

NR 12/3/3  
NR 3/8/4

United States Department of the Interior  
National Park Service

### NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

historic name Boyce Historic District

other names/site number VDHR # 172-0001

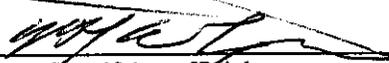
#### 2. Location

street & number Area including parts of East and West Crescent Streets, North and South Greenway Avenues, Huntingdon Lane, East and West Main Streets, Old Chapel Avenue, Railroad Lane, and Saratoga, Virginia, and Whiting Avenues. not for publication N/A

city or town Boyce vicinity \_\_\_\_\_  
state Virginia code VA county Clarke code 043 Zip 22620

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_ nationally \_\_\_ statewide X locally. ( See continuation sheet for additional comments.)

  
Signature of certifying official

1/23/02  
Date

Virginia Department of Historic Resources  
State or Federal agency and bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria. ( See continuation sheet for additional comments.)

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

#### 4. National Park Service Certification

I, hereby certify that this property is:  
\_\_\_ entered in the National Register  
\_\_\_ See continuation sheet.  
\_\_\_ determined eligible for the National Register  
\_\_\_ See continuation sheet.  
\_\_\_ determined not eligible for the National Register  
\_\_\_ removed from the National Register  
\_\_\_ other (explain): \_\_\_\_\_

Signature of Keeper \_\_\_\_\_

Date of Action \_\_\_\_\_



**7. Description**

**Architectural Classification** (Enter categories from instructions)

SEE CONTINUATION SHEET

**Materials** (Enter categories from instructions) **SEE CONTINUATION SHEET**

foundation \_\_\_\_\_

roof \_\_\_\_\_

walls \_\_\_\_\_

other \_\_\_\_\_

**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria** (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations** (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance** (Enter categories from instructions)

ARCHITECTURE

**Period of Significance** 1880-1953

\_\_\_\_\_  
Significant Dates 1880  
1910  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)  
N/A

Cultural Affiliation N/A

Architect/Builder \_\_\_\_\_  
\_\_\_\_\_

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS)**

- preliminary determination of individual listing (36 CFR 67) has been requested.  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data**

- State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other

Name of repository: \_\_\_\_\_

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**10. Geographical Data**

Acreege of Property Approximately 102 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing    Zone Easting Northing  
1 \_\_\_\_\_ 2 \_\_\_\_\_  
3 \_\_\_\_\_ 4 \_\_\_\_\_  
 See continuation sheet.

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Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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**11. Form Prepared By**

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name/title: Maral S. Kalbian/ Architectural Historian

Organization: \_\_\_\_\_ date August 1, 2003

street & number: 2026 Old Chapel Road telephone 540-837-2081

city or town Boyce state VA zip code 22620

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**Additional Documentation**

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Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items** (Check with the SHPO or FPO for any additional items)

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**Property Owner**

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(Complete this item at the request of the SHPO or FPO.)

name See Attached Property Owners List

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**6. HISTORIC FUNCTIONS:**

DOMESTIC

Single dwelling  
Secondary structure

COMMERCE/TRADE

Specialty store  
Financial institution  
Department store

EDUCATION

School

RELIGION

Religious facility

AGRICULTURE

Storage  
Agricultural outbuilding

TRANSPORTATION

Rail-related

**CURRENT FUNCTIONS:**

DOMESTIC

Single dwelling  
Secondary structure

COMMERCE/TRADE

Specialty Store

RELIGION

Religious facility

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EDUCATION

School

AGRICULTURE

Agricultural outbuilding

GOVERNMENT

Town hall

**7. DESCRIPTION**

**Architectural Classification:**

LATE VICTORIAN

Queen Anne

Second Gothic Revival

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS

Classical Revival

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS

Bungalow/Craftsman

OTHER

I-house

**Materials:**

FOUNDATION

Stone: limestone

Concrete

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WALLS

Wood: Weatherboard  
Shingle  
Brick  
Stucco  
Synthetics: Vinyl

ROOF

Metal: tin  
Asphalt

OTHER

Wood  
Brick  
Stone

**SUMMARY DESCRIPTION:**

The Boyce Historic District is located in the Town of Boyce, in south central Clarke County, Virginia. Formed in 1880 at the intersection of the newly constructed Shenandoah Valley Railroad (now part of Norfolk Southern) and the main road between the Shenandoah River and Winchester, the town was first known as Boyceville until its official incorporation as Boyce in 1910. The 102-acre historic district encompasses most of the incorporated town limits and contains a diverse collection of building types and architectural styles that tell the story of the town's development from the late 19<sup>th</sup> century to modern times. The boundaries generally include all the buildings around the intersection of US Route 340 (Greenway Avenue) and East and West Main Streets as well as Saratoga, Whiting, Virginia, and Old Chapel Avenues, East Crescent Street, and parts of West Crescent Street and Huntingdon Lane. Concentrations of non-contributing resources were not included in the boundaries.

When Boyce was created, it was not laid out on a formal grid pattern, but was instead dictated by the existing roads, the newly constructed railroad, and property lines. Most of the buildings sit on fairly uniform town lots and are sited along the road, with the exception of the more rural properties at the edges of town. Some of the properties, especially along the north side of E. Main Street, feature stone or formed concrete walls along their front property line.

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The district contains 118 properties, the majority of which are dwellings and their associated outbuildings. Commercial buildings are generally located near the intersection of E. Main Street and the railroad. Four churches, three school buildings, and a train station are also included in the district. Most of the 154 contributing buildings are from ca. 1880 to 1920 and reflect the town's period of greatest growth and development. The vast majority of buildings are of the vernacular tradition, yet some fine examples of high-style architecture including the Queen Anne, Gothic Revival, Classical Revival, and Craftsman styles are also found.

Because of the railroad, Boyce became a major commercial center and shipping point for local farmers. The Winchester-Berry's Ferry Turnpike (now East and West Main Streets) was a major transportation route from the Shenandoah River to points west. During the mid-20<sup>th</sup> century, US Route 50 was constructed two miles to the south, bypassing the town and removing a lot of the vehicular traffic that once ran through it. While this may have curbed its commercial development somewhat, Boyce has continued to slowly grow in population and is now primarily a residential community. It also contains Boyce Elementary School, a bank, a post office, as well as several commercial enterprises along Main Street and Greenway Avenue. Freight trains continue to pass daily through Boyce. Much of the modern development has occurred along the edges of town in areas not included in the district boundaries. The 63 noncontributing elements in the district are primarily modest vernacular dwellings and outbuildings.

**ARCHITECTURAL ANALYSIS**

Boyce is an incorporated town in southern Clarke County located around the intersection of Main Street (State Route 723) and Greenway Avenue (US Route 340). The community was established in 1880 shortly after the completion of the Shenandoah Valley Railroad through Clarke County in 1879. The earliest building activity occurred at the crossing of the railroad and Winchester-Berry's Ferry Turnpike (Main Street, State Route 723) and grew westward along the Turnpike and north and south along Greenway Avenue, which at that time was the road from White Post to Berryville and originally followed Old Chapel Avenue north of Main Street.

Although Boyce was not officially established until 1910, commercial and residential activity occurred there as early as 1880. The town was first known as Boyceville and was named after Col. Upton Boyce (1832-1907), a Clarke County resident who was vice-president of the railroad and influential in determining its route through the county. The earliest buildings in Boyce were

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located right along the tracks and were commercial ventures associated with the shipping of goods by rail. The original frame railroad station of the 1880s was replaced in the 1910s with the current masonry one. By the year of its incorporation in 1910, Boyce had grown to include a population of 312.

The architectural resources in Boyce illustrate the story of the community's development. Most buildings date to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries when the town experienced its greatest growth. Beginning in 1880, properties are listed in the land tax records as being located in "Boyceville." In 1881, 11 improved lots are listed, most of which came off adjoining large estates including Saratoga and Pleasant Hill (now Scaleby). As Boyce grew, land was subdivided from three other adjoining estates: Roseville, Abbyville, and Huntingdon.

The earliest surviving resources in the district are generally located in the area around the intersection of Main Street and the railroad tracks and include dwellings as well as commercial buildings. These earliest houses are generally of the vernacular tradition, most of which are two-story, three-bay, gable-roofed, frame I-houses on stone foundations. Exterior decoration is generally limited to the 2/2-sash windows, corbeled brick chimney caps, plain friezeboard, and porch supports. Examples of these include: 14 E. Main Street (172-0001-0045); 121 E. Main Street (172-0001-0062); 135 E. Main Street (172-0001-0068). Some have central front gables decorated with arched attic windows such as at 25 E. Main Street (172-0001-0059) and 125 Saratoga Avenue (172-0001-0102).

The house at 12 E. Main Street (172-0001-0044) is also an example from this era, but appears to have been constructed in at least two sections to achieve its current three-bay configuration (**Photo 1**). Many of these earliest residential properties still maintain some of their original outbuildings, which generally included a meat house, a chicken coop, a barn, and in a few cases, a summer kitchen. One of the most unusual outbuildings of the late 19<sup>th</sup> century in the district is the octagonal meat house at 14 East Main Street (172-0001-0045) with its conical-shaped roof (**Photo 2**).

According to the Virginia Business Directory and Gazetteer, in 1881 Boyce had three general merchant stores, two iron works, a hotel, a meat dealer, a saddler, and a wool dealer. Although most of these buildings are no longer standing, it appears that at least two of the earliest commercial buildings in the town survive. Located directly adjacent to the east side of the railroad tracks, 118/122 E. Main Street is a very large, 2-story, frame building on a stone

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foundation and features an intact three-part storefront as well as a bracketed first-floor cornice and front gable, decorative window surrounds, gable-end returns, and 6/6-sash windows (**Photo 3**). This building was originally run as a store by J. N. Laws and later converted into a grain elevator and warehouse. The buildings along Railroad Lane behind it were once also associated with the grain milling business (172-0001-0101).

Directly on the other side of the tracks is 114/116 E. Main Street (172-0001-0049), which is made up of two sections: the commercial storefront along the street and an older 2-story building attached to the rear (**Photo 4**). The building is notable for the pressed tin siding on the front that is in a brick pattern and covers the tall parapet and cornice. During the 20<sup>th</sup> century, the store was known as R. C. Green & Co. General Merchants and may have originally been a store run by John W. Sprint. These two buildings sited directly along the north side of Main Street at its intersection with the railroad tracks are significant as some of the oldest surviving commercial buildings in the district. It is interesting to note that the commercial buildings from the town's earliest history feature much more architectural decoration than the dwellings of the same period, perhaps indicating a desire by the builders to make a statement about the commercial potency of the newly formed town.

Thirteen buildings in the Boyce Historic District date to the 1880s. A portrayal of the town in 1881 describes it in the following terms, "A depot, a warehouse, and shanties innumerable have sprung up all around."<sup>1</sup> The Clarke Courier announced in February of 1883 that, "Several lots have been sold recently in Boyceville and the purchasers intend to build on them as soon as the weather permits." Two months later the newspaper bemoaned the fact that progress wasn't being made as quickly as many had hoped and blamed it on the marital status of some of the population: "...the elite portion of Boyceville, has been again seized by the spirit of improvement,... There are many bachelors about the village, and they retard its real growth; some are on the anxious bench; however it is doubtful weather they will ever get through, so hardened have they become."<sup>2</sup>

Some of the earliest resources in Boyce are associated with its African-American citizenry. One of the first improved lots in town was on a three-acre tract owned by African-American Dennis Seals. First described as being in "Boyceville" in the 1881 land tax records, Seals is shown owning the tract as early as 1876, when it is described as "part of Saratoga." According to Everard K. Meade, a historian writing in the 1940s, Seals was a carriage driver for the Whiting family who owned Pleasant Hill (now Scaleby). It is unclear exactly where Seals's house was

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located and whether it still stands, but the 1881 tax information has it valued at \$150. Seals later subdivided his property selling part of it to James Cooper in 1881 and part to Joseph Keeler in 1883.

By 1890, nine African-Americans were listed as owning property in Boyce. Much of this property was located at the southern end of town, along the east side of the Berryville-White Post Road (current S. Greenway Avenue and US Route 340). As a testament to the growing African-American population in the immediate area, the Boyce Colored School was constructed in 1885. Located at 35 S. Greenway Avenue (172-0001-0033), this one-story, gable-end frame building is currently vacant yet still retains much of its architectural integrity (**Photo 5**). Sited directly to the north is Mount Zion Baptist Church (172-0001-0032) that sits on land deeded by R. Powell Page of Saratoga in 1890 to the trustees of the Mount Zion New School Baptist Church in order to erect a church. The current vernacular Gothic Revival-style building has a date stone of 1910 and may incorporate an earlier building.

Many of the houses along the eastern side of US Route 340 toward the southern edge of town are still associated with African-American families. Mainly ranging in date from ca. 1890 to the 1920s, all are of the vernacular and include examples of 2-story, hall-parlor-plan, and I-houses, as well as more modest 1 ½-story examples (**Photos 6 and 7**).

The buildings in the Boyce Historic District reflect the community's continued growth during the 1890s and early 1900s: eight resources were documented from ca. 1890; 32 from ca. 1900, and 20 from ca. 1910. By its incorporation in 1910, the community had a population of 312. New streets were developed including Crescent Street and Whiting Avenue. Again these came off of surrounding farms and followed long established farm lanes, as is still evidenced by their narrow width. The houses from the late 19<sup>th</sup> century were largely vernacular and conformed to the I-house, gable-end, and cross-gable forms popular in the region during this era. These are found scattered throughout the town, especially along W. and E. Crescent Street, with the few larger, more architecturally sophisticated dwellings situated along Main Street.

