Busbee House	060-0107
Ge	Blackburg Mill Company, Inc.	150-0100
Ge	Blacksville Farm	060-0386
Ge	Boyer-Trimmer Farm	060-0084
Ge	Callaway, George House	060-0434
Ge	Camden Freight Station	154-0048-0001
Ge	Camden Historic District	154-0048
Ge	Charlton, James House	060-0137
Ge	Christiansburg Post Office	154-0027
Ge	Christiansburg Presbyterian Church	154-0033
Ge	Crookett Springs Cottage	060-0487
Ge	Cramer House	060-0121
Ge	Cuma House	150-0018
Ge	Earhart Farm #2	060-0380
Ge	Farmer, George House	060-0300
Ge	Edgemoor Church	060-0139
Ge	Evans House #2	060-0223
Ge	Fathorough	060-0005
Ge	Gooden, Wesley Farm	060-0392
Ge	Grasson, John House	060-0118
Ge	Grasson, George House	060-0117
Ge	Grassonsboro Methodist Church	060-0109
Ge	Guergel Farm	060-0007
Ge	Hill, Thomas House	060-0082
Ge	Humbler, Stone	060-0153
Ge	Howard-Bell-Castana House	060-0024
Ge	Hubbard House	150-0014
Ge	Lafayette Historic District	060-0410
Ge	Latham, Frank House	060-0003
Ge	Lichow-Knight House	150-0009
Ge	Long, Edgar A. Building	154-0039
Ge	McKintosh, Joseph Farm	060-0105
Ge	Miller-Southside Residential Historic District	150-0109
Ge	Montgomery Primitive Baptist Church	060-0119
Ge	North Fork Valley Rural Historic District	060-0514
Ge	The Oaks	154-0007-0001
Ge	Old Fallow Hill	150-0006
Ge	Old Christiansburg Industrial Institute	#16-0004

Done by Google and Bing Maps

What is a local historic district?

" Local historic districts are areas in which historic buildings and their settings are protected by public review.

Historic district ordinances are local laws that are adopted by communities using powers granted by the state.

Historic districts comprise the city's significant historic and architectural resources.

Inclusion in a historic district signifies that a property contributes to an ensemble that is worth protecting by virtue of its historic importance or architectural quality..."

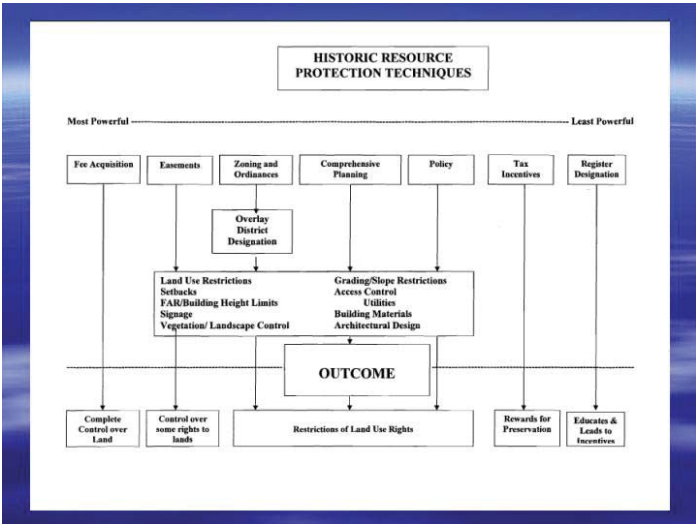
City of Cambridge, Massachusetts.

Sec. 3276 Effect of designation.

- (a) Upon the designation of any area as a Historic or Design Review Overlay District, no building or structure, including signs, shall be erected, constructed, reconstructed, altered, restored, relocated, or demolished within any such district unless reviewed and where required approved by the Zoning Administrator or Historic or Design Review Board or, on appeal, by the Town Council, unless the development is declared exempt from the design criteria in the ordinance designating the district.
 - (b) Any designated Historic or Design Review Overlay District shall be an overlay to the existing underlying zoning districts as shown on the Official Zoning Map, and as such, the provisions for the overlay district shall serve as a supplement to the underlying zoning district provisions. In case of conflict between the provisions or requirements of this district and the underlying district, the provisions of this district shall apply.
- (Ord. No. 1206, § 3, 5-11-99)

Introduction

- What are historic districts and how did they come into being?
- What are the different levels of historic district designation?
- Are there legal requirements when buying or selling a historic property in a historic district?



- ## Introduction
- What are historic districts and how did they come into being?
 - What are the different levels of historic district designation?
 - Are there legal requirements when buying or selling a historic property in a historic district?

Required Disclosure

§ 55-519. C. The disclosure and disclaimer forms shall contain a notice to purchasers that regardless of whether the owner proceeds under subdivision A 1 or A 2, if property is located in a historic district designated by the locality pursuant to § 15.2-2306 and which the owner has knowledge of such designation, such fact shall be disclosed by the owner. Otherwise, the notice shall advise purchasers to exercise whatever due diligence a particular purchaser deems necessary to determine whether the provisions of any historic district ordinance affect the property, including review of any local ordinance creating such district or any official map adopted by the locality depicting historic districts, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement on a parcel of residential real property.

Powerpoint Presentation by Karen Drake, Town of Blacksburg and John Bush, Blacksburg HDRB

What It Means To Be In A Historic District:

Town of Blacksburg Historic or Design Review Board

May 2, 2008



Historic or Design Review Board

Ordinance 1222

- Adopted by the Town on December 14, 1999 establishing:
 - Blacksburg Historic Overlay District
 - Contributing and Non-Contributing Structures
 - Historic or Design Review Board (HDRB)
 - Blacksburg Historic District Guidelines

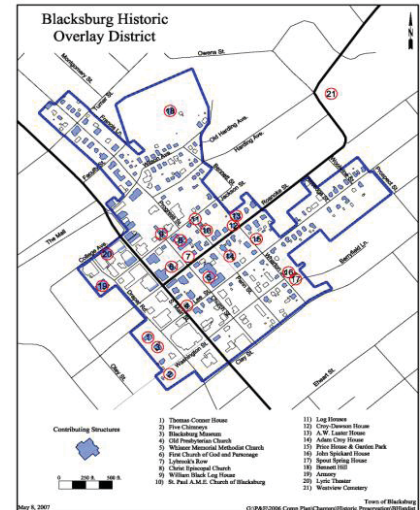


Blacksburg's Historic Overlay District

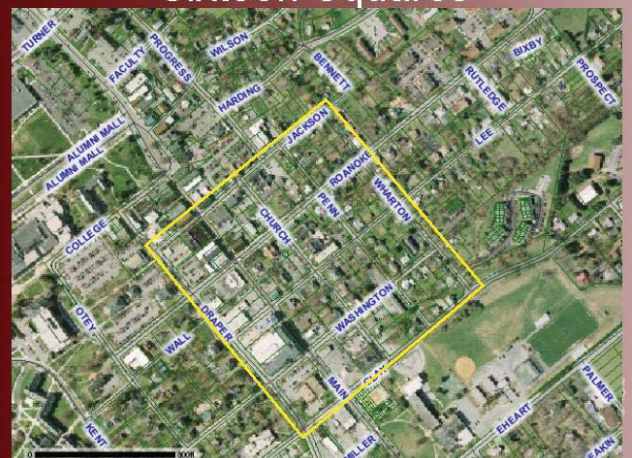


Contributing Structures:

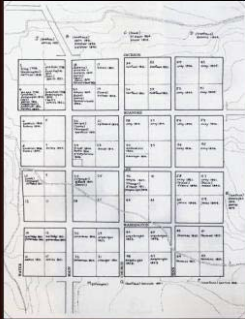
- At least 50 years old or older at the time the Overlay District was created.
- Recognized by DHR to have significant historical or architectural features.
- Completed survey in 2007 to determine if non-contributing structures can now be designated as contributing structures.