A typical example of a turn-of-the-century I-house in the district is 6 Whiting Avenue (172-0001-0016). This extremely well-preserved, 2-story, 3-bay, stuccoed frame dwelling sits on a stone foundation, and has 2/2-sash windows, an interior-end chimney and gable-end returns (**Photo 8**). The house at 2 W. Main (172-0001-0069) is a 2-story, 2-bay, vernacular frame dwelling of the same period but features a fine 3-bay Victorian porch with turned posts and railing and scrolled

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arches and brackets (**Photo 9**).

Some of the larger dwellings from this time period include the house at 102 E. Main Street (172-0001-0047), a 2-story, hip-roofed, stuccoed dwelling, that was the home of John W. Sprint who ran a store and hotel in town. The large 2-story, hip-roofed house at 16 E. Main Street (172-0001-0046) was constructed by George Burwell Harrison, a bachelor who came from a locally prominent family. The house, now used as apartments, features an inset porch, overhanging eaves, and a front door with a transom and sidelights. Another large dwelling of the period is 32 Old Chapel Avenue (172-0001-0097), which was home to the Strode family during the early 20<sup>th</sup> century.

The house at 8 E. Main Street (172-0001-0043) is the town's best example of the Queen Anne style (**Photo 10**). Constructed around 1900, the 1 ½-story frame house is clad in weatherboard siding and features a projecting angled bay with a ½-story overhang, a decorative bargeboard in the front and side gables, a 2-bay integral porch with turned posts and balusters, some Queen Anne-sash-style windows, and a gable-roofed dormer with a segmental-arched window. It is remarkably well-preserved and a true landmark in the town.

The other example of the Queen Anne style in Boyce is located further east at 11 E. Main Street (172-0001-0053) and is much more subdued in decoration. The 2 ½-story, 2-bay, frame dwelling combines elements of the Queen Anne style with those from the American Renaissance style (**Photo 11**). Constructed around 1910, the house features a hipped roof, a front gable with decorative attic window, a large Queen Anne-sash window on the first floor, and a 2-bay front porch with Modern Ionic columns. The small commercial building in the front corner yard of the house (172-0001-0052) was moved to its current site from elsewhere on the property and was used to sell baked goods. It features a bracketed cornice above the storefront and wood shingle in the ½-story front gable end.

West Main Street, which was the original Winchester-Berry's Ferry Turnpike, also contains some buildings from the turn-of-the-century. Although a few commercial buildings exist, such as 8 W. Main (172-0001-0071), the majority are dwellings. Some of these include: 12 W. Main (172-0001-0072), a 1 ½-story vernacular gable-end form; 14 W. Main (172-0001-0083), a 3-bay side-passage form; 105 W. Main (172-0001-0081), a modified I-house; and 115 W. Main (172-0001-0083), a 2-story, 3-bay, gable-roofed dwelling with an enclosed front porch. The house at 121 W. Main Street (172-0001-0086) is a fairly architecturally sophisticated late-19<sup>th</sup>-century I-house

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with interior brick flues, a central front gable, a 2-light transom and sidelights, a projecting bay on the east side, and 1-bay portico with paired Tuscan columns. Another of the town's early houses is 125 W. Main Street (172-0001-0087). The 2-story, cross-gable-roofed dwelling reflects turn-of-the-century modifications although the core of the house may date to the mid-19<sup>th</sup> century (**Photo 12**). Located almost directly across from Abbyville, the house is the only one in the Boyce Historic District that is clad in wood shingle siding, a feature suggestive of the Shingle style.<sup>3</sup>

Construction in all parts of town continued in the early 20<sup>th</sup> century. The large store at 17 E. Main Street (172-0001-0055), historically known as Simpson's Store and later Boyce Grocery, is a 2-story, 3-bay, frame building with a façade clad in pressed tin simulating ashlar stone. Recently remodeled to resemble a Venetian palace, the building still retains many of its character-defining features including the front parapet with heavily denticulated cornice. The second floor of the building, now used as offices, once housed the town's movie theater.

One of the most notable early-20th-century buildings in the district is the former Boyce Bank (172-0001-0058) (**Photo 13**). A 1-story, 3-bay, Greek-temple form, the Classical Revival-style brick building features a scroll bracketed door hood with transom, round-arched windows, and a 3-bay pedimented portico with Modern Ionic columns. Although now used as the Town Hall, the building still contains its exterior metal burglar alarm, barred windows, and interior safes. The small, gem-like Classical temple, constructed in 1908, lends a high-style character to E. Main Street.

At about the same time as the opening of the bank, a public high school was established in Boyce. Located along the north side of W. Main Street (outside of the district boundaries) the 2-story brick building opened on October 12, 1908, and has since been demolished. The only structure that survives from that era is a 1921, one-story, hip-roofed frame building that was built to house the agriculture and home economics curricula. Located at 101 W. Main Street (172-0001-0079), the well-preserved building was used as classrooms until the 1940s and is now used as a duplex.

Newspaper accounts of the period show that business in Boyce was "booming" by the end of the first decade of the 1900s. A proposal to incorporate the community was approved by the General Assembly on November 28, 1910. A survey made of its corporate limits, which included 232 acres, shows that much of the land in town came off of the surrounding farms of Kentmere

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(originally part of Pleasant Hill), Saratoga, Huntingdon, Abbyville, and Roseville.<sup>4</sup> The plat also shows the large stockyards that were once located along Roseville Run between US Route 340 and the railroad tracks.

The town's train station was to be upgraded by the railroad in the 1910s. According to newspaper accounts, the citizens of Boyce were not pleased with the plans submitted by the railway company. They wanted a larger and more ornate building, and were willing to help pay for part of the construction costs. The station that was built in 1913 was in fact a very large and ornate structure when compared to the other stations in the county, even the one in Berryville. The 1-story, rectangular building (172-0001-0061) measures roughly 135 feet in length and features a hipped roof of standing-seam metal, multiple hip-roofed dormers, deeply overhanging eaves with beaded tongue-and-groove ceiling material and wooden brackets, multi-light windows, and multiple door openings (**Photo 14**). The interior at one time contained 11 rooms including separate restrooms for black citizens, a large waiting room, telegraph office, records room, and freight room. The Clarke Courier described the building shortly after it opened and expressed the sentiments of the citizens:

“...water is now piped to the magnificent railroad station. The handsome railroad station of tile and concrete construction with its 400 feet of trains shed, and 540 feet of concrete platform, with its 3 acres of grounds and tracks, is a noble response by the officials of the railway to the requests of our people and furnishes ample railroad facilities.<sup>5</sup>

Located just off the east side of the railroad tracks off the south side of E. Main Street, the former train station is in need of rehabilitation. It is one of the most architecturally significant buildings in the district and represents the impact of the railroad on the creation of Boyce.

The 1910s saw the construction of three churches in Boyce. The first was Mount Zion Baptist Church (172-0001-0032), built in 1910 to serve an African-American congregation. The stuccoed building has pointed-arched windows and a central projecting entrance bay/bell tower with open belfry.

Boyce United Methodist Church was constructed in 1916 (172-0001-0091). Located at the junction of E. Crescent Street and Old Chapel Avenue, the cross-gable-roofed, stuccoed church is

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an excellent example of the Gothic Revival style (**Photo 15**). It has an asymmetrical square entrance and bell tower topped with corner towers and an open belfry, pointed-arched stained-glass windows, a slate roof, overhanging eaves with corner brackets, and diamond-shaped wooden shingles in the gable ends.

Emmanuel Chapel Episcopal Church (172-0001-0076) on W. Main Street was also constructed in 1916 and is another example of the Gothic Revival style (**Photo 16**). The gable-end stone church has a small gable-roofed entry vestibule, triple lancet windows, and an open stone belfry. While the date stone on the church indicates a 1916 construction date, the large parish hall attached to the east was constructed about a decade later. It is also of stone construction and follows the same architectural style as the church. This large building, which was constructed after a 1919 fire destroyed the original wooden parish hall, contains an auditorium and a bowling alley and was for many years considered the Boyce Community Center.

The 1919 fire that destroyed the original Episcopal parish hall also destroyed five adjacent buildings at the southwest corner of the intersection of S. Greenway Avenue and W. Main Street. In 1923, the Boyce Baptist Church at 7 W. Main Street (172-0001-0075) was built on the site of the Hotel Boyce, one of the buildings destroyed by the fire. The Classical Revival-style brick church has a gable roof with a central crossing with an octagonal peak, round-arched stained-glass windows, and a three-bay pedimented portico with Tuscan columns.

Residential construction in Boyce slowed in the second quarter of the 20<sup>th</sup> century. The population between 1920 and 1940 only grew by 41 persons, a slowdown in growth that is reflected in the architecture of the period: Thirteen resources in the district date to the 1920s, two to the 1930s, and three to the 1940s. As with earlier buildings, most are modest, vernacular forms with limited exterior decoration. The houses at 11 W. Main (172-0001-0077) and 15 W. Main (172-0001-0078) are similar in configuration and are examples of 2-story, cross-gable-roofed frame dwellings with pedimented gable ends with pent roofs. Constructed ca. 1910, they represent some of the larger dwellings constructed in Boyce during the early 20<sup>th</sup> century and demonstrate holdover design elements of the Queen Anne style. One example of a modified American Foursquare, 19 E. Main Street (172-0001-0056), was identified in the district.

Later dwellings were more modest and were often only 1 ½ stories in height. The bungalow form with Craftsman-style detailing was popular during the late 1910s and 1920s. Examples in Boyce have overhanging eaves, dormers, and full-width porches. The 1-story house at 26 Old Chapel

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Avenue (172-0001-0095) features wooden square shingles with fishscale edging in the gable end, exposed rafter ends, decorative purlin ends, weatherboard siding and a 3-bay integral front porch with round stuccoed columns on rusticated concrete block piers (**Photo 17**). It is a fine example of an extremely well-preserved bungalow.

The largest Craftsman-style dwelling in the district is located at 18 S. Greenway (172-0001-0022), and may be an example of a mail-order house. Built on a hill above the grade of the road, the 1 ½-story bungalow sits on a formed concrete block foundation and has a cross gable roof with overhanging eaves, projecting bay windows, multi-light windows, and a full-width porch with battered posts on stucco piers (**Photo 18**).

The house at 129 W. Main Street (172-0001-0088) is another fine example of a Craftsman-style house but with a Colonial Revival-style porch (**Photo 19**). Constructed ca. 1920, it has a gable roof with a large shed-roofed dormer, overhanging eaves with knee brackets, and a large brick chimney. It closely resembles a Sears mail-order house called "The Savoy."<sup>6</sup> The Colonial Revival was apparently not as popular as other styles of the early 20<sup>th</sup> century in Boyce. Its use was generally limited to porch detailing.

A more modest bungalow is at 102 W. Main Street (172-0001-0074), a gable-end example with a 3-bay porch with battered columns on brick piers. Several small bungalows also exist on Virginia Avenue, and were all built by the Lanham family. These include 11, 13, and 17 Virginia Avenue (172-0001-0111, 0112, and 0114). Almost identical, all are 1-story, gable-end buildings clad in German-lap siding with full-width front porches with Tuscan columns as supports (**Photo 20**).

The railroad was not the only means of transportation that had an impact on Boyce. Two important roads in town were the Winchester-Berry's Ferry Turnpike and the White Post-Berryville Road. Early on, the town had blacksmith shops, coach and wagon makers, saddlers, and livery stables where one could rent a horse and carriage. One of these large livery stables, a gambrel-roofed frame barn on Old Chapel Avenue (172-0001-0089) still survives. As automobiles became the preferred method of transportation, gasoline stations opened in town. Although abandoned, two of these are located in the district along the north side of E. Main Street (172-0001-0041, and 0042). One operated as a Texaco station while the other, at 6 E. Main Street was a Gulf station (172-0001-0042). The small 1-story, hip-roofed, stuccoed building is typical of gas stations of that era (**Photo 21**).

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The most significant new construction that occurred in the mid-20<sup>th</sup> century was Boyce Elementary School (172-0001-0085), located at 119 W. Main Street (**Photo 22**). Replacing the Boyce Agricultural School, which was condemned around 1940, this 1-story, Classical Revival-style brick school is an example of a typical state design for schools of this era. It features a 3-part composition with the central portion having a taller hipped roof than the 2-bay hip-roofed side wings. The recessed entry features a Classical pediment with decorative cornice and fluted Doric pilasters and double doors with a multi-light transom. Enlarged and renovated in the 1980s, the school is still used as a county elementary school.

In the mid-1940s, US Route 50 was constructed about two miles south of town to replace the Winchester-Berry's Ferry Turnpike, which became Route 723 (Main Street). Shortly thereafter, the White Post-Berryville Road was improved and the portion that is now Old Chapel Avenue was moved to a new location just to the northwest. This road is now US Route 340 or Greenway Avenue. These two projects had a great impact on Boyce as they diverted much of the traffic that passed through the traditional commercial center of town, forcing many businesses to close. Fortunately, the original center of Boyce is fairly well-preserved and modern construction in the district has been generally limited to the southeast corner of the intersection of Greenway Avenue and Main Street.

By the early 1950s, Boyce had assumed much of the appearance it has today except for the relatively few and unobtrusive modern buildings. Even the water tower that was erected in the mid-1970s when a new municipal water system was installed, fits into the streetscape of Boyce because it was purchased used and dates to ca. 1930. A comparison of a current view of E. Main Street with an early-20<sup>th</sup>-century view shows how little the community has changed (**Photos 23-28**). Boyce still retains the buildings that tell the story of its growth and development and make it a picturesque small Shenandoah Valley town.

## ENDNOTES

<sup>1</sup> Everard K. Meade, "The Town of Boyce" in Carr, Clay. History of the Boyce Agricultural High School, Charles Town, West VA: The Jefferson Publishing Company, (1943), 11.

<sup>2</sup> Clarke Courier, February 22, and April 5 1883.

<sup>3</sup> Interestingly, Abbyville, constructed ca. 1905 and outside of the Town of Boyce, is also clad in wood shingle.

<sup>4</sup> Clarke County Deed Book 6: 220, also includes a plat surveyed by C. E. Harris.

<sup>5</sup> Clarke Courier, "The Hustling Town of Boyce," December 23, 1914.

<sup>6</sup> Information from Col. J. Reid Everly, the current owner. Katherine Cole Stevenson and H. Ward Jandl, Houses by Mail: A Guide to Houses from Sears, Roebuck and Company. Washington, DC: Preservation Press, 1986, 127.

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## BOYCE HISTORIC DISTRICT INVENTORY

### NOTES ON FORMAT AND ORGANIZATION OF INVENTORY:

The properties are listed numerically by street address. All resources are contributing unless otherwise noted and are keyed to the map in regular order.

#### E. Crescent Street

**0002 E. Crescent Street 172-0001-0001**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1900**

Ca. 1900, vernacular, 2-story, 3-bay, I-house with two front doors, a projecting central bay entry, stone foundation, 6/6-sash windows, 3-bay front porch with turned posts, and rear 2-story wing with side additions.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Garage**

**Non-Contributing**

*Individual Resource Status:* **Chicken coop**

**Contributing**

*Individual Resource Status:* **Workshop**

**Non-Contributing**

*Individual Resource Status:* **Shed**

**Non-Contributing**

**0005 E. Crescent Street 172-0001-0002**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1910**

Two-story, 3-bay, frame (vinyl), hip-roofed (standing-seam metal) vernacular I-house with new siding and windows and following details: 2 interior-end corbeled brick chimneys; vinyl 1/1 windows; overhanging eaves; 3-bay front porch with square supports; side 1-story gable-roofed wing; new bay windows on first floor; and side porch.

*Individual Resource Status:* **Garage**

**Non-Contributing**

*Individual Resource Status:* **Single Dwelling**

**Contributing**

#### E. Huntington Lane

**0006 E. Huntington Lane 172-0001-0039**

*Primary Resource Information:* **Dwelling, Stories 1, Style: Other, ca 1990**

One-story, 3-bay, gable-roofed (asphalt shingle), frame dwelling with 3-bay pedimented porch.

*Individual Resource Status:* **Dwelling**

**Non-Contributing**

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**E. Main Street**

**0002 E. Main Street 172-0001-0040**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1890**

This 2-story, 2-bay, frame (vinyl), gable-roofed (asphalt shingle) vernacular dwelling has the following details: stone foundation; modern exterior-end concrete block flue; modern three-bay porch with aluminum columns; new 1/1 vinyl windows; transom over door; gable-end returns; rear 2-story wing with side and rear shed-roofed additions.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Non-Contributing**

**0004 E. Main Street 172-0001-0041**

*Primary Resource Information:* **Gas Station, Stories 1, Style: Other, ca 1910**

This building, now vacant, was originally a gas station. Constructed in the early 20th century, this 1-story, multiple-bay, gable-end vernacular building has the following details: paneled door with 4-light window, multiple-light bay window, sliding wooden door, 2/2 windows on side elevation, central flue, and rear 4-bay wing with 6/6-sash windows.

*Individual Resource Status:* **Gas Station**

**Contributing**

**0006 E. Main Street 172-0001-0042**

*Primary Resource Information:* **Gas Station, Stories 1, Style: Other, ca 1920**

This 1-story, 3-bay, frame (stuccoed), hip-roofed (standing-seam metal), early-20th-century former gas station has the following details: central 12-light door flanked by 2/2 windows; overhanging eaves; rear chimney; rear bulkhead basement entry; and exposed rafter ends.

*Individual Resource Status:* **Gas Station**

**Contributing**

**0007 E. Main Street 172-0001-0051**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1990**

Modern, 2-story, 5-bay, gable-roofed frame dwelling with full-length porch.

*Individual Resource Status:* **Single Dwelling**

**Non-Contributing**

**0008 E. Main Street 172-0001-0043**

*Primary Resource Information:* **Single Dwelling, Stories 1.5, Style: Queen Anne, ca 1900**

This 1 1/2-story, 5-bay, frame (weatherboard), cross-gable-roofed (standing-seam metal) Queen

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Anne-style dwelling features a projecting angled bay with 2nd-floor overhang; decorative bargeboard in front and side gables; 1/1 windows; a stone foundation; rear recessed porch; 2-bay integral porch with turned posts and balusters; a gable-roofed dormer with segmentally-arched window; central brick chimney; full basement on rear with 6-light windows and entry; gable-end returns; corner boards, and some Queen Anne-sash windows. It is extremely well-preserved and is the best example of the style in Boyce.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

**0009 E. Main Street 172-0001-0052**

*Primary Resource Information:* **Commercial Building, Stories 1.5, Style: Other, ca 1910**

This 1 1/2-story, 2-bay, gable-end, vernacular store features wooden shingles in the 1/2-story front gable end, 2/2 windows, bracketed cornice above storefront, gable-end returns, some modern windows, and a storefront with large-pane windows and a paneled door with lights.

*Individual Resource Status:* **Commercial Building**

**Contributing**

**0011 E. Main Street 172-0001-0053**

*Primary Resource Information:* **Single Dwelling, Stories 2.5, Style: Queen Anne, ca 1910**

Two-and-one-half-story, 2-bay, Queen Anne/American Renaissance-style frame dwelling with the following details: hipped roof with lower cross gables; front gable has a rectangular window with diamond panes; vinyl siding; large window with Queen Anne sash on first floor; 2-bay front porch with Modern Ionic columns that support a pediment over entry; central brick chimney; 1/1-sash windows; and concrete foundation.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

**0012 E. Main Street 172-0001-0044**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1900**  
This 2-story, 3-bay, frame (composition siding), gable-roofed (standing-seam metal) vernacular dwelling appears to have been constructed in two sections-- perhaps the left 2 bays first with the right bay a later addition. It has the following details: interior-end brick chimneys; 2/2-sash windows; stone foundation; 1-bay entrance portico; wooden shutters; gable-end returns; a rear ell; an enclosed rear porch; and a rear screened-in porch.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Meat house**

**Contributing**

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*Individual Resource Status:* **Garage**

**Non-Contributing**

**0013 E. Main Street 172-0001-0054**

*Primary Resource Information:* **Single Dwelling, Stories 1, Style: Other, ca 1990**  
Modern, one-story, gable-roofed modular home.

*Individual Resource Status:* **Single Dwelling**

**Non-Contributing**

*Individual Resource Status:* **Shed**

**Non-Contributing**

**0017 E. Main Street 172-0001-0055**

*Primary Resource Information:* **Commercial Building, Stories 2, Style: Other, ca 1900**

This 2-story, 3-bay, store clad in pressed tin simulating stone on the facade was remodeled in the 1990s to reflect a Venetian palace. The paired windows on the second floor were retained but given lancet tops. The storefront was retained to a degree although the double-leaf door was replaced and the transoms above the bays were enclosed and covered with a shed-roofed porch. The front parapet with heavily denticulated cornice was also retained as were the side elevations. The interior of the first floor was completely reworked and reflects a Venetian palazzo.

*Individual Resource Status:* **Commercial Building**

**Contributing**

**0014 E. Main Street 172-0001-0045**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1880**  
This 2-story, 4-bay, frame (weatherboard), gable-roofed (standing-seam metal), late-19th-century vernacular dwelling is currently being restored. It features the following details: stone foundation; 2 interior-end brick chimneys; rear 2-story ell with 1.5-story rear wing addition; 2/2-sash windows; double-leaf entrance door; and 4-bay front porch under construction.

*Individual Resource Status:* **Meat house**

**Contributing**

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Barn**

**Contributing**

*Individual Resource Status:* **Privy**

**Contributing**

*Individual Resource Status:* **Chicken coop**

**Contributing**

**0016 E. Main Street 172-0001-0046**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1900**  
Two-story, 5-bay, hip-roofed (standing-seam metal), frame (asbestos shingle), vernacular dwelling now used as apartments. Details include: split-level stone foundation; 2/2 and 4/4-sash

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windows; inset entrance bay fronted by 5-bay front porch with Tuscan columns and denticulated cornice; central front gable with louvered rectangular attic vent and German-lap siding; ribbon windows in central second-story bay may indicate a once open porch that was enclosed; interior brick flues; louvered wooden shutters; overhanging eaves; 1-story shed-roofed side wing; three doors along facade; and a front door with large 2-light sidelights and a transom.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

**0019 E. Main Street 172-0001-0056**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1920**

Two-story, 2-bay, American Foursquare with hipped roof of standing-seam metal with 2/2 windows, concrete foundation, transom and sidelights around door and interior flue. The 3-bay vernacular porch has square posts and railing, scroll brackets on rear pilasters, and a hipped roof.

*Individual Resource Status:* **Shed**

**Contributing**

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Garage**

**Contributing**

*Individual Resource Status:* **Barn**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

**0021 E. Main Street 172-0001-0057**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1900**

Two-story, 3-bay, frame (vinyl), vernacular gable-end (standing-seam metal) dwelling with following details: gable-end returns, new 6/6 windows, doorway with modern pediment and pilaster surrounds, and brick flue. First floor of building originally had two doors and a central window but was altered and remodeled in the early 1990s.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

**0023 E. Main Street 172-0001-0058**

*Primary Resource Information:* **Bank, Stories 1, Style: Classical Revival, ca 1908**

This one-story, 3-bay, Greek-temple form, Classical Revival-style, brick (5-course American-bond) bank is in very original condition. Details include: scroll bracketed door hood, transom over door, early-20th-century metal burglar alarm over doorway, round-arched windows with metal bars flanking entrance door, round-arched 6/6-sash windows, 1-story 3-bay pedimented portico with Modern Ionic columns and a circular louvered window in pediment, stone foundation, and all elevations are painted red except for rear which is natural brick.

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*Individual Resource Status:* **Bank**

**Contributing**

**0025 E. Main Street 172-0001-0059**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1880**

This Victorian-era house has a central front gable with a Gothic-arched attic window; 1-story side bay windows; and a 3-bay 1-story front porch with square posts, scroll brackets and railing.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Non-Contributing**

**0101 E. Main Street 172-0001-0060**

*Primary Resource Information:* **Commercial Building, Stories 1, Style: Other, ca 1900**

This small, 1-story, 2-bay, gable-end frame building is clad in pressed metal and features: a 5-panel front door; enclosed front windows; exposed rafter ends; overhanging eaves; interior-end brick chimney; louvered gable-end attic window; and asphalt shingle roofing.

*Individual Resource Status:* **Commercial Building**

**Contributing**

**0102 E. Main Street 172-0001-0047**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1890**

This two-story, 3-bay, vernacular, double-pile, frame dwelling has the following details: 2 interior chimneys; stone foundation; modern 1/1 windows; stucco siding; asphalt shingle hipped roof; 1-light basement windows; transom and sidelights around Craftsman door; overhanging eaves; plain friezeboard; 3-bay front porch with Tuscan posts; and rear shed-roofed wing.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

**0104 E. Main Street 172-0001-0048**

*Primary Resource Information:* **Mixed: Commerce/Domestic, Stories 2, Style: Other, ca 1970**

This two-story, 3-bay vernacular commercial building appears to have been constructed ca. 1970. It is of concrete block construction with aluminum siding on the front facade. Other details include a storefront on the first floor, paired windows on the second floor, and a 4-bay front porch.

*Individual Resource Status:* **Mixed: Commerce/Domestic**

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**0114 E. Main Street 172-0001-0049**

*Primary Resource Information:* **Commercial Building, Stories 2, Style: Other, ca 1880**

This building is composed of two sections: the commercial storefront along E. Main Street and what appears to be an older dwelling attached to the rear. The portion fronting along E. Main Street is a wood frame structure with pressed tin siding in a brick pattern with detailing at the cornices. The gable roof is fronted by a tall parapet with a stepped bracketed cornice. The 3-part storefront is intact on the first floor and 2/2-sash windows are found on the second floor. The 3-bay front porch has modern metal poles as supports and the building has a 2-story shed-roofed side wing with garage door on first floor. The rear portion which appears to be a dwelling has a steeply-pitched standing-seam metal gable roof, a stone foundation, vinyl siding, and vinyl 1/1 windows.

*Individual Resource Status:* **Commercial Building**

**Contributing**

**0117 E. Main Street 172-0001-0061**

*Primary Resource Information:* **Depot, Stories 1, Style: Other, ca 1913**

This 1-story, multiple-bay, hip-roofed (standing-seam metal), early-20th-century train station is of concrete block construction faced with stucco. The now abandoned station has the following details: deeply overhanging eaves with wooden brackets and beaded tongue-and-groove ceiling; central projecting polygonal bay with pyramid roof; high water table; stucco siding; transoms over doors; transom over 6/6-sash windows; some paired windows; hip-roofed dormers with multi-light windows; and several entrances. The southern end of the station was the freight room, while the rest of the station served the needs of passenger traffic.