Sixteen Squares



*Blacksburg's Establishment, 1798
John (1755-1849) and William Black (1766-1860)*



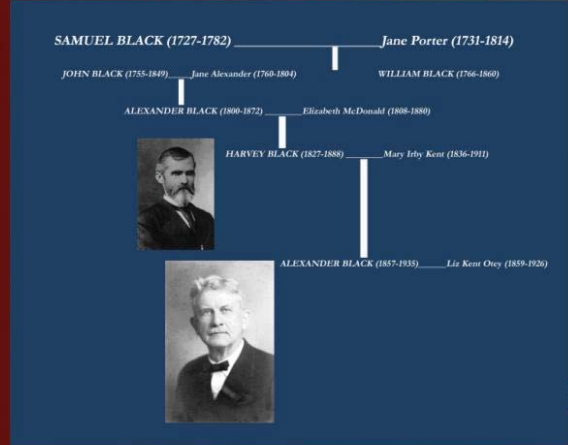
The Original 16 Squares of Blacksburg identifying early land deeds from 1798 to the mid-nineteenth century



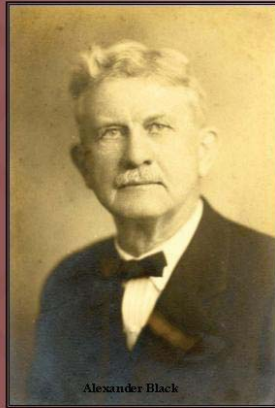
1833 sketch of the village of Blacksburg by Pennsylvanian Lewis Miller on one of his many trips to the region



Celebrating our founding: The Black Family



A Dedicated Businessman: Alexander Black (1857-1935)



*Alexander Black House
Changes and Renovations*



Elevation of the historic East Façade



The house as a funeral home in the 1960s

A more recent image of the funeral home after the porch was closed in

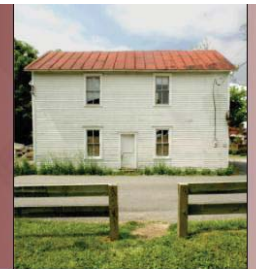


*Alexander Black House: History on the Move
December 18, 2002*



The Odd Fellows Hall

- Trustees were established in September 2004 and the building was offered to the Town with several stipulations.
- Placed on the Virginia Landmarks Register June 1, 2005, placed on the National Register of Historic Places July 27, 2005
- Donated to the Town of Blacksburg August 2005
- The Odd Fellows Hall subcommittee is currently exploring restoration schemes and future uses



Town Historic Buildings

The Five Chimneys House, 1852

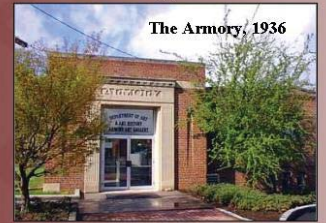


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Town Historic Buildings



Old Town Hall, ca. 1920



The Armory, 1936



The Bennett House, ca. 1912

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Town Historic Buildings

The Thomas Conner House, 1878



The Price House
and Garden Park, 1840s



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Downtown Redevelopment



Old Blacksburg Middle School



College Avenue Promenade

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Blacksburg Motor Company



HDRB Policy & Procedures

- HDRG Guidelines
 - Relocation and Demolition: Saving Historic Character Exterior
 - Alterations & Additions: Revitalizing Existing Conditions
 - New Construction: Strengthening Patterns
- By-Laws
- Meetings
- Case Studies

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HDRB Guidelines

Relocation and Demolition: Saving Historic Character

- **GUIDING PRINCIPLES**
 - Relocation preserves a building, yet severs its historic relationship with a site.
 - Demolition erodes the physical fabric of the historic district and often adversely affects a neighborhood.
 - Historic buildings should not be removed from their original sites without having redevelopment plans for the property.
- Evaluating Building Condition and Status
- Reducing Impacts on the Historic Setting
- Proposal Review & Comment
- HDRB recommendations on Demolition are mandatory with an established appeals process



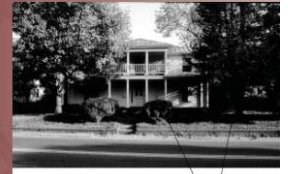
The Smith-Montgomery house on Penn Street was relocated around the 1840-50's from the opposite side of the street.

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HDRB Guidelines

Exterior Alterations & Additions: Revitalizing Existing Conditions

- **PRINCIPLES for ADVISORY GUIDELINES**
 - Through an understanding of established building patterns, changes in the district can enhance its integrity and contribute to a positive identity of the town.
 - Exterior alterations and additions, that respect historic features, reinforce and conserve irreplaceable fabric of the district and the tangible connection between past and present.
 - Innovative projects linking new ideas with tradition can promote investment into the historic fabric and encourage sustainable growth in the area.
- Retaining Architectural Integrity
- Reinforcing the Historic Setting
- Balancing Pedestrian Scale and Parking
- Material Craftsmanship and Recommended Practices



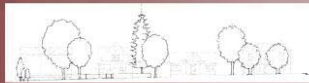
Porches maintained and kept free of indoor furniture. Mature trees maintained.

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HDRB Guidelines

New Construction: Strengthening Patterns

- **PRINCIPLES for ADVISORY GUIDELINES**
 - New construction can bring capital investment, increase commerce and foster social activity that enhances and protects the historic and special features of the district.
 - Infill building, when appropriate in type, scale, massing and material, will benefit the downtown and adjacent neighborhoods.
- **Building Type and Design Considerations**
 - New construction should be compatible with existing buildings by respecting established patterns of building orientation, type, volume, height, and scale.
 - Care should be taken to use building elements and features that fit the new design into the neighboring context.
 - Addressed Residential and Commercial Buildings
- Strengthening Streets and Landscape
- Balancing Pedestrian Areas and Parking
- Materials and Craftsmanship



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Town of Blacksburg Tax Exemption

Section 22-231. Partial tax exemption for rehabilitated structures within an historic district.

- (a) A real estate tax exemption is hereby authorized for any residential or commercial structure, located within the Blacksburg Historic Overlay District, at least twenty (20) years of age, which has undergone substantial rehabilitation, renovation, or replacement in compliance with the design guidelines for the district.
- (b) No real estate tax shall be levied upon the additional assessed value resulting from the rehabilitation, renovation, or replacement of the structure.
- (c) The duration of the real estate tax exemption shall be for a period of twelve (12) years, commencing on December first of the first year in which a tax re-assessment for the property is effective, subsequent to the completion of the rehabilitation, renovation or replacement. The real estate tax exemption shall run with the real estate for this period.
- (d) Substantial rehabilitation, renovation or replacement for the purposes of this section shall mean the restoration, repair or replacement of the interior or exterior of a structure, the cost of which is at least five thousand dollars (\$5,000.00), which does not increase the total square footage of the structure by more than fifteen (15) percent. Strictly cosmetic work, which does not contribute to the structural integrity or architectural character of the structure, is not included in this term.
- (e) Any person seeking the tax exemption provided by this section shall file an application with the finance director. The application shall state generally the nature of the work and shall certify the approximate cost of the work. The application shall include a certificate from the historic or Design review board that the work complies with the design guidelines for the district, a copy of a building permit issued for the work, and a copy of the certificate of occupancy or completion from the building inspector certifying that the work was completed appropriately.

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HDRB By-Laws

- Comprised of 5 to 7 members appointed by Town Council for a staggered 3 year term.
- All members of the Board shall have a demonstrated interest, competence, or knowledge in historic preservation.
 - The membership shall include a member of the Planning Commission and a registered architect.
 - Each board member is required to attend at least one informational or educational meeting per year, approved by the Department of Historic Resources.

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HDRB Members

- John Bush, Chair
- Kay Moody, Vice Chair
- Faith Capone
- Jack Davis
- J.B. Jones, Jr.
- Betty Manus
- Robert Miller

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HDRB Reviews Include:

- Developments in the Historic District
 - Demolition, relocation, exterior renovations, additions
 - contributing or non-contributing structures
 - signage
- Development in the Blacksburg Industrial Park
- As specified by the Town Zoning Ordinance
 - Example: Duplexes in R-5, Transitional Residential District.
- Property rezoned with proffers or special use permit conditions that stipulate HDRB review.
- Courtesy reviews of Virginia Tech and APVA owned property within the Town.
 - Example: Smithfield Plantation
- Other reviews as directed by Town Council



HDRB Meetings

- Meet 2nd & 4th Tuesday of every month at 4:30pm
- Applications are due two weeks prior to the Planning Division.
- Staff reviews application and compiles a summary report.
- HDRB subcommittees will meet on site as needed.



HDRB Historic or Design Review Board HISTORIC DISTRICT PROJECT REVIEW (Updated Feb, 2007)

If you are uncertain of any information that is required, please ask for assistance at the front desk.
Project Address:
 Is property designated as a Contributing Structure? Yes ___ No ___

Type of Project Proposed:
 Change of exterior materials Additional square footage Repainting, re-siding, etc.
 Landscaping/fencing Tree removal Tax Credits are being pursued Signage
 Relocation of structure Demolition, Partial Demolition, Complete

Contact Information
 Name of person to be contacted regarding this application.
 Name: _____ Owner ___ or Agent of Owner ___
 Address: _____
 Phone: _____ Fax: _____ Email: _____
 Property Owner of Record:
 Name: _____
 Address: _____

NOTE: Complete applications must be filed at least 10 business days prior to the targeted HDRB action date.
MATERIALS WHICH MUST ACCOMPANY APPLICATION
 1. Written Descriptions Attached. Describe clearly and in detail the nature of the project, including exact dimensions for materials to be used (e.g., width of siding, windows and window film, etc.)
 Dimensioned elevations of new construction and adjacent existing buildings within 50 ft
 Site Plan(s) with scale 1/8" = 1' indicating location of existing and proposed structures and accessory structures including walls, fences, walks, trees and other landscape, exterior lighting and property lines.
 Site Section(s) with scale 1/8" = 1' (when requested by HDRB)
 Photographs - A minimum of three views of the project under review. (preferably in digital form)
 2. Specifications of Exterior Materials - To include, but not be limited to:
 roofing, trim work
 windows and doors
 color scheme
 siding, brick, stucco, wood
 chimneys
 shutters, j, fencing and walls
 paving
 utilities and mechanical equipment
 exterior lighting locations and specifications
 Signs - A detailed scaled drawing showing style and size of letters, color, sample and type of material, and proposed locations.