*Individual Resource Status:* **Shed**

**Contributing**

*Individual Resource Status:* **Depot**

**Contributing**

**0118 E. Main Street 172-0001-0050**

*Primary Resource Information:* **Commercial Building, Stories 2, Style: Other, ca 1880**

Two-story, 3-bay, gable-end (standing-seam metal), frame (asbestos shingle), late-19th-century, intact commercial building. The building, which is fairly long, has the following architectural details: stone foundation, 3-part storefront, bracketed first-floor cornice and front gable, decorative window surrounds, 6/6-sash windows on second floor, and gable-end returns.

*Individual Resource Status:* **Commercial Building**

**Contributing**

*Individual Resource Status:* **Commercial Building**

**Non-Contributing**

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**0121 E. Main Street 172-0001-0062**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1880**

A 2-story, 3-bay, frame (weatherboard), gable-roofed (standing-seam metal) I-House with 2/2 windows, interior-end brick chimneys with corbeled caps, cornerboards, plain frieze, gable-end returns, rear 2-story ell with 6/6 windows and rear 1-story extension. The 5-bay wraparound porch has square battered posts on brick piers.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

*Individual Resource Status:* **Summer Kitchen**

**Contributing**

**0123 E. Main Street 172-0001-0063**

*Primary Resource Information:* **Dwelling, Stories 1, Style: Other, ca 1920**

A 1-story, 3-bay, hip-roofed (standing-seam metal), frame (Masonite) dwelling with 6/6 windows, exposed rafter ends, overhanging eaves, 3-bay front porch with square posts, and rear 1-story wing.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Machine Shed**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

**0127 E. Main Street 172-0001-0064**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1900**

This 2-story, 3-bay, vernacular I house was remodeled in the 1990s and covered with vinyl siding and given 1/1-sash replacement windows. Other details include: sidelights and transom around door; interior brick chimney; rear 2-story ell connected to a 1-story gable-roofed kitchen by a shed roof; and modern 7-bay wrap around porch with Tuscan columns.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

**0129 E. Main Street 172-0001-0065**

*Primary Resource Information:* **Commercial Building, Stories 2, Style: Other, ca 1900**

This 2-story, 3-bay, frame (aluminum siding), gable-end (standing-seam metal) building has interior chimneys; louvered attic window in gable front; enclosed 2-light transom over door; and modern 1/1 vinyl windows. It appears to originally have had a commercial use on the first floor but is now used exclusively as a dwelling.

*Individual Resource Status:* **Commercial Building**

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**0131 E. Main Street 172-0001-0066**

*Primary Resource Information: Single Dwelling, Stories 1, Style: Other, ca 1990*  
One-story, frame, gable-roofed, modern vernacular dwelling.  
*Individual Resource Status: Single Dwelling* **Non-Contributing**

**0133 E. Main Street 172-0001-0067**

*Primary Resource Information: Single Dwelling, Stories 2, Style: Other, ca 1900*  
This vernacular 2-story multiple-bay frame dwelling appears to have been built in at least two sections. It features a gable roof with three front cross gables, multiple front doors, a central chimney, weatherboard siding, standing-seam metal roof, 6-bay front porch with Tuscan columns, 1/1-sash windows, and a side 1-story wing.  
*Individual Resource Status: Single Dwelling* **Contributing**  
*Individual Resource Status: Shed* **Contributing**

**0135 E. Main Street 172-0001-0068**

*Primary Resource Information: Single Dwelling, Stories 2, Style: Other, ca 1880*  
This 3-bay, 2-story, frame (weatherboard), gable-roofed (standing-seam metal) vernacular I-house has the following details: 2 interior-end brick chimneys; stone foundation; 2/2 windows; 1-bay, hip-roofed porch with scroll brackets and turned posts; and rear 1-story wing.  
*Individual Resource Status: Single Dwelling* **Contributing**

**N. Greenway Avenue**

**0002 N. Greenway Avenue 172-0001-0015**

*Primary Resource Information: Dwelling, Stories 1, Style: Other, ca 1970*  
One-story, 4-bay, gable-roofed vernacular dwelling with large windows flanking the entrance. Originally constructed as a garage for building at 4 N. Greenway.  
*Individual Resource Status: Dwelling* **Non-Contributing**

**0004 N. Greenway Avenue 172-0001-0016**

*Primary Resource Information: Dwelling, Stories 1, Style: Other, ca 1960*  
One-story, 4-bay, gable-roofed Minimal Ranch home with exterior-end brick chimney.  
*Individual Resource Status: Dwelling* **Non-Contributing**

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**0102 N. Greenway Avenue 172-0001-0017**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1900**

Two-story, 3-bay, cross-gable roofed (standing-seam metal), frame (aluminum siding), vernacular dwelling with modern 1/1 windows, gable-end returns, stone foundation, interior brick flue, rectangular louvered attic vent, 2-bay porch with Tuscan columns, secondary entry with stoop, and rear shed-roofed wing with deck.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Non-Contributing**

**0104 N. Greenway Avenue 172-0001-0018**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1900**

Two-story, 3-bay, cross-gable-roofed (standing-seam metal), frame (vinyl), vernacular dwelling, part of which may be log. Details include: stone and concrete foundation, new siding, 2 central interior brick chimneys, louvered attic vents, new 1/1 vinyl windows, 7-bay wraparound porch with square posts, rear wing, and modern exterior stair leading to an apartment.

*Individual Resource Status:* **Dwelling**

**Contributing**

**Old Chapel Avenue**

**0002 Old Chapel Avenue 172-0001-0089**

*Primary Resource Information:* **Single Dwelling, Stories 1.5, Style: Other, ca 1880**

This late-19th-century, 1 1/2-story, frame (vinyl siding), gable-roofed (asphalt shingle) dwelling has been greatly remodeled and has the following details: interior-end chimney; stone foundation; 6-light frieze windows; 2/2 windows; two 4-light attic windows in gable end; hip-roofed enclosed front porch; rear lean to wing.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Stable**

**Contributing**

**0003 Old Chapel Avenue 172-0001-0098**

*Primary Resource Information:* **Single Dwelling, Stories 1, Style: Other, ca 1965**

One-story, 3-bay, gable-roofed (asphalt shingle), frame, vernacular ca. 1960s ranch-type dwelling.

*Individual Resource Status:* **Single Dwelling**

**Non-Contributing**

*Individual Resource Status:* **Garage**

**Non-Contributing**

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*Individual Resource Status:* **Shed**

**Non-Contributing**

**0004 Old Chapel Avenue 172-0001-0090**

*Primary Resource Information:* **Dwelling, Stories 1, Style: Other, ca 1995**

One-story, 5-bay, gable-roofed, modern modular home.

*Individual Resource Status:* **Single Dwelling**

**Non-Contributing**

**0005 Old Chapel Avenue 172-0001-0099**

*Primary Resource Information:* **Communications Facility, Stories 1, Style: Other, ca. 1965**

One-story, flat-roofed, brick telephone exchange building with concrete frieze and vertical light openings.

*Individual Resource Status:* **Communications Facility**

**Non-Contributing**

**0008 Old Chapel Avenue; Boyce United Methodist Church 172-0001-0091**

*Primary Resource Information:* **Church, Stories 1, Style: Gothic Revival, 1916**

This fine Gothic Revival-style cross-gable-roofed church has the following details: interior chimney; stone foundation; tower with two entries, an open belfry with corner towers and round stained-glass windows; triple lancet stained glass windows on the projecting front cross gable; diamond-shaped wooden shingles and scroll brackets in gable ends; octagonal and rectangular slate roofing material; exposed rafter ends; stucco siding; interior brick chimneys; and rear 1-story addition with hipped and shed roofs.

*Individual Resource Status:* **Church**

**Contributing**

**0101 Old Chapel Avenue 172-0001-0100**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1900**

This turn-of-the-century vernacular gable-end dwelling has the following details: interior chimney; stone foundation; 6/6 and 2/2 windows; full-height attic window in front gable end; gable-end returns; 2-bay, hip-roofed front porch with square posts and concrete floor; and rear, 2-story porches.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Meat house**

**Contributing**

**0104 Old Chapel Avenue 172-0001-0092**

*Primary Resource Information:* **Single Dwelling, Stories 1, Style: Other, 2002**

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The original 1-story, frame, turn-of-the-century dwelling that was here burned in 2002 and was replaced with the current 1-story gable-end modular home.

*Individual Resource Status:* **Single Dwelling**

**Non-Contributing**

**0106 Old Chapel Avenue 172-0001-0093**

*Primary Resource Information:* **Single Dwelling, Stories 1.5, Style: Other, ca 1880**

This late-19th-century, 1 1/2-story, 4-bay, vernacular dwelling is of log construction and appears to have been constructed in two sections (left 2 bays may be of frame). Details include: Masonite siding; 2 interior-end chimneys; stone foundation; 2/2 windows; 6/6 windows; 2 front dormers; 6-light attic window in gable end; and 3-bay front porch with square posts and hipped roof.

*Individual Resource Status:* **Shed**

**Non-Contributing**

*Individual Resource Status:* **Single Dwelling**

**Contributing**

**0204 Old Chapel Avenue 172-0001-0094**

*Primary Resource Information:* **Dwelling, Stories 1, Style: Other, ca 1990**

One-story, 4-bay, frame (vinyl siding), gable-roofed pre-manufactured home.

*Individual Resource Status:* **Dwelling**

**Non-Contributing**

**0206 Old Chapel Avenue 172-0001-0095**

*Primary Resource Information:* **Dwelling, Stories 1, Style: Bungalow/Craftsman, ca 1910**

One-story, 3-bay, gable-end bungalow on a poured concrete foundation. Details include: wooden square shingles with fishscale edging in the front gable end and as a frieze around the house; paired 9/1 windows, rafter ends underneath overhanging eaves, integrated 3-bay porch with wooden Tuscan on square rusticated concrete block posts, decorative purlin ends on front, rake board, 15-light attic window with side louvers in front gable-end, brick flue, weatherboard siding, asphalt shingle roof and rear 1-story gable-roofed wing.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Garage**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

**0208 Old Chapel Avenue 172-0001-0096**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1890**

Two-story, 3-bay, frame (stucco), gable-roofed (standing-seam metal) vernacular dwelling that appears to have been constructed in two phases. The left 2 bays were built first and the right bay

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was added later. Details include: 6/6 windows, gable-end returns, 2 interior-end brick chimneys, 3-bay front porch with turned posts, and a side lean-to wing.

*Individual Resource Status:* **Dwelling**

**Contributing**

**0302 Old Chapel Avenue 172-0001-0097**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1910**

Two-story, 2-bay, frame (aluminum siding), gable-roofed (standing-seam metal) vernacular dwelling with 6/6 windows, central brick chimney, stone foundation, transom and sidelights around the door, 1-bay gable-roofed portico with gable-end returns, Tuscan columns and round-arched ceiling; paired 6-light attic windows, rear 2-story shed-roofed wing, and a partially enclosed side porch.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Meat house**

**Contributing**

*Individual Resource Status:* **Garage**

**Non-Contributing**

**Railroad Lane**

**0040 Railroad Lane 172-0001-0101**

*Primary Resource Information:* **Shed, Stories 1, Style: Other, ca 1910**

One-story, frame (board and batten), gable-roofed shed with exposed rafter ends and corrugated metal roofing.

*Individual Resource Status:* **Shed**

**Contributing**

*Individual Resource Status:* **Granary**

**Non-Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

**S. Greenway Avenue**

**0001 S. Greenway Avenue 172-0001-0025**

*Primary Resource Information:* **Fire Station, Stories 2, Style: Other, ca 1960**

Two-story, gable roofed, concrete block with brick veneer fire station with social hall above. First floor has three truck bays. Side metal pole building constructed ca. 1990. The social hall, built ca. 2000, is 1-story, brick, and flat-roofed.

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*Individual Resource Status:* **Fire Station**  
*Individual Resource Status:* **Meeting Hall**

**Non-Contributing**  
**Non-Contributing**

**0004 S. Greenway Avenue 172-0001-0019**

*Primary Resource Information:* **Water Tower, ca. 1930**

Ca. 1930, cylindrical, metal water tower with rounded bottom and conical roof. Sits on 3-stage metal trusses and has a central exposed pipe that feeds the water to the tower. When the town installed this tower in ca. 1973, it was purchased used from another locality. Although it is historic, it has only been in Boyce since the 1970s, and is therefore considered a non-contributing resource.

*Individual Resource Status:* **Water Tower**

**Non-Contributing**

**0006 S. Greenway Avenue 172-0001-0020**

*Primary Resource Information:* **Single Dwelling, Stories 1, Style: Other, ca 1942**

One-story, hip-roofed, stuccoed, vernacular dwelling with a 3-bay porch and exterior-end stone-veneered chimney.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Guest House**

**Non-Contributing**

**0015 S. Greenway Avenue 172-0001-0026**

*Primary Resource Information:* **Dwelling, Stories 1.5, Style: Other, ca 1910**

Four-bay, 1 1/2-story, frame (stucco), cross-gable-roofed (asphalt shingle) vernacular dwelling in unkempt condition. Details include: weatherboard in 1/2 story portion, 3-bay front porch with square posts on stuccoed piers, boarded windows, decorative window from 1960s in cross-gable 1st floor and rear 2-story wing.

*Individual Resource Status:* **Dwelling**

**Contributing**

**0016 S. Greenway Avenue 172-0001-0021**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1900**

Two-story, 5-bay, frame (asbestos shingle), gable-roofed (standing-seam metal) vernacular dwelling with stone foundation, 2/2 windows, gable-end returns, rectangular louvered attic vent, 1-bay pedimented porch with Tuscan columns, rear shed-roofed wing, and vinyl shutters. It is currently used as a restaurant.

*Individual Resource Status:* **Dwelling**

**Contributing**

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**0017 S. Greenway Avenue 172-0001-0027**

*Primary Resource Information: Dwelling, Stories 1, Style: Other, ca 1960*

One-story, cross-hip-roofed stuccoed dwelling with drive-in garage and segmental-arched entry.

*Individual Resource Status: Dwelling*

**Non-Contributing**

**0018 S. Greenway Avenue 172-0001-0022**

*Primary Resource Information: Dwelling, Stories 1.5, Style: Bungalow/Craftsman, ca 1915*

Three-bay, 1 1/2-story, frame (vinyl siding), cross-gable-roofed (asphalt shingle) bungalow on formed concrete block foundation. Details include: overhanging eaves with exposed purlin ends; 1/1 windows (some paired); central brick flue; side gable-roofed dormers that break through eaves; projecting bay windows on south side; and 1-bay front porch with battered posts on stucco piers and 2 piers with no supports. House appears to be a mail-order house--maybe from Sears.

*Individual Resource Status: Dwelling*

**Contributing**

*Individual Resource Status: Garage*

**Contributing**

**0020 S. Greenway Avenue 172-0001-0023**

*Primary Resource Information: Dwelling, Stories 1.5, Style: Other, ca 1930*

One-and-one-half-story, frame (vinyl siding), gable-roofed (standing-seam metal) vernacular dwelling with large shed-roofed front dormer, overhanging eaves, 2 interior end brick flues, 1/1 vinyl windows, enclosed front porch, and rear wings.

*Individual Resource Status: Dwelling*

**Contributing**

**0021 S. Greenway Avenue 172-0001-0028**

*Primary Resource Information: Dwelling, Stories 2, Style: Other, ca 1900*

Two-story, 3-bay, frame (Bricktex), gable-roofed (standing-seam metal) I-house with gable-end returns, 2/2 windows, 2 interior-end chimneys, 3-bay hip-roofed front porch with chamfered posts, and rear shed-roofed wing.

*Individual Resource Status: Dwelling*

**Contributing**

*Individual Resource Status: Shed*

**Contributing**

**0022 S. Greenway Avenue 172-0001-0024**

*Primary Resource Information: Dwelling, Stories 2, Style: Other, ca 1900*

Two-story, 3-bay frame (vinyl siding), gable-roofed (standing-seam metal) I-house with 2 interior end brick chimneys, 1/1 windows with vinyl shutters, 3-bay hip-roofed front porch with turned

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posts and modern railing, and stone foundation.

*Individual Resource Status:* **Dwelling**

**Contributing**

**0023 S. Greenway Avenue 172-0001-0029**

*Primary Resource Information:* **Dwelling, Stories 1.5, Style: Other, ca 1945**

One-and-one-half-story, 3-bay, vernacular cinder block dwelling with gable roof (asphalt shingle), 2 gable-roofed front dormers (with German Lap siding and 2/2 windows), missing front porch, and a screened-in rear porch.

*Individual Resource Status:* **Dwelling**

**Contributing**

**0027 S. Greenway Avenue 172-0001-0030**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1900**

Two-story, 3-bay, asymmetrical, frame (aluminum siding), I-House with asphalt shingle gable roof. Details include: 1/1 windows, enclosed transom over new front door, gable-end returns, replacement interior-end concrete block flues; 3-bay front porch with chamfered posts, sawn brackets, and modular railing; and a rear 2-story ell with 1-story bay window on the south side.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

**0029 S. Greenway Avenue 172-0001-0031**

*Primary Resource Information:* **Dwelling, Stories 1.5, Style: Other, ca 1900**

One-and-one-half-story, 4-bay, frame (aluminum siding), cross gable-roofed (standing-seam metal), vernacular dwelling with 2 front doors, 4-light frieze windows, 2/2 windows, gable-end returns, stone foundation, 4-bay hip-roofed porch with chamfered posts and plain balusters, interior-end flue and side/rear 1-story wing. Part of the dwelling may be of log construction

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Non-Contributing**

**0033 S. Greenway Avenue; Mount Zion Baptist Church 172-0001-0032**

*Primary Resource Information:* **Church, Stories 1, Style: Gothic Revival, ca 1910**

One-story, gable-end, vernacular Gothic Revival-style church with central projecting entrance bay/bell tower with open belfry with metal pyramidal roof. Details include pointed-arched windows, side 1-story wing, lean-to flanking the tower, 1-story gable-roof entrance bay fronting the bell tower, and diamond-shaped enclosed windows and a wooden cross on the front of the bell tower.

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*Individual Resource Status:* **Church**

**Contributing**

**0035 S. Greenway Avenue 172-0001-0033**

*Primary Resource Information:* **School, Stories 1, Style: Other, ca 1885**

One-story, 5-bay, frame (German-lap siding), gable-end former African-American school. Details include: 2/2 windows, double-leaf door with 3-light transom, modern flues, 2-bay porch with chamfered posts, stone foundation, corner boards, side shed-roofed wing, and enclosed rectangular attic window. The building is currently abandoned and in fair condition.

*Individual Resource Status:* **School**

**Contributing**

*Individual Resource Status:* **Dwelling**

**Non-Contributing**

**0037 S. Greenway Avenue 172-0001-0034**

*Primary Resource Information:* **Dwelling, Stories 1; Style: Other, ca 1910**

One-story, frame (Bricktex), gable-end (standing-seam metal), vernacular dwelling with 2/2 windows, 2 interior brick flues, 6-bay wraparound porch with turned posts, 4-light attic window in front gable end, modern rear wing with shed roof, and projecting rectangular window on south end.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

**0039 S. Greenway Avenue 172-0001-0035**

*Primary Resource Information:* **Dwelling, Stories 1, Style: Other, ca 1970**

One-story, frame, Minimal Ranch with bay window and a rear porch.

*Individual Resource Status:* **Dwelling**

**Non-Contributing**

**0043 S. Greenway Avenue 172-0001-0036**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1910**

Two-story, 4-bay, gable-end dwelling with vinyl siding, standing-seam metal roof, 2/2 windows, exterior-end concrete block flue, enclosed wraparound porch contains 1/1 windows and main entry door, and rear 2-story wing with 1-story shed-roofed wings. The south side of the building reveals casement windows.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Non-Contributing**

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**0047 S. Greenway Avenue 172-0001-0037**

*Primary Resource Information:* **Dwelling, Stories 1, Style: Other, ca 1960**

One-story, gable-end dwelling from the 1960s with an enclosed front porch.

*Individual Resource Status:* **Dwelling**

**Non-Contributing**

**0049 S. Greenway Avenue 172-0001-0038**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1900**

One-story, 1-bay, frame (stucco), gable-end (asphalt shingle) vernacular dwelling on a stone foundation with modern exterior-end flue, replacement 1/1 windows, exposed rafter ends, enclosed front porch, rear 2-story and 1-story wings, rear deck and a hip-roofed 1-story wing on the south side.

*Individual Resource Status:* **Dwelling**

**Contributing**

**Saratoga Avenue**

**0061 Saratoga Avenue 172-0001-0104**

*Primary Resource Information:* **Dwelling, Stories 1, Style: Other, ca 1980**

One-story, 4-bay, modern, gable-roofed dwelling clad in vinyl siding.

*Individual Resource Status:* **Dwelling**

**Non-Contributing**

**0081 Saratoga Avenue 172-0001-0105**

*Primary Resource Information:* **Dwelling, Stories 1, Style: Other, ca 1990**

A 1-story, 2-bay, gable-end, modern frame dwelling clad in vinyl siding.

*Individual Resource Status:* **Dwelling**

**Non-Contributing**

**0093 Saratoga Avenue 172-0001-0106**

*Primary Resource Information:* **Dwelling, Stories 1, Style: Other, ca 1990**

A 1-story, 4-bay, cross-gable-roofed, modern frame dwelling.

*Individual Resource Status:* **Dwelling**

**Non-Contributing**

**0104 Saratoga Avenue 172-0001-0102**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1890**

Two-story, 3-bay, frame (weatherboard), cross-gable-roofed (standing-seam metal), vernacular, late-19<sup>th</sup>-century dwelling with the following details: 2/2 windows, capped cornerboards, plain

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friezeboard with flat cap, projecting 1-story polygonal bay out to 2-bay porch with chamfered posts and sawn brackets, a rear two-story ell with exterior-end flue, and enclosed side one-story porches.

<i>Individual Resource Status:</i> Dwelling	Contributing
<i>Individual Resource Status:</i> Garage	Contributing
<i>Individual Resource Status:</i> Shed	Contributing
<i>Individual Resource Status:</i> Meat house	Contributing

**0125 Saratoga Avenue 172-0001-0107**

*Primary Resource Information:* Dwelling, Stories 2, Style: Other, ca 1880

A 2-story, 3-bay, frame (weatherboard), vernacular I-house with central front gable. Details include: stone foundation, 1/1 windows, gable-end returns, plain frieze board, segmental-arched attic window with pedimented surround in gable-ends, 3-bay front porch with Tuscan columns, rear 1-story wing, and rear 1-story addition.

<i>Individual Resource Status:</i> Dwelling	Contributing
<i>Individual Resource Status:</i> Meat house	Contributing
<i>Individual Resource Status:</i> Barn	Contributing

**0136 Saratoga Avenue 172-0001-0103**

*Primary Resource Information:* Dwelling, Stories 1, Style: Other, ca 1960

One-story, 4-bay, gable-roofed concrete block dwelling from the mid-20th century

<i>Individual Resource Status:</i> Dwelling	Non-Contributing
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Virginia Avenue

**0005 Virginia Avenue 172-0001-0108**

*Primary Resource Information:* Dwelling, Stories 2, Style: Other, ca 1910

A 2-story, 3-bay, frame (Bricktex), gable-roofed (standing-seam metal) vernacular dwelling with the following details: 2/2 windows, gable-end returns, 2 interior brick chimneys with corbeled caps, sidelights by front door, modern bay window to the right of the door, plain friezeboard, 3-bay porch with Tuscan columns and plain pickets, rear 1-story wing and side to rear car port.

<i>Individual Resource Status:</i> Dwelling	Contributing
<i>Individual Resource Status:</i> Meat house	Contributing
<i>Individual Resource Status:</i> Shed	Non-Contributing

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**0007 Virginia Avenue 172-0001-0109**

*Primary Resource Information: Dwelling, Stories 1, Style: Other, ca 1990*

A 1-story, cross-gable-roofed modern modified ranch house.

*Individual Resource Status: Dwelling*

**Non-Contributing**

**0009 Virginia Avenue 172-0001-0110**

*Primary Resource Information: Dwelling, Stories 2, Style: Other, ca 1900*

A 2-story, 3-bay, frame (German-lap siding), gable-roofed (standing-seam metal), hall-parlor-plan vernacular dwelling with the following details: 6/6 windows, central chimney, cornerboards, stone foundation, 3-bay front porch with square 4x4 posts, and a rear 2-story ell with enclosed side porch.

*Individual Resource Status: Dwelling*

**Contributing**

*Individual Resource Status: Summer Kitchen*

**Contributing**

*Individual Resource Status: Meat house*

**Contributing**

**0011 Virginia Avenue 172-0001-0111**

*Primary Resource Information: Dwelling, Stories 1, Style: Other, ca 1920*

A 1-story, 3-bay, frame (German-lap siding), gable-end roof (standing-seam metal), vernacular dwelling with 3/1 windows, central flue, 3-bay hip-roofed screened porch with Tuscan columns, enclosed rear porch, and casement windows.

*Individual Resource Status: Dwelling*

**Contributing**

*Individual Resource Status: Shed*

**Contributing**

**0013 Virginia Avenue 172-0001-0112**

*Primary Resource Information: Dwelling, Stories 1, Style: Other, ca 1920*

This is a 1-story, 3-bay, frame (German-lap siding), gable-end (standing-seam metal) vernacular dwelling with; 3/1 windows, a Craftsman door, paired 3-light attic windows, and a 3-bay front porch with Tuscan columns.

*Individual Resource Status: Dwelling* **Contributing**

*Individual Resource Status: Meat house*

**Contributing**

*Individual Resource Status: Shed*

**Contributing**

**0015 Virginia Avenue 172-0001-0113**

*Primary Resource Information: Dwelling, Stories 1.5, Style: Other, 1962*

A 1 1/2-story, 3-bay, gable-roofed dwelling with 2 front dormers, paired 3/1 windows, concrete

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stoop and wrought iron supports.