Signature of Applicant _____ Date _____
 Date Received in Office: _____ Complete? _____



HDRB Case Studies

- 401 Wilson Avenue
 – Demolition and new construction
- 119 N Main
 – Signage



Historic District - 401 Wilson Avenue

- Robinson House built c. 1920 is a contributing structure.
- Proposal is to demolish the existing house and construct a 2-story duplex.
- Key Dates of Project:
 - June, 2007: Town Purchased Property with CDBG Funds
 - September, 2007: Public Meeting about site design.
 - January 14, 2008: HDRB Application Reviewed & Approved.



401 Wilson Avenue

Proposed Site Plan



401 Wilson Avenue

COMMUNITY
DESIGN
STUDIO

Wilson Avenue Housing Project – 26 December 2007

Historic District 119 N Main – Sign, Excellent Table Ethiopian Cuisine

Reviewed by HDRB
January, 2007



Contact Information

John Bush
Staff Architect
Virginia Tech
Office of the University
Architect
48 Sterrett Facilities
Complex
Blacksburg, VA 24061
bushi@vt.edu
540.231.2933

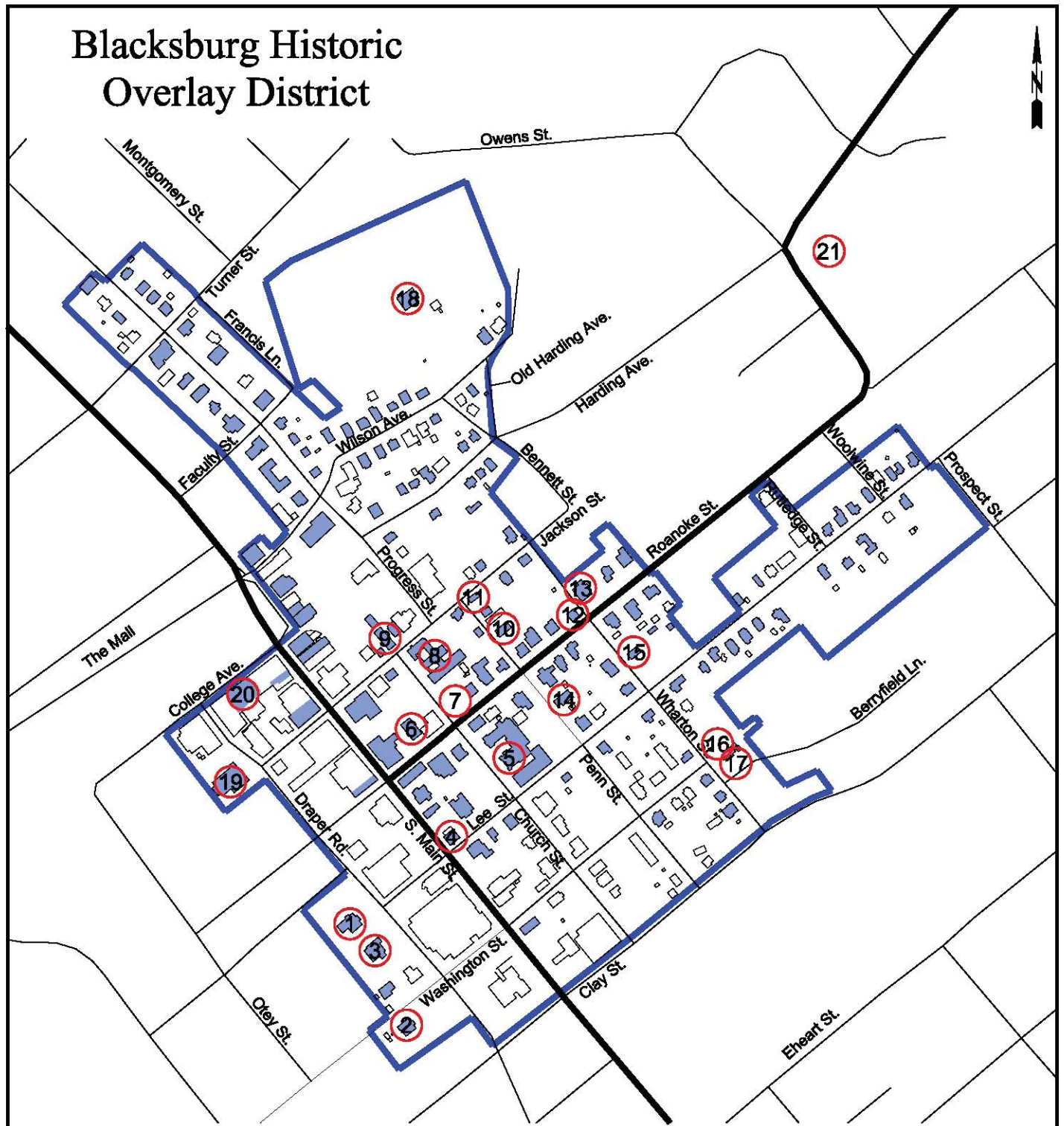
Karen Drake, AICP
Comprehensive Planner
Town of Blacksburg
Planning & Building
Department
300 South Main Street
Blacksburg, VA 24060
kdrake@blacksburg.gov
540.951.4446

www.blacksburg.gov

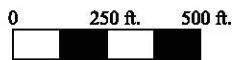
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***Appendix D: Contributing
Structures in Blacksburg's
Historic District***

Blacksburg Historic Overlay District



Contributing Structures



- | | |
|--|-------------------------------|
| 1) Thomas-Conner House | 11) Log Houses |
| 2) Five Chimneys | 12) Croy-Dawson House |
| 3) Blacksburg Museum | 13) A.W. Luster House |
| 4) Old Presbyterian Church | 14) Adam Croy House |
| 5) Whisner Memorial Methodist Church | 15) Price House & Garden Park |
| 6) First Church of God and Parsonage | 16) John Spickard House |
| 7) Lybrook's Row | 17) Spout Spring House |
| 8) Christ Episcopal Church | 18) Bennett Hill |
| 9) William Black Log House | 19) Armory |
| 10) St. Paul A.M.E. Church of Blacksburg | 20) Lyric Theater |
| | 21) Westview Cemetery |

Appendix E: Historic District Design Guidelines

“The Historic/Design Review Board (HDRB) was established by Ordinance 1206 of the Town Code to protect and preserve historic or archaeological sites in the town, enforce architectural proffers in Planned Residential and Industrial Zoning Districts, and provide recommendations to request made by Town Council or the Planning Commission.

Review boards are a resource to the public during the renovation and alteration of historic structures. When local historic districts are created, design guidelines are developed for each district and will be used by the Board to approve major construction and rehabilitation within that district. HDRB may provide recommendations to the applicant to encourage preservation or construction practices, which may enhance the historic nature of the building or neighborhood. HDRB may then issue a letter of approval based on the guidelines established for the historic district.”

Meetings are the second and fourth Monday of the month at 4:30 p.m.

Historic District Design Guidelines can be viewed on the web at: <http://www.blacksburg.gov/Index.aspx?page=370>

The following guidelines and applications are available on the aforementioned website:

- Guidelines for Exterior Alterations
- Guidelines for New Construction
- Design Guidelines for Demolition and Relocation
- Guidelines for Exterior Alterations
- Guidelines for New Construction
- Design Guidelines for Demolition and Relocation
- Review Process Brochure
- Historic Plaque Application
- Project Review Application

***Appendix F: Additional
Information about Historic
Districts***

Making it All Register

What Does a Listing on the National Register of Historic Places Really Mean?

By Elizabeth Benjamin | *Online Only* | June 13, 2008

It only took one bulldozer to quickly reduce a nearly 200-year-old house on a busy thoroughfare outside Albany, N.Y., to a pile of rubble in May 2003. Built in 1805, the timber-frame property had been one of the last remnants of the days when working farms, not shopping centers, strip malls, or housing developments, dominated the city's suburbs.

The John Wolf Kemp House was one of some 80,000 listings on the [National Register of Historic Places](#), which the National Park Service—not the National Trust for Historic Preservation—administers. But that designation couldn't stop the building's owner from razing it to make way for a \$12 million extended-stay hotel.



Being listed on the National Register of Historic Places doesn't mean a structure cannot be demolished, as this house was in 2003.