*Individual Resource Status:* **Dwelling**

**Non-Contributing**

*Individual Resource Status:* **Garage**

**Non-Contributing**

**0017 Virginia Avenue 172-0001-0114**

*Primary Resource Information:* **Dwelling, Stories 1, Style: Other, ca 1920**

A 1-story, 3-bay, frame (German-lap siding), gable-end (standing-seam metal) vernacular bungalow with 3/1 windows, gable-end returns, and a 2-bay front porch with Tuscan Columns.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Meat house**

**Contributing**

**W. Crescent Street**

**0001 W. Crescent Street 172-0001-0008**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1900**

Two-story, 3-bay, frame (Masonite), gable-roofed (asphalt shingle) I-house part of which may be of log construction. House has new paired 1/1 windows on the first floor; original 2/2 on second floor; 3-bay porch with square wood posts; a stone foundation; and a rear 1-story shed-roofed wing.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Non-Contributing**

*Individual Resource Status:* **Trailer**

**Non-Contributing**

**0003 W. Crescent Street 172-0001-0009**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca. 1900**

Two-story, 3-bay, frame (stucco), gable-roofed (standing-seam metal) hall-parlor-plan dwelling, part of which may be of log construction. Details include parged foundation; 1/1 windows; replacement exterior-end brick flue with corbeled caps; batten shutters; and 3-bay front porch with metal pipes as supports.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Garage**

**Contributing**

**0004 W. Crescent Street 172-0001-0003**

*Primary Resource Information:* **Dwelling, Stories 1.5, Style: Other, ca. 1960**

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One-story, 3-bay, gable-roofed brick Ranch dwelling.

*Individual Resource Status:* **Dwelling**

**Non-Contributing**

**0005 W. Crescent Street 172-0001-0010**

*Primary Resource Information:* **Dwelling, Stories 1, Style: Other, ca. 1920**

One-story, 3-bay, frame (weatherboard), gable-roofed (standing-seam metal) vernacular dwelling with following details: formed concrete foundation; 1/1 windows; metal roof; exterior-end brick flue; exposed rafter ends; overhanging eaves; 1-bay front porch with pediment and square posts; and rear 1-story shed-roofed wing.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

**0006 W. Crescent Street 172-0001-0004**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1900**

Two-story, 3-bay, frame (stucco), gable-roofed (standing-seam metal) I-house with denticulated cornice in gable ends; plain friezeboard; rear 2-story wing; 6/6-sash vinyl windows; interior-end brick flue; Colonial Revival-style door surround with broken pediment; 3-bay front porch with turned posts; side 1-story wing with exterior-end vinyl clad chimney.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Barn**

**Contributing**

*Individual Resource Status:* **Pump House**

**Non-Contributing**

**0007 W. Crescent Street 172-0001-0011**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1910**

Two-story, 3-bay, frame (aluminum siding), cross-gable-roofed (standing-seam metal) vernacular L-shaped dwelling with following details: formed concrete foundation; vinyl 4/4 windows; interior-end brick flue; 2-bay front porch with square posts; vinyl shutters; gable-end returns; and rear 1-story wing.

*Individual Resource Status:* **Dwelling**

**Contributing**

**0009 W. Crescent Street 172-0001-0012**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1900**

Two-story frame house with vinyl siding, and a gable roof with standing-seam metal. It is a vernacular dwelling with two interior-end brick chimneys with corbeled caps, 6-over-6 vinyl windows, gable-end returns, hall-parlor plan. It has an enclosed 3-bay front porch with Tuscan

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columns and a rear 1-story ell.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

**0015 W. Crescent Street 172-0001-0013**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1900**

Two-story, 3-bay, frame (vinyl), gable-roofed (asphalt single), remodeled I-house with new siding, new vinyl 1/1 windows, new vinyl shutters, new roofing- and enclosed front porch.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Non-Contributing**

**0017 W. Crescent Street 172-0001-0014**

*Primary Resource Information:* **Dwelling, Stories 1, Style: Other, ca 1970**

One-story, 4-bay, hip-roofed, Minimal Ranch brick house.

*Individual Resource Status:* **Dwelling**

**Non-Contributing**

**0020 W. Crescent Street 172-0001-0005**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1900**

Two-story, 3-bay, frame (stucco), gable-roofed (standing-seam metal) I-house that appears to have been built in two sections. Details include: 6/6-sash windows; projecting 1-story bay window; 3-light transom over door; 3-bay porch with turned spindles and metal rail; exterior-end brick flue; and rear 1-story wing.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Barn**

**Contributing**

*Individual Resource Status:* **Meat house**

**Contributing**

**0022 W. Crescent Street 172-0001-0006**

*Primary Resource Information:* **Dwelling, Stories 1, Style: Other, ca 1960**

One-story, 3-bay, gable-roofed brick Ranch.

*Individual Resource Status:* **Dwelling**

**Non-Contributing**

**0024 W. Crescent Street 172-0001-0007**

*Primary Resource Information:* **Dwelling, Stories 1.5, Style: Other, ca. 1980**

Split-level, modern vernacular frame dwelling on brick basement with vinyl siding and asphalt shingle roof.

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*Individual Resource Status:* **Dwelling**

**Non-Contributing**

*Individual Resource Status:* **Shed**

**Non-Contributing**

**W. Main Street**

**0002 W. Main Street 172-0001-0069**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1880**

This 2-story, 2-bay, frame (vinyl siding), gable-roofed (asphalt shingle) vernacular dwelling has the following details: 6/6 windows; stone foundation; central brick chimney; gable-end returns; rear wing with enclosed side porches; fine 3-bay Victorian porch with turned posts and railing, and scrolled arches and brackets.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

**0004 W. Main Street 172-0001-0070**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1880**

This 2-story, 4-bay, vernacular dwelling has the following details: 2/2 windows; interior-end and central brick chimneys; 2 front doors; 3-bay front porch with turned posts and railing; new vinyl siding, and a standing-seam metal roof.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Garage**

**Non-Contributing**

**0007 W. Main Street; Boyce Baptist Church 172-0001-0075**

*Primary Resource Information:* **Church, Stories 1, Style: Classical Revival, 1923**

One-story, 5-bay, brick church constructed in 1923. The brick is laid in 7-course American bond and the asphalt-shingle roof is gable with a central crossing with an octagonal peak. Other details include a double-leaf door with semi-circular stained-glass transom flanked by 1/1-sash stained-glass windows with semi-circular transoms; 3-bay portico with Tuscan columns supporting a pediment with lunette window and sawtooth wood shingles; and a rear 1-story rear addition.

*Individual Resource Status:* **Church**

**Contributing**

**0008 W. Main Street 172-0001-0071**

*Primary Resource Information:* **Commercial Building, Stories 2, Style: Other, ca 1900**

The first floor of this 2-story multiple-bay building was originally used as a grocery store. It has now been converted into a dwelling. Architectural details include: gable-end orientation; 2 front

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doors; 4-bay porch with square columns on first floor and 5 bays on second floor with railing; 6/6- and 1/1-sash windows; and standing-seam metal roof.

*Individual Resource Status:* **Commercial Building**

**Contributing**

**0009 W. Main Street; Emmanuel Chapel Episcopal Church 172-0001-0076**

*Primary Resource Information:* **Church, Stories 1, Style: Gothic Revival, 1916**

This Gothic Revival-style building is composed of a 1-story gable-end chapel constructed in 1916 and a large 2-story hip-roofed parish hall that was constructed in the 1930s after a 1919 fire destroyed the original. The stone church has stained-glass double and triple lancet windows set in Tudor arches; slate shingle roofing; an open stone belfry; a stone chimney; double-paneled door in a gable-roofed entry; and a cornerstone with date of 1916. The large stone parish hall is attached via a covered arcade with a slate hipped and cross-gable roof with a 3-bay hip-roofed porch with stone pillars.

*Individual Resource Status:* **Church**

**Contributing**

**0011 W. Main Street 172-0001-0077**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1910**

This 2-story, 2-bay, gable-end (standing-seam metal), frame (aluminum siding) dwelling has some vernacular Queen Anne-style detailing. Details include: a pedimented gable front with double multi-light diamond-paned windows; formed concrete foundation; 2-bay frame porch with turned posts and scroll brackets; central brick flue, and large Queen Anne-sash window under porch.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Non-Contributing**

**0012 W. Main Street 172-0001-0072**

*Primary Resource Information:* **Single Dwelling, Stories 1.5, Style: Other, ca 1890**

This 1 ½-story, vernacular, gable-end dwelling has the following details: 6/6 windows; louvered wooden shutters; frieze windows in 1/2 story; full-height window in front gable end; screened-in front porch; aluminum siding, standing-seam metal roof, multi-bay front porch; and side 1-story wing.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Garage**

**Non-Contributing**

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**0014 W. Main Street 172-0001-0073**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1880**  
This 2-story, 3-bay, frame (vinyl siding), gable-roofed (standing-seam metal), vernacular dwelling has the following details: 2/2 and 6/6 windows; exterior-end brick chimney; 3-bay porch with square columns and hipped roof; and rear 1-story wing.

<i>Individual Resource Status:</i> <b>Garage</b>	<b>Contributing</b>
<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Contributing</b>
<i>Individual Resource Status:</i> <b>Shed</b>	<b>Contributing</b>
<i>Individual Resource Status:</i> <b>Shed</b>	<b>Non-Contributing</b>

**0015 W. Main Street 172-0001-0078**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1910**  
This 2-story, 2-bay, frame (vinyl siding), cross-gable-roofed (standing-seam metal), vernacular dwelling features the following details: pedimented gable ends with pent roofs; 1/1 vinyl windows; central brick chimney; formed concrete foundation; 3-bay porch with Tuscan columns; and modern side 1-story wing.

<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Contributing</b>
<i>Individual Resource Status:</i> <b>Garage</b>	<b>Contributing</b>

**0101 W. Main Street 172-0001-0079**

*Primary Resource Information:* **School, Stories 1, Style: Other, ca 1920**  
This 1-story, multiple-bay, frame (vinyl siding), gable-roofed (pressed tin shingle) building was constructed in 1921 as the Agriculture-Home Economics Building of the Boyce Agricultural High School. The building is now used as two apartments. Details include: two sets of front doors with transoms and sidelights; 9/9 windows (some paired); a 4-bay front porch with an overhanging roof and square supports; a rear 1-story addition; and a formed concrete foundation.

<i>Individual Resource Status:</i> <b>School</b>	<b>Contributing</b>
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**0102 W. Main Street 172-0001-0074**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Bungalow/Craftsman, ca 1920**  
This vernacular, 1-story, 3-bay, gable-end bungalow has the following details: 2/2 windows; asphalt shingle roofing; vinyl siding; central brick flue; 1/1 windows; 3-bay front porch with battered columns on brick piers.

<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Contributing</b>
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*Individual Resource Status:* **Shed**

**Non-Contributing**

**0105 W. Main Street 172-0001-0080**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1910**

A 2-story, 3-bay, I-house with standing-seam metal roof. The dwelling has new vinyl siding, 1/1 vinyl windows and a 3-bay front porch with aluminum Doric columns.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

**0107 W. Main Street 172-0001-0081**

*Primary Resource Information:* **Dwelling, Stories 1, Style: Other, ca 1920**

A 1-story, 3-bay, vernacular frame dwelling with Masonite siding, gable roof of standing-seam metal, Craftsman door, 1/1 windows, interior-end brick flue, and 3-bay front porch with square aluminum Doric columns.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Garage**

**Non-Contributing**

**0113 W. Main Street 172-0001-0082**

*Primary Resource Information:* **Dwelling, Stories 1, Style: Other, ca 1990**

A 1-story, gable-roofed modular home with brick facade and 3-bay pedimented portico.

*Individual Resource Status:* **Dwelling**

**Non-Contributing**

**0115 W. Main Street 172-0001-0083**

*Primary Resource Information:* **Dwelling, Stories 2, Style: Other, ca 1890**

A 2-story, 3-bay, gable-roofed (standing-seam metal), frame (stucco) dwelling with 2/2 windows, 2 interior-end chimneys, plain friezeboard, cornerboards, covered rectangular attic vents, rear 2-story ell and enclosed 7-bay hip-roofed front porch.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Garage**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

**0117 W. Main Street 172-0001-0084**

*Primary Resource Information:* **Dwelling, Stories 1.5, Style: Bungalow/Craftsman, ca 1920**

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A 1 1/2-story, 3-bay, bungalow with German-lap siding, shed-roofed dormers with paired 6-light windows, 2 interior-end flues, overhanging eaves, 1/1 windows (some paired), 3-bay pedimented portico with Tuscan columns.

*Individual Resource Status:* **Dwelling**

**Contributing**

*Individual Resource Status:* **Garage**

**Contributing**

**0119 W. Main Street; Boyce Elementary School 172-0001-0085**

*Primary Resource Information:* **School, Stories 1, Style: Classical Revival, ca 1942**

A 1-story, brick school from the early 1940s. This classically based design is a typical state design of the early to mid-20th century. The school features a 3-part composition with the central 7-bay portion having a taller hipped roof than the 2-bay hip-roofed side wings. The recessed entry features a colonial pediment with decorative cornice and fluted Doric pilasters and double doors with a multi-light transom. The brick is laid in 5-course American bond with a Flemish-bond variant pattern. Other details include concrete sills, new vinyl 6/6 windows and a brick soldier course. The school was enlarged in the 1980s.

*Individual Resource Status:* **School**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

**0121 W. Main Street 172-0001-0086**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1890**

This 2-story, 3-bay, frame (weatherboard), gable-roofed (standing-seam metal), vernacular I house has the following details: central front gable with rectangular louvers, 2 central brick chimneys; 2/2-sash windows with louvered shutters; 2-light transom and 4-light sidelights; gable-end returns; rear 2-story ell with side porch; 1-bay portico with paired Tuscan columns and segmental-arched ceiling; and polygonal 1-story bay on east side.

*Individual Resource Status:* **Single Dwelling**

**Contributing**

*Individual Resource Status:* **Garage**

**Contributing**

*Individual Resource Status:* **Shed**

**Contributing**

**0125 W. Main Street 172-0001-0087**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1890**

Two-story, 3-bay, frame (wood shingle), cross-gable-roofed (standing-seam metal) vernacular dwelling with the following details: stone foundation, 2/2-sash windows, recessed 3-bay corner porch with battered posts and solid shingled parapets, gable-end returns, plain friezeboard, exterior-end brick flue, and side 1-story wing.

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<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Contributing</b>
<i>Individual Resource Status:</i> <b>Garage</b>	<b>Contributing</b>
<i>Individual Resource Status:</i> <b>Shed</b>	<b>Non-Contributing</b>
<i>Individual Resource Status:</i> <b>Wash House</b>	<b>Contributing</b>
<i>Individual Resource Status:</i> <b>Carriage House</b>	<b>Contributing</b>

**0129 W. Main Street 172-0001-0088**

*Primary Resource Information:* **Single Dwelling, Stories 1.5, Style:**

**Bungalow/Craftsman, ca 1920**

This 1 1/2-story, 3-bay, frame (stuccoed) bungalow has a large shed-roofed front dormer with triple 12-light windows, overhanging eaves with knee brackets, and an exterior-end battered brick chimney. Details include: asphalt-shingle gable roof, 5-bay front porch with attached porte cochere with Tuscan column supports and stone parapet, 1-story wing, 12/1 windows, and side 2000 addition. This house appears to be a Sears, Roebuck and Company mail-order house called "The Savoy."

<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Contributing</b>
<i>Individual Resource Status:</i> <b>Garage</b>	<b>Contributing</b>
<i>Individual Resource Status:</i> <b>Shed</b>	<b>Contributing</b>

**Whiting Avenue**

**0003 Whiting Avenue 172-0001-0117**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1900**

Two-story, 3-bay, vernacular side-passage-plan dwelling that has been remodeled. Details include: new cedar siding; modern 2/2 vinyl windows; modern metal door; large 2-story rear wing that is taller than front portion; stone foundation; and original 3-bay front porch with chamfered posts and sawn brackets and pendants.

<i>Individual Resource Status:</i> <b>Dwelling</b>	<b>Contributing</b>
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**0004 Whiting Avenue 172-0001-0115**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1900**

This 2-story, 3-bay, gable-end (standing-seam metal), frame (vinyl siding) vernacular dwelling has the following details: central brick chimney; 2/2 windows; gable-end returns; 3-bay front porch with turned posts and shed roof; and side 1-story gable-roofed wing.

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*Individual Resource Status:* **Single Dwelling**

**Contributing**

**0005 Whiting Avenue 172-0001-0118**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1900**

This 2-story, 3-bay, frame (vinyl siding), gable-roofed (standing-seam metal) dwelling has recently been remodeled. Details include: stone foundation; modern 1/1 windows; 2-story rear ell with side and rear lean-tos; and 3-bay front porch with turned posts.

*Individual Resource Status:* **Shed**

**Non-Contributing**

*Individual Resource Status:* **Single Dwelling**

**Contributing**

**0006 Whiting Avenue 172-0001-0116**

*Primary Resource Information:* **Single Dwelling, Stories 2, Style: Other, ca 1900**

This 2-story, 3-bay, frame (stuccoed), gable-roofed (standing-seam metal) vernacular I-house has the following details: interior-end brick chimney; stone foundation; 2/2 windows; gable-roofed 1-bay front porch with square supports; louvered shutters; and rear 1-story wing.

*Individual Resource Status:* **Shed**

**Contributing**

*Individual Resource Status:* **Single Dwelling**

**Contributing**

**8. STATEMENT OF SIGNIFICANCE:**

The Boyce Historic District contains most of the historic, commercial, residential, religious, and educational buildings of the small town of Boyce, which is located in south-central Clarke County in the northern Shenandoah Valley. Established in 1880 at the intersection of the newly-constructed Shenandoah Valley Railroad (now the Norfolk Southern) and the Winchester-Berry's Ferry Turnpike, Boyce emerged as an important commercial center and shipping point for local farmers. Commercial buildings were constructed in the center of the community, and were soon followed by residential structures. By 1910, the town had grown to such a degree that it was officially incorporated. A large and commodious new depot was built as well as several new churches and a school. The town's architectural fabric represents a rich variety of building types and styles typical of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries including the Queen Anne, Gothic Revival, Classical Revival, and Craftsman styles as well as vernacular forms.

The Boyce Historic District is eligible for inclusion on the National Register of Historic Places

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under Criterion C because of its varied collection of late-19th- and early-20th-century buildings. The locally significant district possesses a high degree of integrity and its interesting history as a

Clarke County community that developed as a consequence of the arrival of the railroad in the late 1870s further enhances its significance.

**HISTORICAL BACKGROUND**

Boyce is an incorporated town located in southern Clarke County around the crossing of US Route 340 (Greenway Avenue) and State Route 723 (Main Street). The town developed in the early 1880s at the intersection of the newly-constructed Shenandoah Valley Railroad (now part of the Norfolk Southern) and the Winchester-Berry's Ferry Turnpike (Main Street). Like many small railroad towns in Virginia, Boyce served the local and surrounding agricultural area as a shipping, commercial, meeting, worshipping, educational, and residential center. The primary building type however, has always been the dwelling.

The land on which Boyce is situated was originally part of five large farms that still surround the town today. These include: Saratoga, the 18<sup>th</sup>-century home of Daniel Morgan located southeast of the center of Boyce; Roseville, located southwest of Boyce; Abbyville and Huntingdon, Page-family estates located northwest of Boyce; and Pleasant Hill (now part of Scaleby and Kentmere) located northeast of Boyce. The intersection of the Winchester-Berry's Ferry Turnpike and the Berryville-White Post Road was part of the landscape many years before the railroad was built through the county. The Winchester Berry's-Ferry Turnpike led from the Shenandoah River, through the village of Millwood, and on to Winchester. During the late 18<sup>th</sup> century and for most of the 19<sup>th</sup> century, Millwood was a large commercial hub with the Burwell-Morgan Mill at its center. When the new railroad was laid in Clarke County, it extended west of Millwood and a new commercial center was created at the intersection of the turnpike and the railroad which eventually developed into the town of Boyce.

When the Shenandoah Valley Railroad Company planned to build a road between Hagerstown, Maryland, and Roanoke, Virginia, Clarke County invested \$100,000 in its stock. By the early 1870s, much of the railroad in the county had been graded and prepared for the placement of rails, but a lack of funds brought the work to an abrupt halt.<sup>1</sup> The project was revitalized by Col. Upton Lawrence Boyce, a St. Louis lawyer who had moved to Clarke County after the Civil War and became vice-president of the Shenandoah Valley Railroad. Col. Boyce married a niece of

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Col. Joseph Tuley, who had built the magnificent estate known as the Tuleyries, which is located about 2 miles southeast of present-day Boyce. Much of the funding to complete the railroad came from northern capitalists and newspaper accounts of the time document the slow progress that was made. A December 11, 1879 entry notes that, "On Sunday last workmen were employed and the S. V. R. R. was completed through Clarke County. A magistrate in White Post protested against working on Sunday, but the workmen disregarded the protest."<sup>2</sup>

The stop that occurred at the intersection of the newly constructed railroad and the prominent east-west route of the Winchester-Berry's Ferry Road was known as Boyceville, named in honor of Col. Boyce. A post office soon opened as reported in the Clarke Courier in June of 1880, "A new post office has been established at Boyceville, in this county, between Berryville and Millwood, with Thomas H. Sprint as postmaster. It is known as Boyce."<sup>3</sup>

Businesses quickly began to appear around the crossing. The 1880/1881 Virginia Business Directory and Gazetteer lists three general merchandise stores, a hotel, and several other commercial enterprises that operated in Boyce. By the mid-1880s, the town added two attorneys, a sawmill, a saddler, and a physician to its list of businesses.

In 1890, historian J. E. Norris described Boyce's impressive growth: "Boyce is quite a thriving village, and is growing more rapidly than any town in the county. It is at the crossing of the Shenandoah Valley Railroad and the Millwood Turnpike from Winchester. Several fine businesses are conducted here, and church and school facilities are increasing."<sup>4</sup>

Before the arrival of the Shenandoah Valley Railroad to Clarke, local farmers had to take their goods to areas outside of the county, such as Winchester, in order to ship them to market. Boyce became a hub of commercial activity with several grain elevators and stockyards. The newspaper reported a large cattle sale in 1883, "Messrs Russell & Moss unloaded 650 cattle at Boyce—300 of them were taken by Mr. Griffith, of Washington County...the remainder, I understand, belong to Henry Gibson of Loudoun."<sup>5</sup> Chickens were also loaded in Boyce: "Four tons of poultry were shipped from Boyceville during the month of December, commanding on average 15 cents per pound or aggregating \$1200."<sup>6</sup> In 1908 the Eidison & Gibson Livestock Company was formed on part of the Roseville farm and stockyards were set up along Roseville Run at the south end of town.

Business in Boyce by the early 20<sup>th</sup> century was doing so well that a bank was established along

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E. Main Street near the railroad tracks (172-0001-0058). The Classical Revival-style brick bank was opened on March 10, 1908, and the newspaper described its secure features, "The Boyce State Bank is located in a handsome home. Its equipment is modern in all respects, one of the features being a burglar-proof safe, circular in shape, which is of the latest approved banker's design."<sup>7</sup> When the bank finally moved from the building in the 1980s, it had been robbed seven times.

In addition to commercial buildings, dwellings were also being constructed in town. The land around the crossing of the railroad tracks with Main Street developed and continued northwest to the intersection with the Berryville-White Post road. In addition, an African-American neighborhood formed at the southern end of town on land that was deeded from Saratoga, which was owned by R. Powell Page during the late 19<sup>th</sup> century. As early as 1876, Dennis Seals, an African-American, is shown on the land tax records as owning three acres described as "part of Saratoga." Four years later, the same tract is described as being in Boyceville. In 1885, an African-American public school opened along S. Greenway Avenue (172-0001-0033). Next door was the Mount Zion Baptist Church (172-0001-0032), sited on land deeded to the trustees of the church in 1890 by R. Powell Page.

In 1908 the Boyce High School opened. The multi-story brick building was later known as Boyce Agricultural School and was eventually demolished. Boyce Elementary School (172-0001-0085) was built in 1942 across W. Main Street from the original school. It is a fine example of a state-sponsored Classical Revival-style brick school of the era and is still in use today.

By the end of the first decade of the 20th century, Boyce was so well established that it became officially incorporated on November 28, 1910. Newspaper accounts of the period boasted of the town's development and supported its desire to become independent. One particularly poignant column appeared about a month after the incorporation.

**Boyce**

Nestled in the Valley, there's a bud  
about to bloom,  
'Tis a hustling little hamlet that's  
asking us for room.  
We gladly grant the favor, for we see  
it is but just  
For it's pushing to the forefront while

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neighbors go to rust.  
It's men are full of business, faithful,  
brave and free,  
It's women famed for beauty which  
pleaseth you and me.  
For the smile of lovely women when  
she's noble, good and true  
Doth often make a city, and it makes  
the county, too.  
So we wish you all prosperity and  
With you rejoice  
And dub this budding rosebud the City of Old Boyce.<sup>8</sup>

The incorporated town limits included 232 acres with a population of 312. The plat that accompanied the deed showed that much of the land came off of five surrounding farms, most of which are still fairly intact today.

The citizens of Boyce and the surrounding area were certainly proud of their town. When the railroad wanted to upgrade the frame train station in the early 1910s, the locals were dissatisfied with the design presented by the railroad. According to one newspaper article, the people of Boyce wanted a more "pretentious" station. They were able to secure a better site, this time along the east side of the tracks and off the south side of E. Main Street, and are reputed to have donated funds for the construction of an improved station.<sup>9</sup> The Boyce Train Station (172-0001-0061) that was completed in 1913 was a truly modern structure not only in its fireproofing construction but in the fact that it had running water and electricity.

By the mid-1910s, three churches were erected in Boyce. These included a Baptist church for an African-American congregation (172-0001-0032), and Episcopal (172-0001-0076) and Methodist (172-0001-0091) churches. In 1923 a Baptist church (172-0001-0075) was constructed on the site of the former Boyce Hotel, which had burned in a 1919 fire.

An accurate description of the town is provided in a 1925 economic and social survey of Clarke County:

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Boyce was incorporated in 1910, at which time it had a population of 312, eleven more inhabitants than it had in 1920. While the population has failed to show an increase in number, yet the town itself has grown in business volume, and in the development of the conveniences of life. It has paved its principal streets and established a public fire department with piped water through its streets. In addition to the public well, which from a depth of 165 feet furnishes water so cold that no ice is needed with it, the town also owns an electric plant with a 90 kilowatt dynamo of alternating current.

In addition to these the town has a splendid railroad station, which would be a credit to much larger towns; three new churches of modern design- Episcopal, Methodist, and Baptist- connected with the Episcopal Church is a parish hall, fully equipped with library, reading rooms, auditorium, etc., the whole plan costing about \$40,000; a high school with nine teachers and an enrollment of about 200 scholars; a bank; the plant of the Clarke County Farmers' association, doing an annual business of over \$65,000; two grain elevators; drug store; a number of other stores carrying an up-to-date line of merchandise; a garage; lunch room; and butcher, barber and shoe shops.<sup>10</sup>

Boyce flourished in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, but its growth slowed by the mid-20<sup>th</sup> century as passenger and freight rail service ceased. In addition, the town was bypassed when current US Route 50 (John Mosby Highway) was constructed two miles to the south replacing Main Street as the main road to Winchester, and US Route 340 was realigned. The drop in traffic through the oldest commercial portion of Boyce led to a decline in commercial growth, yet at the same time helped to preserve many of its architectural resources. Since the 1950s, Boyce has served primarily as a residential center, although it still has four active churches, a school, and several commercial ventures along both Main Street and Greenway Avenue. It is a well-preserved, small, incorporated Shenandoah Valley town that has maintained much of its late-19<sup>th</sup>- and early-20<sup>th</sup>-century character. Although no longer stopping at Boyce, the train still passes through the town with great frequency and is a reminder of the source of the community's development.