The Myths

The belief that inclusion on the register renders historic structures or sites impervious to demolition or change is a widely held misconception, as is the idea that owners are restricted from making alterations to properties once they're listed. Such myths can prevent the register from being as effective as it might be in bringing acclaim to historic properties and offering a measure of protection through mandated review to significant buildings and landscapes that stand in the way of federally funded projects, experts say. *Credit: Stacy Weber, Panamerican Consultants, Inc./Michael Hoffman*

"The register really exists to protect historic property owners from a government action that would impede or devalue the nature of their property," says New York State Parks Commissioner Bernadette Castro, who is a member of the federal Advisory Council on Historic Preservation, which comments on projects that would affect National Register-listed properties. "But there is confusion, and it is unfortunate. If your property is on the National Register, it does not mean you cannot paint your house any color you'd like," Castro continued. "It does not in any way mean you can't sell your property or pass it on to your heirs. Some people even think they have to let the public into their house once it's on the register. We get that question all the time."

In fact, properties that are deemed eligible for the register but not formally listed on it still receive the same consideration from the Advisory Council. So in the case of nervous owners, anxiety is unwarranted: Whether they agree to have their property listed or not, the limited protection that the register affords will be extended to them.

From 1998 to 2003, 272 properties were removed from the register, but not necessarily because they were demolished. The Park Service subtracts buildings from the register not only when they are destroyed but when they're dramatically changed or moved from their original location. However, since sites are only taken off if a change in their status is brought to the Park Service's attention, there are no exact figures of how many register properties are lost annually.

The Facts

Authorized under the National Historic Preservation Act of 1966, the National Register exists to assist in public and private efforts to identify, evaluate, and protect historic and archaeological resources, according to its official Web site. Properties listed on the register

include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture.

To be eligible for the National Register, a structure or site should be associated with significant historic events or people or embody distinctive architectural characteristics of a specific period. Generally, the candidates must have achieved significance more than 50 years ago to be considered for inclusion. Historic buildings that have been relocated or reconstructed are generally not eligible.

Listing on the register gives a property special consideration by the Advisory Council on Historic Preservation if it would be in any way affected by projects that the federal government—or those that would use federal funding or require federal licensing—undertake. The council does not have the power to prohibit changes to a register property, but it does ensure that historic values are considered in the federal planning process. In addition, the council can suggest mitigation, such as documentation of a building or landscaping around a new development, prior to changes taking place.

Being on the register also makes owners of commercial property—including rental property—eligible for federal tax credits and qualifies them for federal assistance funds for preservation, when money is available. Most states have set up a parallel state-level register to which properties listed on the National Register are automatically added and the same oversight standards apply.

When the National Register was created, the nation was booming, and Americans were paying little attention to the potential value of historic properties. Urban renewal—which usually meant widespread demolition—and the federal highway program were in full swing, so the National Historic Preservation Act and the subsequent creation of the National Register were significant breakthroughs for preservationists.

"It created a check-and-balance system that we never had in this country before," says William J. Murtagh, who was the register's inaugural "keeper," a position he held for 14 years. "Before, preservationists had no legal part of the planning dialogue. Now, preservation is no longer the purview of a volunteer constituency; it's a formal part of the planning process."

At its inception, says Murtagh, the register "was never considered to be anything but a restriction of what the federal government could do to us and our property using tax dollars. It has absolutely no restriction on what the private individual does with his property."

What's in a Name?

Listing a property on the National Register can provide owners with intangible benefits as well, supporters say. It draws attention to a site, giving it a cache that could increase its value, or, in the case of an historic hotel or landmark, attract more visitors and boost business.

"We think the recognition is the most important incentive" for owners to list their properties on the National Register, says Carol Shull, its current keeper. "The recognition of the register can bring people to a community because they know the buildings there have historical integrity," she says. "It also can change the way communities view themselves by getting local people to support and preserve significant structures and landscapes."

In the end, it is local officials, not the federal or state governments, that wield the real power over the future of historic buildings and sites through zoning laws and historic districts, which sometimes set up strict guidelines about what owners can and cannot do with their properties—from restrictions on everything from paint color to windows.

"You can put a building on the National Register one day and demolish it the next," says Frank Quinn, director of Historic Preservation for Heritage Ohio. "It's the local listing, through a review board or district commission, that really maintains the physical appearance of a building."

This story was originally published on Preservation Online in 2003.

What is the National Register of Historic Places?

Updated February 17, 2008

The [National Register of Historic Places](#) is the nation's official list of historically significant structures. The National Register was authorized under the National Historic Preservation Act of 1966 and is administered by the Department of the Interior's National Park Service. Some of the types of properties nominated for inclusion in the National Register are historic areas in the National Park Service, National Historic Landmarks, historically significant properties nominated by federal, state, and local governments, organizations, or individuals. A National Register designation mandates that a property must be considered in the planning of federal or federally assisted projects impacting the registered property, and qualifies it for financial assistance from governmental funds for historic preservation when these funds are available.

The National Register's web site is also a good place to find information about the National Register. The web site offers general information about the program, [specific information about registered properties](#), guidelines for nominating properties, and [publications](#).

You can [search on National Register's website to find out if your home is listed on the National Register](#).

National Register of Historic Places

National Park Service

P.O. Box 37127

Washington, District of Columbia 20013

Phone: (202) 354-2213

www.cr.nps.gov/nr

What is a Preservation Easement?

Updated February 17, 2008

A [preservation easement](#) is a legal right granted by the owner of a property to an organization or a governmental entity qualified under state law to accept such an easement. It protects against undesirable development or indirect deterioration. Preservation easements may provide the most effective legal tool for the protection of privately-owned historic properties. The terms are generally incorporated into a recordable preservation easement deed and can prohibit, for example, alteration of the structure's significant features, changes in the usage of the building and land, or subdivision and topographic changes to the property. The property continues on the tax rolls at its current use designation rather than its "highest and best use" (its value if developed) thereby giving the owner a genuine tax advantage. For information on easement holders in your area, contact your SHPO or statewide or local preservation organization.

Federal Rehabilitation Tax Credits

Helping Fight Poverty, Disinvestment and Abandonment

The Federal Historic Rehabilitation Tax Credit has been one of the most powerful and effective tools for spurring rehab for both housing and commercial buildings. On the federal level, the IRS offers a 20% tax credit (not deduction-credit) for the preservation and adaptive reuse of commercial and income-producing buildings. The National Trust for Historic Preservation has long recognized the links between historic preservation, community revitalization, and housing. For example:

America's older and historic neighborhoods already house record numbers of low- and moderate-income residents. Thirty-two percent of households below the poverty line and 34 percent of renters whose household income is less than \$20,000 per year live in older and historic homes.

Of the nation's over 12,000 historic districts comprising over a million contributing structures, 60 percent overlap census tracts in which the poverty rate is 20 percent or greater. In many parts of the country where abandoned buildings are located in some of the nation's most disinvested communities, there is a need for incentives to create housing and stabilize neighborhoods.

Lastly, vacant or underutilized historic structures that were not built for housing, but no longer serve their intended purpose -- such as warehouses, factories, mills, and department stores -- can be adaptively re-used as catalysts for attracting new investment in the neighborhoods that need it most. So many of these historic and older buildings are located near existing infrastructure, transportation hubs, schools, and neighborhood-serving retail.

Our Position

The National Trust for Historic Preservation supports the creation and maintenance of Federal and State rehabilitation tax credits for restoring older and historic structures, particularly as they relate to preserving community character, affordable housing, and central business districts and Main Street economic development activity.

The National Trust also supports expansion of these credits as they relate to alleviating urban flight, property abandonment, and economically distressed neighborhoods and as a tool for sustainable development.

[Learn More](#)

Current Federal Law

Federal law provides a federal income tax credit equal to 20% of the cost of rehabilitating a historic building for commercial use. To qualify for the credit, the property must be a certified historic structure—that is, on the National Register of Historic Places or contributing to a registered historic district. (Non-historic buildings built before 1936 qualify for a 10% tax credit.) At present, individuals rehabilitating a historic property for their primary residence do not qualify for this federal tax credit. [For more information and background](#) on current law visit the National Park Service website.

Update: Administering the Federal Rehabilitation Tax Credit

In 2005, the National Park System Advisory Board made recommendations on improving the administration of the federal rehabilitation tax credit program to make it more user-friendly and to clarify the process for using the credit more effectively. These recommendations, which included input from the National Trust, were adopted by the Advisory Board on September 15, 2006. The committee's report, "Federal Historic Rehabilitation Tax Credit Program: Recommendations for Making a Good Program Better," can be downloaded at <http://www.cr.nps.gov/hps/tps/tax/committee.htm>.

NATIONAL TRUST FOR HISTORIC PRESERVATION

What Other Resources are Available?

Updated February 18, 2008

In addition to the resources already listed, several other sources of information are available for historic homeowners. Searching the Internet using the key words such as: historic homes, preservation, building technology, real estate, architecture, restoration, renovation, and Victorian will help you locate helpful information. In addition, these sources will also be helpful:

Books, Magazines, and Brochures

Publications such as *The New Old House Starter Kit*, *Buyer's Guide to Older and Historic Houses*, *Fabrics for Historic Buildings: A Guide to Selecting Reproduction Fabrics*, *Floor Coverings for Historic Buildings: A Guide to Selecting Reproductions*, and *Paint in America: The Colors of Historic Buildings* are available from the National Trust for Historic Preservation's [Preservation Books](#).

Preservation Books

1785 Massachusetts Avenue, NW
Washington, District of Columbia 20036

Phone: (202) 588-6296

www.preservationbooks.org

A Comprehensive Guide for Listing a Building in the National Register of Historic Places by Gail Greenberg takes readers through the process of successfully nominating an historic property to the National Register. The book includes a discussion of eligibility criteria, suggestions for research procedures, an explanation of and information needed to complete each item on the application, and a sample completed application. To order call 1-800-222-0737. There is a discount for local historical organizations.

The National Housing Library, under the sponsorship of the National Association of Home Builders, publishes the quarterly Housing Abstracts. Housing Abstracts offers access to a variety of housing industry information. All of the materials cited in Housing Abstracts are part of the National Housing Library's collection. For information, call 202-266-8200, the Resource Center can be reached at extension #8296.

To locate resources about protecting historic buildings from fires, repairing historic buildings after a fire, fire protection options, and many other issues surrounding historic buildings, fire damage, and fire prevention, contact the Historic Annapolis Foundation. Additionally, *Fire Safe Building Rehabilitation*, written by a fire protection engineer and a preservation architect, is the industry's first complete guide on how to bring older buildings up to code while respecting their original features. Order from the [National Fire Protection Association](#).

Historic Annapolis Foundation

Shiplap House, 18 Pinkney Street
Annapolis, Maryland 21401
Phone: (410) 267-7619, 1-800-603-4020

National Fire Protection Association

Massachusetts
Phone: 1-800-344-3555
www.nfpa.org

Caring for Your Historic House, by Heritage Preservation and the National Park Service is a book providing information on preserving

and maintaining a historic house. Some of the topics covered are structural systems, roofs, paint, wallpaper, woodworking, and landscape. To place an order, call 888-388-6789.

The [American Association for State and Local History](#) has technical reports and technical leaflets covering a number of restoration and preservation topics. To obtain a catalog which lists the books, reports, leaflets, and video tapes available, contact AASLH.

American Association for State and Local History

1717 Church Street
Nashville, Tennessee 37203
Phone: (615) 320-3203
membership@aaslh.org
www.aaslh.org

APT Bulletin is published quarterly by the [Association for Preservation Technology International](#). It features articles on all aspects of building and preservation technology, including historical research, scientific papers and project case studies.

Association for Preservation Technology International

4513 Lincoln Ave., Suite 213
Lisle, Illinois 60532-1290
Phone: (630) 968-6400
www.apti.org

[Old-House Journal](#), edited by Gordon H. Block, is a bi-monthly magazine dedicated to rehabilitation, maintenance, and decoration of old houses; The Old-House Journal Restoration Directory is an annual buyer's guide to products for houses built prior to 1940 or new homes built in the traditional manner. Old-House Bookshop offers a variety of publications that cover topics including how-to techniques, the Victorian era, historic styles, landscape and gardens, and period decorating. Restoration Directory is available online through the [Old-House Journal website](#) or at your local bookstore. The website for The Old-House Journal provides information on the magazine, allows you to view their classified section, presents information on new preservation related products, as well as tips for historic building preservation. You can also see historic house plans, and post preservation-related questions on a bulletin board. The Old-House Journal's Find-A-Pro area of their website will help you locate a local architect, contractor, or lender for your restoration project.

Old-House Journal

District of Columbia
Phone: (202) 339-0744
www.oldhousejournal.com

[Old-House Interiors](#), once part of The Old-House Journal, is a journal, design center and sourcebook with period-inspired design and home products.

Old-House Interiors

108 East Main Street
Gloucester, Massachusetts 01930
Phone: 1-800-462-0211
www.oldhouseinteriors.com

Heritage Preservation Services

[Heritage Preservation Services](#) (a division of the National Park Service) provides services, advice, and publications on historic preservation, restoration, and rehabilitation technology. Their publications include [Preservation Briefs](#) covering such topics as masonry, mortar, conserving energy in historic buildings, cleaning and caring for historic buildings, and aluminum and vinyl siding. [Their website](#) includes information on researching a historic building, applying the Secretary of the Interiors' Standards for Rehabilitation, technical

information, and other resources for restoration projects. The Heritage Preservation Services has also created an online tutorial on the Secretary of the Interior's Standards for Rehabilitation called [Electronic Rehab](#). The program is designed for historic building owners, new members of design review and historic preservation commissions, architects, contractors, developers, maintenance personnel, and students. The site also has a test where you [make critical decisions about the appropriateness of rehabilitation work](#) on two buildings and get immediate feedback.

National Park Service

Heritage Preservation Services-424
P.O. Box 37127
Washington, District of Columbia 20013-7127
Phone: (202) 513-7270

Traditional Building Exhibition and Conference

[Traditional Building Exhibition and Conference](#) includes seminars and workshops in preservation technology. The conference website contains valuable information for historic homeowners, as well as a directory of preservation technology contractors.

Traditional Building Exhibition and Conference

District of Columbia
Phone: 1-800-982-6247, (202) 339-0744
www.traditionalbuildingshow.com/index.shtml

[Traditional Building](#) is a bi-monthly magazine that serves as an "authoritative where-to-buy-it resource for historical products." It includes an directory of product suppliers, a product database, articles, and product reports from current and previous issues of the magazine.

Traditional Building Magazine

PO Box 3000
Denville, New Jersey 07834-9232
Phone: 1-800-548-0193
Fax: 973-627-5872
subscriptions@traditional-building.com
www.traditional-building.com/index.htm

Online Resources

[Heritage Preservation](#) is a non-profit organization that helps citizens and communities identify, evaluate, protect, and preserve historic buildings, landscapes, landmarks, archeological sites, battlefields, and tribal communities. Its diverse partners include state historic preservation officers, local governments, tribes, federal agencies, colleges and universities, and non-profit organizations.

[American Bungalow](#) magazine's website is a wonderful resource for people who own or are interested in historic bungalows. The site offers tips on restoration and interior design, helps you determine what style a bungalow is, has information on publications, and keeps you up to date on the Arts and Crafts movement.

Visit the [American Institute of Architects](#) to find an architect and contractor, help decide whether you should renovate, read tips on managing the construction process, and to find information on architect's fees or on your local AIA chapter.

The [Arts and Crafts Society's](#) marketplace is a virtual home for the Arts and Crafts movement. The site contains information on architecture, design, antiques, restoration products and services, wallpaper, furniture, metalwork, lighting, and textiles.

The [Victorian Society in America](#) is a national non-profit organization committed to the preservation and protection of nineteenth-century heritage and historic buildings. The site offers information about publications, resources, summer schools, symposia, and

architectural study tours devoted to fostering education and appreciation of Victorian heritage.

Ian Evan's [World of Old Houses](#) is a guide to caring for and restoring old homes. The website contains preservation product directories for the United States, Australia, Canada, New Zealand, South Africa, and the United Kingdom. There are also sections for frequently asked restoration questions, essays about preservation technology, and technical tips.

The [Interactive Old House Network](#) offers historic homeowners a place to buy and sell historic properties, antiques, and historic hardware; find companies which specialize in historic preservation, building technology, or supply restoration materials; and ask other historic homeowners questions about their restoration projects.

The [Old House Web](#) contains reviews of new restoration products, lists historic hardware suppliers, and offers tips on financial assistance, technical problems, and historic gardening.

[Restoration Trades](#) contains a wealth of information on preservation technology including a service directory, bulletin boards, classifieds, job and resume postings, bid invitations, and education resources.

The website of the [Marble Institute of America](#) contains information on the care and cleaning of natural stone and ceramic tile as well as a list of publications on such topics as the history of ceramic tile in America and the names and quarry locations of the world's marbles. Please use this link to their website:

The website for the [Public Broadcasting System's "History Detectives"](#) show includes a guide to investigating the history of a house. This guide includes a checklist, leads to additional information and sources, and a case study of an investigation of one home's history.

[Cyndi's List of Genealogy Sites on the Internet](#) is a good source for resources that can help you in researching the history of your home. The House and Building Histories section of this website provides links to websites for libraries, archives and museums; professional and volunteer researchers; publications, software and supplies; and locality specific resources.

The [Straw Bale Association of Nebraska](#) has launched a website to promote their efforts to preserve these structures and general awareness of this building type. There is also a [straw bale registry](#) where you can register your building.

The Great American Home Awards

The Great American Home Awards® presented by the National Trust for Historic Preservation was a national competition recognizing outstanding residential rehabilitation projects in the United States. Established in 1989, and last awarded in 2003, the contest honored homeowners and professionals for their dedication to the ideals of preservation, as well as for their commitment to excellence in rehabilitating old houses.