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**ENDNOTES**

<sup>1</sup> Everard K. Meade, "The Town of Boyce" in Carr, Clay. History of the Boyce Agricultural High School. Charles Town, West VA: The Jefferson Publishing Company, (1943), 9; Clarke Courier. "Obituary of Col. U. P. Boyce," January 1, 1908.

<sup>2</sup> Clarke Courier, December 11, 1879.

<sup>3</sup> Clarke Courier, June 10, 1880.

<sup>4</sup> J. E. Norris, History of the Lower Shenandoah Valley Counties of Frederick Berkeley, Jefferson and Clarke. Chicago: A. Warner & Co., 1890. Berryville, VA: reprint, Virginia Book Company, 1972, 504.

<sup>5</sup> Clarke Courier, October 18, 1883.

<sup>6</sup> Clarke Courier, January 10, 1884.

<sup>7</sup> Clarke Courier, April 29, 1908.

<sup>8</sup> Clarke Courier, December 14, 1910.

<sup>9</sup> Maral S. Kalbian, "Preliminary Information Form for Boyce Train Station." Richmond: Virginia Department of Historic Resources, January, 1995.

<sup>10</sup> Paul L. Warner, University of Virginia Record Extension Services, An Economic and Social Survey of Clarke County. Charlottesville: University Press of Virginia, 1925.

**9. MAJOR BIBLIOGRAPHIC SOURCES.**

Chataigne's Virginia Gazetteer and Classified Business Directory. Richmond: J. H. Chataigne, 1884/85; 1888/89; 1890/91; 1893/94.

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Interview by Maral S. Kalbian with Virginia Lanham, June 19, 2003.

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Kalbian, Maral S., and Leila O. W. Boyer. "Final Report: African-American Historic Context, Clarke County, Virginia," County of Clarke, 2002.

Meade, Everard K. "The Town of Boyce" in Carr, Clay. History of the Boyce Agricultural High School, Charles Town, West VA: The Jefferson Publishing Company, (1943).

Myers, Lorraine F. Stuart E. Brown Jr. Annals of Clarke County, Virginia, Volume IV, Berryville, VA: Virginia Book Company, 2002.

Norris, J. E. History of the Lower Shenandoah Valley Counties of Frederick Berkeley, Jefferson and Clarke. Chicago: A. Warner & Co., 1890. Berryville, VA: reprint, Virginia Book Company, 1972.

Personal conversation and tour of Boyce between Maral S. Kalbian and Francis Hudson, June 19, 2003.

Stevenson, Katherine Cole and H. Ward Jandl, Houses by Mail: A Guide to Houses from Sears, Roebuck and Company. Washington, DC: Preservation Press, 1986.

Town of Boyce Comprehensive Plan, 1977, 2003.

Virginia Business Directory and Gazetteer. Richmond, VA: J. W. Randolph & English Company, 1880/81.

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## 10. GEOGRAPHICAL DATA

### UTM REFERENCES

A	17 753882E 4330521N
B	17 753542E 4331212N
C	17 753633E 4331410N
D	17 754202E 4331354N
E	17 754842E 4331283N
F	17 754903E 4331243N
G	17 754791E 4331029N
H	17 754477E 4330760N

### **VERBAL BOUNDARY DESCRIPTION:**

The boundaries of the nominated Boyce Historic District are delineated by the polygon whose vertices are marked by the following UTM reference points: A, 17 753882E 4330521N; B, 17 753542E 4331212N; C, 17 753633E 4331410N; D, 17 754202E 4331354N; E, 17 754842E 4331283N; F, 17 754903E 4331243N; G, 17 754791E 4331029N; and H, 17 754477E 4330760N.

### **BOUNDARY JUSTIFICATION:**

The Boyce Historic District boundaries were drawn to include the largest concentration of historic buildings in the town of Boyce along E. and W. Main Streets, E. and W. Crescent Streets, Old Chapel Avenue; Whiting Avenue; N. and S. Greenway Avenues, Railroad Lane, Saratoga Avenue, and Virginia Avenue. District boundaries coincide with property lines whenever possible. Concentrations of noncontributing buildings were excluded where possible.

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### PHOTOGRAPHIC DOCUMENTATION

Unless otherwise noted, all photographs are of:

**BOYCE HISTORIC DISTRICT**

Location: Boyce, Virginia (Clarke County)

VDHR File Number: 172-0001

Date of photograph: February, 2003

Photographer: Maral S. Kalbian

All negatives are stored at the Department of Historic Resources Archives unless noted otherwise.

SUBJECT: House, 12 E. Main Street (172-0001-0044)

VIEW: South view

NEG. NO.: 20366

PHOTO 1 of 20

SUBJECT: House, 14 E. Main Street (172-0001-0045)

VIEW: SW view of meat house

NEG. NO.: 20366

PHOTO 2 of 20

SUBJECT: Streetscape, E. Main Street

VIEW: looking northeast

NEG. NO.: 20364

PHOTO 3 of 20

SUBJECT: Commercial Building, 114/116 E. Main Street (172-0001-0049)

VIEW: Southeast view

NEG. NO.: 20366

PHOTO 4 of 20

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SUBJECT: Former Boyce African-American School (172-0001-0033)

VIEW: Northwest view

NEG. NO.: 20367

PHOTO 5 of 20

SUBJECT: House, 29 S. Greenway Avenue (172-0001-0031)

VIEW: West view

NEG. NO.: 20368

PHOTO 6 of 20

SUBJECT: House, 2 W. Main Street (172-0001-0069)

VIEW: Southeast view

NEGATIVE: 20366

PHOTO 7 of 20

SUBJECT: House, 11 E. Main Street (172-0001-0053)

VIEW: North view

NEG. NO.: 20375

PHOTO 8 of 20

SUBJECT: Boyce Town Hall (172-0001-0058)

VIEW: Northeast view

NEG. NO.: 20363

PHOTO 9 of 20

SUBJECT: Boyce Train Station (172-0001-0061)

VIEW: Northeast view

NEG. NO.: 20364

PHOTO 10 of 20

SUBJECT: Boyce United Methodist Church (172-0001-0091)

VIEW: East view

NEG. NO.: 20345

PHOTO 11 of 20

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SUBJECT: Emmanuel Chapel Episcopal Church (172-0001-0076)  
VIEW: Northeast view  
NEG. NO.: 20363  
PHOTO 12 of 20

SUBJECT: House, 18 S. Greenway Avenue (172-0001-0022)  
VIEW: Northeast view  
NEG. NO.: 20368  
PHOTO 13 of 20

SUBJECT: House, 13 Virginia Avenue (172-0001-0112)  
VIEW: SE view  
NEG. NO.: 20344  
PHOTO 14 of 20

SUBJECT: Abandoned Commercial Building, 6 E. Main Street (172-0001-0042)  
VIEW: South view  
NEG. NO.: 20375  
PHOTO 15 of 20

SUBJECT: Boyce Elementary School (172-0001-0088)  
VIEW: North view  
NEG. NO.: 20375  
PHOTO 16 of 20

SUBJECT: Early-20<sup>th</sup>-century view of south side of E. Main Street (from postcard)  
VIEW: looking southeast  
NEG. NO.: 20346  
PHOTO 17 of 20

SUBJECT: View of south side of E. Main Street  
VIEW: looking southeast  
NEGATIVE: 20375  
PHOTO 18 of 20

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**Boyce Historic District  
Clarke County, Virginia**

Section \_\_\_ Photo \_\_\_ Page 55 \_\_\_

SUBJECT: E. Main Street and railroad crossing  
VIEW: Looking East  
NEG. NO.: 20363  
PHOTO 19 of 20

SUBJECT: Streetscape of E. Main Street  
VIEW: Looking west  
NEG. NO.: 20363  
PHOTO 20 of 20

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## SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 04000155 Date Listed: 3/8/2004

Property Name: Boyce Historic District County: Clarke State: VA

Multiple Name \_\_\_\_\_

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patricia Andrews  
Signature of the Keeper

3/8/2004  
Date of Action

=====  
Amended Items in Nomination:

This SLR is issued to correct the boundary description. In section 10 of the form the boundary is described as a polygon formed by the utm points drawn on the USGS map. The nomination includes a district site map (Boyce HD: 172-1), drawn to scale, which more accurately reflects the district boundary. The site plan map will now be the official boundary for the historic district.

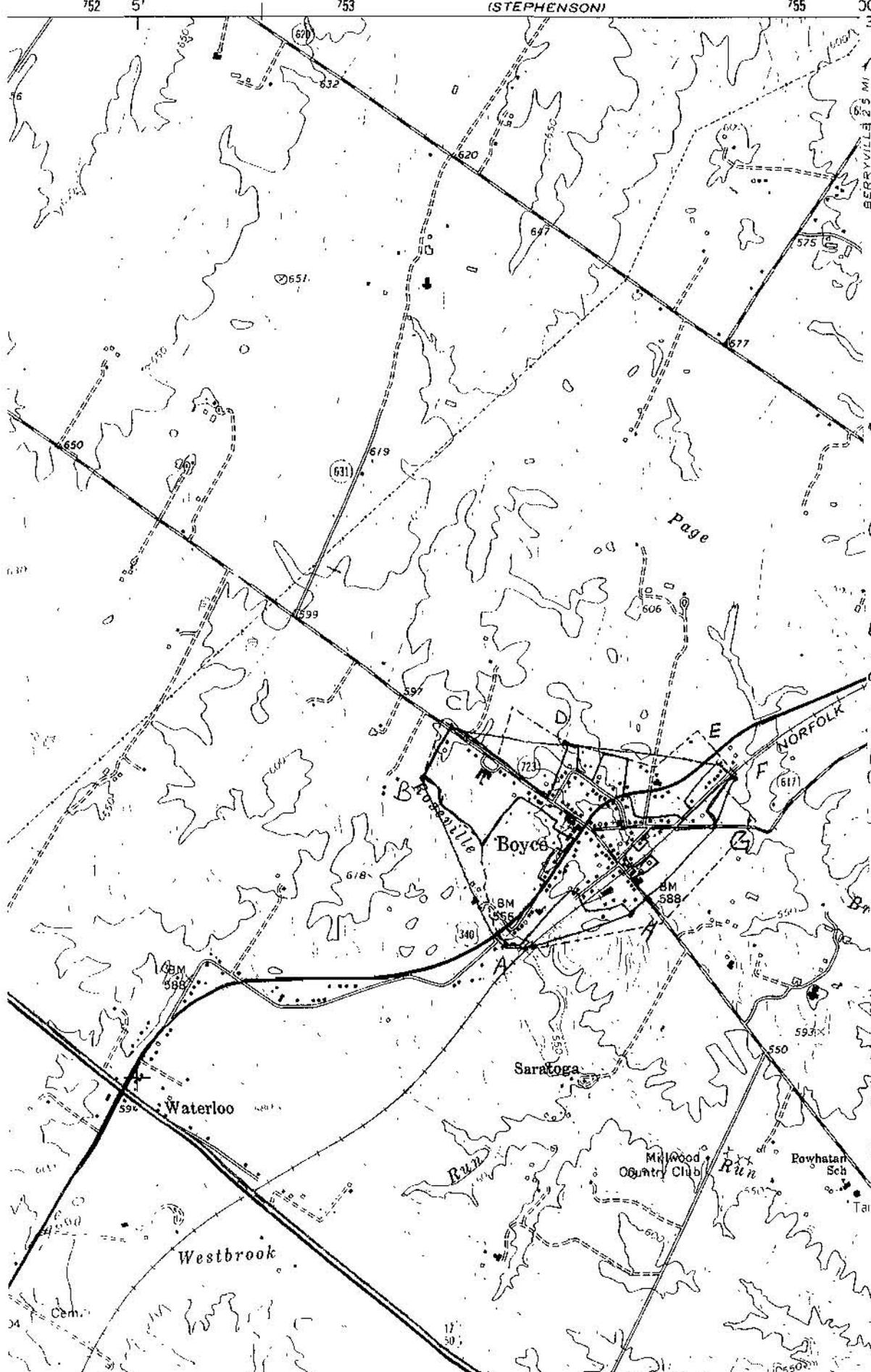
-----  
**DISTRIBUTION:**

- National Register property file
- Nominating Authority (without nomination attachment)

COMMONWEALTH OF VIRGINIA  
 DIVISION OF MINERAL RESOURCES  
 JAMES L. CALVER, STATE GEOLOGIST

5462 III NW  
 (BERRYVILLE)

752 5' 753 755 30' 39°07'30"



Boyce Historic District  
 #172-1  
 Clarke County, VA  
 UTM Coordinates

A	17753882E	4330521N
B	17753542E	4331012N
C	17753633E	4331410N
D	17754202E	4331354N
E	17754842E	4331223N
F	17754903E	4331243N
G	17754791E	4331027N
H	1775447E	4330750N

520 000  
 FEET

34

4329