Great American Home Awards

Resource Center

1785 Massachusetts Avenue NW

Washington , District of Columbia 20036

Phone: (202) 588-6164

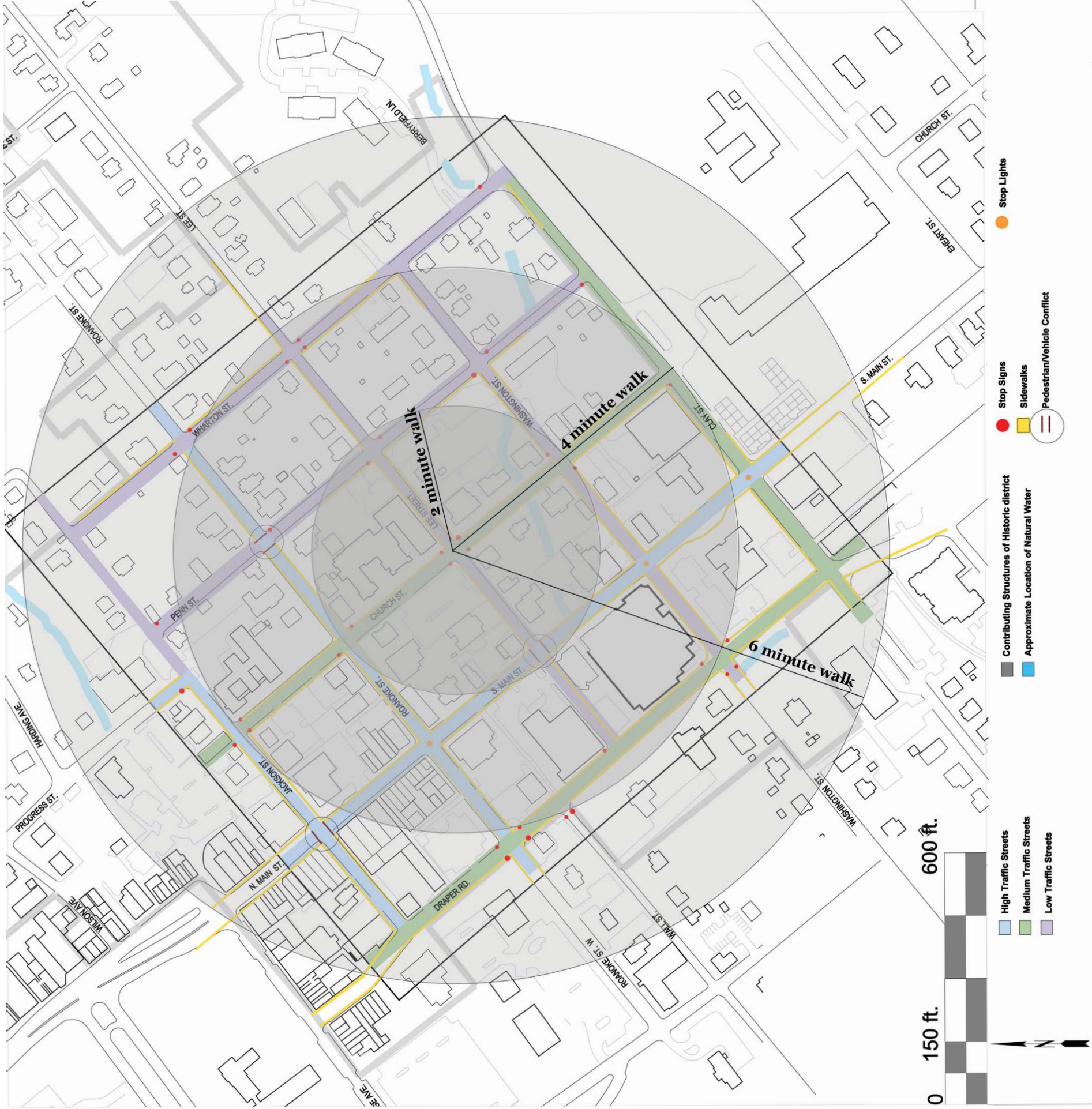
1785 Massachusetts Ave. NW, Washington, DC 20036-2117 tel: 202.588.6000 800.944.6847 fax: 202.588.6038

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Appendix G: 11x17 Map Pullouts

- Walkability Study
- Land Use Map

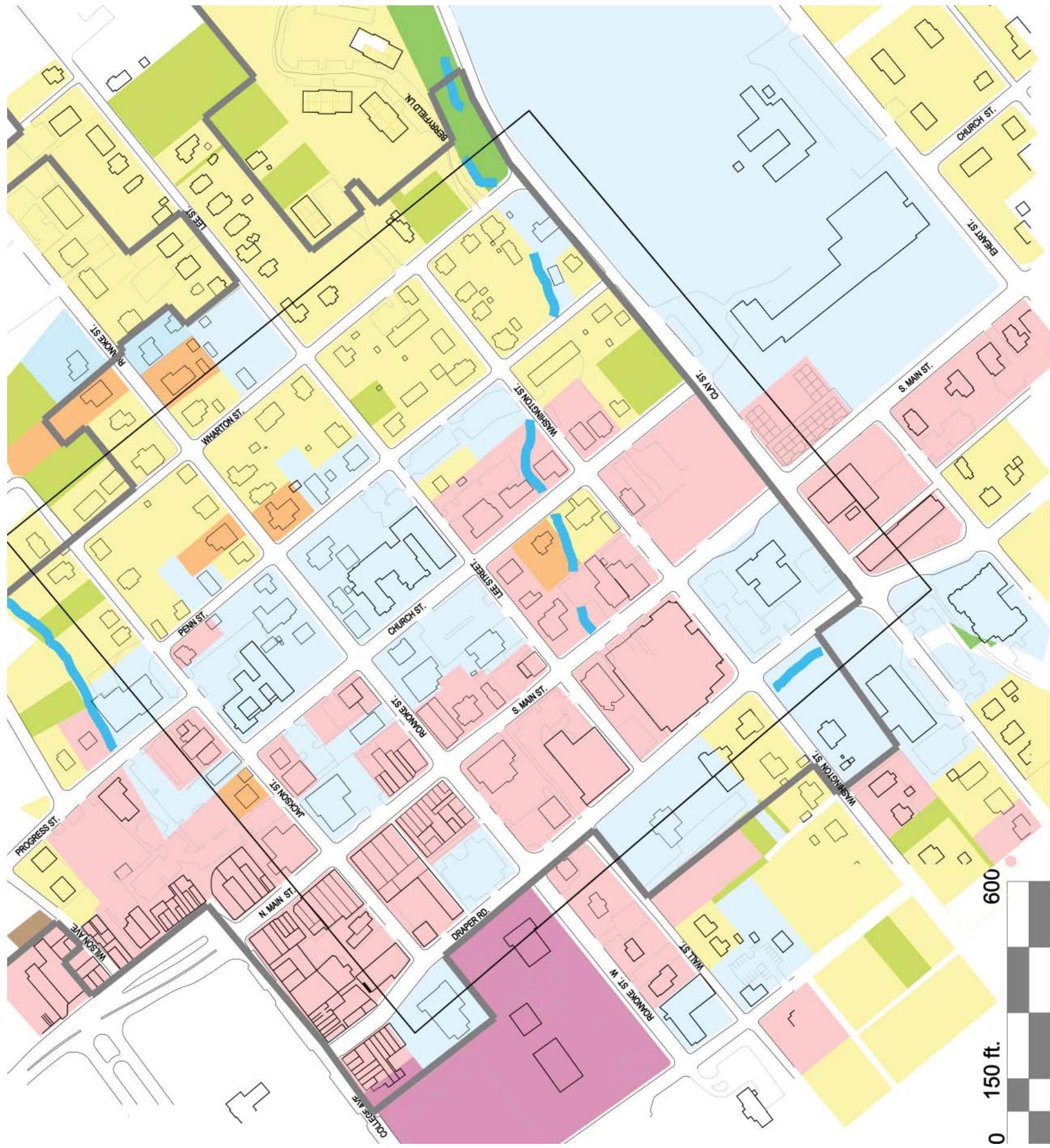
**Walkability Study
11x17 Pullout**



SIXTEEN SQUARES WALKABILITY STUDY

cid community design
cic assistance center
College of Architecture and Urban Studies
Virginia Polytechnic Institute and State University

This study was prepared for the City of Charlottesville, Virginia, by the Center for Community Design and Assistance Center, College of Architecture and Urban Studies, Virginia Polytechnic Institute and State University. The study was prepared by the Center for Community Design and Assistance Center, College of Architecture and Urban Studies, Virginia Polytechnic Institute and State University. The study was prepared by the Center for Community Design and Assistance Center, College of Architecture and Urban Studies, Virginia Polytechnic Institute and State University.



- Residential / Park Land / Open Space**
 - Yellow: Residential
 - Light Green: Park Land / Open Space
 - Light Blue: Civic (Churches, Conferences, Social Organizations, Town owned property)
 - Pink: Commercial (Commercial, Mixed Use Commercial / Office)
- University**
 - Purple: University
 - Light Purple: Right of Way
 - Light Green: Undeveloped (Vacant, Agricultural without homes)
 - Orange: Fraternities/ Sororities
- Blacksburg Town Limits**
 - Black line: Blacksburg Town Limits
 - Green line: Public Greenway trails
 - Blue line: Approximate location of Natural Water

cd community design
cc assistance center
 College of Architecture and Urban Studies
 Virginia Polytechnic Institute and State University

CURRENT LAND USE PLAN

2006 DRAFT Town of Blacksburg Comprehensive Plan/How the property is being utilized as of 10/12/06

BLACKSBURG SIXTEEN SQUARES PROJECT

**Land Use Plan
 11x17 Pullout**

Appendix H: Current Efforts that Relate to the 16 Squares

There are several efforts currently underway that will have a direct or indirect effect on the 16 Squares. Five specific initiatives or projects include: Town Arts District, Virginia Tech Arts Initiative, College Avenue Promenade project, North Main Street Re-design, and the Freshwater Heritage Initiative.

Arts and Cultural District

The Town is exploring the concept of an Arts District. The district would provide tax and other economic incentives and would help promote downtown.

Arts Fusion/ VT Arts Initiative

A comprehensive, university-wide effort to enhance the presence and practice of the arts at Virginia Tech, the Arts Initiative will lay the path to new ways of learning at the infinite intersections between the arts and other disciplines.

The Arts Initiative will make substantial investments in the arts that initiate and nurture dynamic collaborations on campus and beyond, enabling the university to

- strengthen its performance, visual, and creative arts programs and enhance programming and scholarship university-wide.

- attract professional artists to perform or exhibit their work on campus.

design models that advance creative and critical-thinking skills in secondary school (P-12) learning environments.

- act as a catalyst for economic and community development, driving tourism, entrepreneurship, and innovation.

establish dynamic community and regional partnerships among government, business, and citizen groups.

New Facilities

Long committed to educating the whole person, Virginia Tech has designated new and renovated

space for the creation of the Center for the Arts, comprised of

- a state-of-the-art performance hall with a 1,300-seat capacity.

- a visual arts gallery that promotes curatorial partnerships with arts organizations, including the Art Museum of Western Virginia.

- renovations to Shultz Hall for multidisciplinary use including, a creative technologies lab for cutting-edge teaching, learning, and research; a collaborative studio for multimedia art installations and performances; and support space for the performance hall and the visual arts gallery.

To reach these goals, the university is enriching its arts programming and facilities, including:

- an experimental theatre for the Department of Theatre Arts' smaller productions, and renovations to Henderson Hall for arts faculty office space.

- enhanced academic space in the Armory for the Department of Art and Art History.

- development of digital sound and visual animation labs.

Future Plans

The initiative's future plans include

- a new Center for Creative Technologies in the Arts to facilitate transdisciplinary research in support of P-12, undergraduate, and graduate education.

- upgrades to performance and teaching spaces in Squires Student Center.

additional outdoor sculpture on campus to engage the community and visually highlight the arts on campus.

- a visiting artists program to bring national and international artists to campus for residencies, workshops, and other educational opportunities.

THE ARTS INITIATIVE AT VIRGINIA TECH

“The arts are the salt of the earth.”

– from *Wilhelm Meister's Travels* by Johann Wolfgang von Goethe

A comprehensive, university-wide effort to enhance the presence and practice of the arts at Virginia Tech, the Arts Initiative will lay the path to new ways of learning at the infinite intersections between the arts and other disciplines.



concept rendering only

Long committed to educating the whole person, Virginia Tech has designated new and renovated space for the creation of the Center for the Arts, comprised of

- >> A state-of-the-art **performance hall** with a 1,300-seat capacity.
- >> A **visual arts gallery** that promotes curatorial partnerships with arts organizations, including the Art Museum of Western Virginia.
- >> Renovations to Shultz Hall for multidisciplinary use:
 - A **creative technologies lab** for cutting-edge teaching, learning, and research.
 - A **collaborative studio** for multimedia art installations and performances.
 - **Support space** for the performance hall and the visual arts gallery.

The Arts Initiative will make substantial investments in the arts that initiate and nurture dynamic collaborations on campus and beyond, enabling the university to

- >> Strengthen its performance, visual, and creative arts programs and enhance programming and scholarship university-wide.
- >> Attract professional artists to perform or exhibit their work on campus.
- >> Design models that advance creative and critical-thinking skills in preschool through secondary school (P-12) learning environments.
- >> Act as a catalyst for economic and community development, driving tourism, entrepreneurship, and innovation.
- >> Establish dynamic community and regional partnerships among government, business, and citizen groups.

To reach these goals, the university is enriching its arts programming and facilities, including

- >> An **experimental theatre** for the Department of Theatre Arts' smaller productions, and renovations to Henderson Hall for arts faculty office space.
- >> **Enhanced academic space** in the Armory for the Department of Art and Art History.
- >> Development of **digital sound and visual animation labs**.

The initiative's future plans include

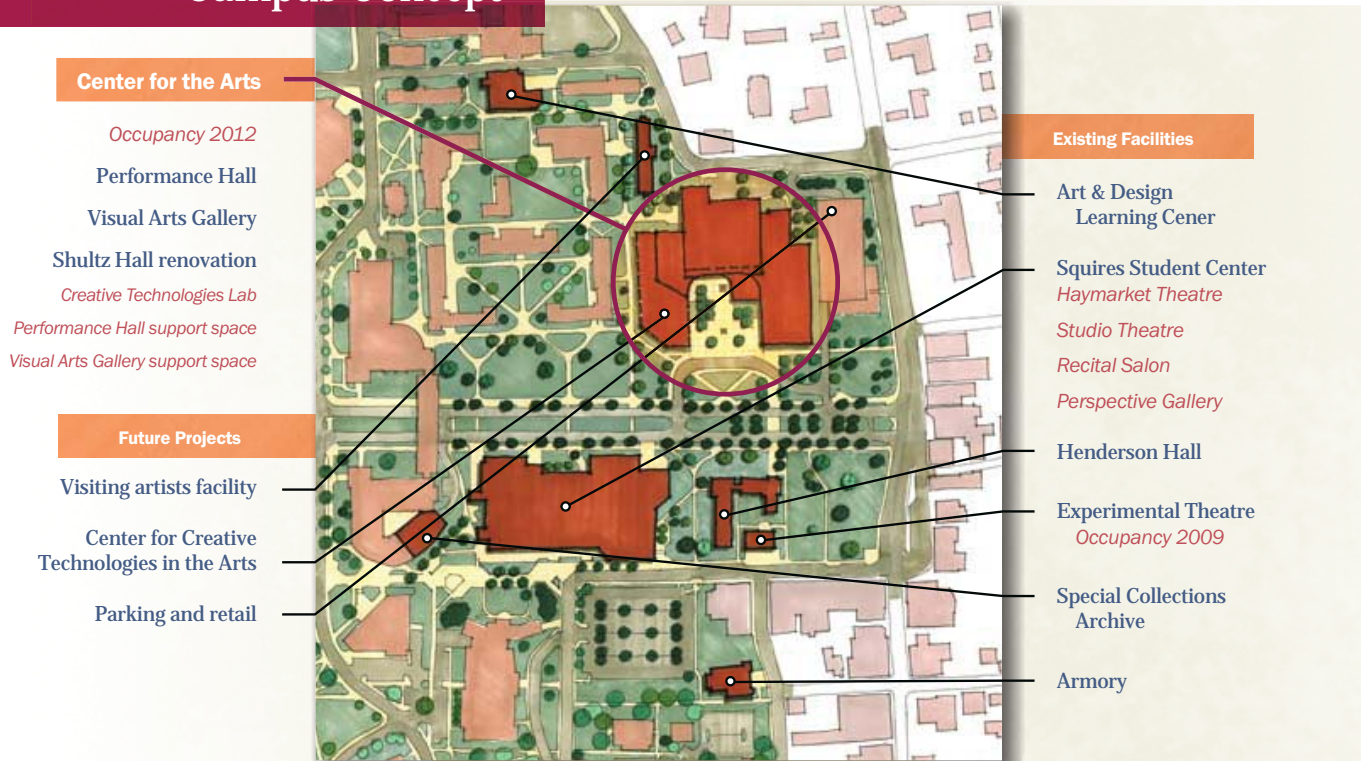
- >> A new **Center for Creative Technologies in the Arts** to facilitate transdisciplinary research in support of P-12, undergraduate, and graduate education.
- >> **Upgrades to performance and teaching spaces** in Squires Student Center.
- >> Additional **outdoor sculpture on campus** to engage the community and visually highlight the arts on campus.
- >> A **visiting artists program** to bring national and international artists to campus for residencies, workshops, and other educational opportunities.

To learn more about the initiative, go to www.artsinitiative.vt.edu.



VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY

Campus Concept



Arts Initiative Funding

Expenditure	Total cost	University	State	Town of Blacksburg	Private funding
Center for the Arts (Estimated completion 2012)					
New and Renovated Facilities	\$82.2M	\$35.0M	\$19.2M pending authorization		\$28.0M
Performance Hall <i>State-of-the-art 1,300-seat theatre</i>	\$58.0M	\$35.0M			\$23.0M
Visual Arts Gallery <i>New and renovated construction</i>	\$5.0M				\$5.0M
Shultz Hall renovation <i>To include the Creative Technologies Lab and educational and support space</i>	\$19.2M		\$19.2M authorization request pending		
Programming Support					
Endowed chair, School of the Arts					\$1.5M
Programming					\$0.75M
Associated project costs					\$2.0M
Initial Fundraising Goal					\$32.25M
Other Arts Facilities					
New and Renovated Facilities					
Henderson Hall & Experimental Theatre <i>Estimated completion 2009</i>	\$12.65M		\$12.65M		
Armory renovation	\$500,000	\$350,000		\$150,000	
Cyber Studio & 3-D Animation Lab	\$450,000	\$450,000			
Future Facilities					
Center for Creative Technologies in the Arts	Future estimation				
Visiting artists-in-residence	Future estimation				
Parking and retail	Future estimation				

Summary of Findings from Visioning Groups

Structure and Participation

- 1st criteria for participation was people who tended to be imaginative in their thinking
- Represented leadership or visibility in the community
- Sought a representative number from university, business, artist & community
- 257 people were invited to participate
- 3 visioning rounds, 10 groups over a three month period January, February and April
- Close to 100 participants
 - Attracted members from all the groups—weakest participation from business community
- Following introductions each group asked to identify Blacksburg's 4 greatest assets and then define what would Blacksburg look like or what would Blacksburg need to do if it was a year 'round destination.
- Each group was very different, but with the exception of one group, each group generated a high level of energy and enthusiasm

Assets

- Each of the 10 groups selected *natural beauty* or related concept as a major asset.
 - linked it to surrounding environment
 - recreational opportunities
 - healthy lifestyle
- *University-related* aspects were in some way a part of all but one of the groups
 - Most named the university, but others said *educational opportunities* or linked it with *creative thinkers, progressive community*.
- *Strong sense of Community* was selected by most groups
 - Diverse—rich culture
 - Active—government and organizations
 - Family friendly
- *Historic structures & architectural integrity*
- *Downtown Attractions-*
 - Lyric
 - Small town feel, big city attractions

Year 'Round Destination

Three issues were sighted by each of the visioning groups—activities, space and events coordination. Ideas for how those might look are listed below. The groups also talked generally about downtown concerns that could attract or deter arts presence.

- More activities—more music venues (places and events), summer festivals, more activities for children, night life that is not student focused, writers' workshops and live performances outside university
- More space for artists and art
 - storefronts (empty storefronts)
 - studio space to use and display
 - rehearsal or preparations space

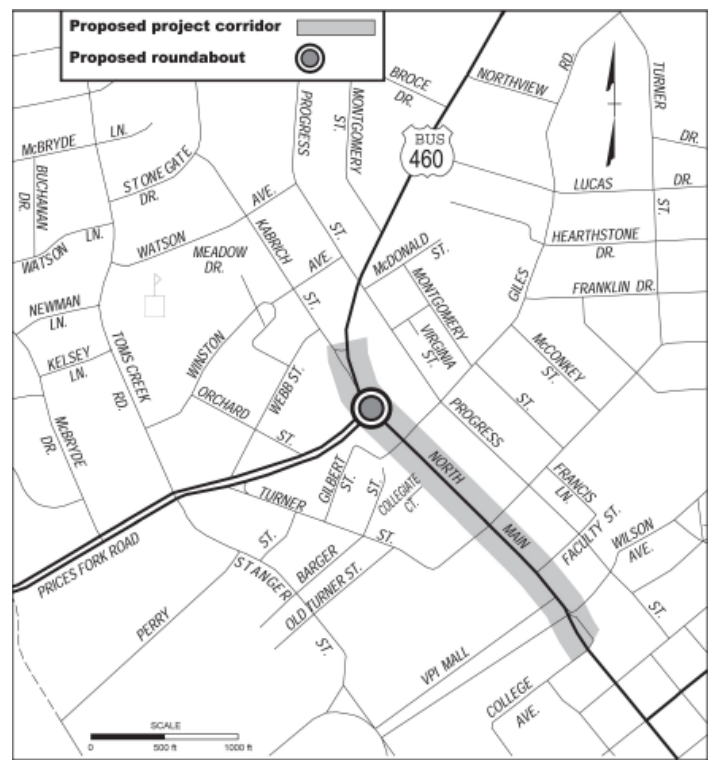
- Middle School
- Better communication and promotion
 - Arts website that links town and university
 - Community calendar
 - Kiosks in town and on campus
- Attention to physical space and infrastructure
 - Clean-up town—downtown should be more eye appealing
 - Easy access to downtown and events (parking)
 - Commitment to technology
 - Make outside seating, walking, eating more available
 - Green space—literally and environmentally
 - Public Art
- Build economic base beyond university students
 - Downtown can be arts incubator
 - Town commit to greater arts presence—emphasize value of the arts
 - Paid staff for Arts Marketing
 - Sustainable funding source in town budget and outside town budget
 - Better restaurants
 - More imaginative retail

College Avenue Promenade

The College Avenue Promenade is a cornerstone project recommended by the Blacksburg Downtown Master Plan. The project will make significant pedestrian streetscape improvements to College Avenue, linking the Town and Virginia Tech on a heavily traveled pedestrian corridor. The design process for this project should be complete by fall 2008.

North Main Street Redesign

The North Main Street redesign project will improve approximated .5 miles of North Main Street, from Kabrich Street to College Avenue. “The proposed improvements will reduce the existing roadway from two lanes in each direction to one lane in each direction with a raised median or a shared center lane for turns. Additional improvements include replacing the current intersection at North Main Street and Prices Fork Road with a roundabout, pedestrian actuated signals, street lighting



Project area for the North Main Street Redesign

and streetscape amenities in accordance with the Town's downtown master plan." Proposed improvements at the Virginia Tech campus, Blacksburg Baptist Church and local businesses have also been evaluated and accommodated into the proposed project. The proposed improvements focus on developing a safe and pedestrian friendly environment by calming traffic and providing improved pedestrian facilities and lighting.

Freshwater Heritage Initiative

The Freshwater Heritage of Blacksburg is a project founded and funded by SEEDS (Seek Education, Explore, DiScover). Since 1995, SEEDS has worked with local school students to raise awareness about Stroubles Creek, Blacksburg's original source of freshwater. Formal state learning standards in history and meaningful watershed experiences make the freshwater heritage of Blacksburg fertile ground for students to breathe new life into our Freshwater Heritage by locating, mapping, and interpreting the early days of our emerging community.

In 2005, a SEEDS volunteer who was a senior in the VT College of Natural Resources (Tim Baret) and his two colleagues (Melanie Nichols, and David Rau) did a capstone project with SEEDS and Historic Smithfield Plantation. The students were asked to help SEEDS report on the freshwater heritage information gathered to date and to construct a concept plan for conservation of two historic locations; and describe future projects to highlight and educate the public about the freshwater heritage of Blacksburg. Under the direction of Dr. Mike Rosenzweig and then Smithfield Director, Mr. Terry Nicholson, the students designed the initial steps that could be taken by Smithfield and the Town of Blacksburg to establish freshwater heritage sites. Smithfield took the lead by building an observation deck over the old mill site along the stream.

SEEDS has raised \$1100 toward the freshwater heritage education project. SEEDS has proposed to contribute \$700 of that money to the Town of Blacksburg towards the construction of a freshwater heritage information kiosk at the Clay Street

Spout Spring site. SEEDS has an ongoing Freshwater Heritage of Blacksburg education program that has engaged Virginia Tech students along with Blacksburg area high school, middle school, and elementary school students in education activities such as mapping the watershed, water quality testing, sampling the biota of the stream, photography, and curb stenciling.

The potential pocket park at the site of Spout Spring would set the stage in the a community for long-term freshwater heritage education and stewardship of Blacksburg's founding legacy - it's desirable location on the eastern continental divide among an ample source of clean freshwater. Blacksburg can set a good example for the many other communities that share our common river drainage; some of which flows toward the Roanoke River and on to Albemarle Sound, but primarily in Stroubles and Tom's Creek to the New River and the Gulf of Mexico. To ensure healthy water for generations to come, it is essential that we begin at home, in our local communities, to highlight the humble sources of our freshwater - our springs and streams.

(Information provided by Mike Rosenzweig, Ph.D. Co-Founder, SEEDS)



Five Chimneys Park is located at the corner of Washington Street and Draper Street.



A section of Stroubles Creek located on a private lot on Washington Street (near the intersection of Washington and Church



Stroubles Creek runs through the Five Chimneys Park site.



Spring box located just off of Penn Street, adjacent to a gravel alley between Clay and Washington Streets.



Spout Spring, located off of Clay Street, near the intersection of Clay and Wharton Streets.

Freshwater in the 16 Squares

