

VLR-6/20/89 NRHP-1/10/91

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name South Franklin Street Historic District
other names/site number 154-10

2. Location

street & number 100-308 South Franklin Street N/A not for publication
city, town Christiansburg N/A vicinity
state Virginia code VA county Montgomery code 121 zip code 24073

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>26</u>	<u>3</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>26</u>	<u>3</u> Total

Name of related multiple property listing: Prehistoric and Historic Resources of Montgomery County

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.

[Signature]
Signature of certifying official

9 Nov 1990
Date

Director, Virginia Division of Historic Landmarks
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. 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 the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Domestic: single dwelling
Domestic: multiple dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Mid-19th c. : Greek Revival
Late 19th & early 20th c. Revivals: Colonial Revival
Late 19th & early 20th c. American Movements:
Bungalow/Craftsman

Materials (enter categories from instructions)

foundation concrete
walls brick
wood: weatherboard
roof metal: tin
other

Describe present and historic physical appearance.

SUMMARY DESCRIPTION

The South Franklin Street Historic District lines one of the two historic principal streets in Christiansburg and is located one block south of the courthouse square. The district has an exclusively residential character beginning at First Street on the east side and several recently commercially-developed lots back from First Street on the west side. The great majority of the houses in the district are occupied as single-family dwellings and are well maintained. The tree-shaded street preserves a residential quietness unusual in downtown Christiansburg. Six of the twenty-one contributing houses date from the mid-to late nineteenth century and take the vernacular frame center-passage and T-plan forms (five center-passage and one T-plan); six take the popular early twentieth-century one-story form frequently identified as the Bungalow, in frame and brick examples; four were built in the pre-World War II Colonial Revival style, in frame and brick and of one or two stories; and two were built in the 1930s of brick in the Tudor Revival style popular at the time. Two buildings are modern in date and appearance and were built in the third quarter of the twentieth century, while three others (154-10-1, 154-10-6, and 154-10-11) are unusual and merit special attention below. The district begins on the north at First Street, a wide recently improved thoroughfare that effectively isolates the district from the courthouse square one block farther north. It follows South Franklin Street, passing Second Street--the end of the early nineteenth-century settlement of Christiansburg--and proceeds down a long section of road until it ends at the Christiansburg Cemetery on the west side and Pepper Street on the east. The houses become generally later in date as the street progresses uphill to the south, but houses of later date are also interspersed in the older northern end of the street.

ARCHITECTURAL ANALYSIS

The oldest house in the district appears to be the Miller House at 106 South Franklin (154-10-2), a two-story, three-bay, single-pile, center-passage house of frame construction. The hip-roofed house dates from the mid-nineteenth century and features a fine original two-story porch featuring colossal square columns. Matching pilasters are located at the four

See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions) <u>Architecture</u> <hr/> <hr/> <hr/> <hr/> <hr/>	Period of Significance <u>1850s - 1940</u> <hr/> <hr/> <hr/>	Significant Dates <u>N/A</u> <hr/> <hr/> <hr/>
Cultural Affiliation <u>N/A</u> <hr/> <hr/>		
Significant Person <u>N/A</u> <hr/>	Architect/Builder <u>Unknown</u> <hr/>	

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

STATEMENT OF SIGNIFICANCE

The South Franklin Street Historic District is significant under criterion C as a group of buildings in a neighborhood that expresses a sense of time and place through shared materials, styles, and workmanship. The styles represented in the neighborhood's architecture illustrate regionally popular forms and decorative motifs from the 1850s to 1940. The district stands apart from the southern and western areas of downtown Christiansburg as a dense, well preserved residential neighborhood.

HISTORICAL BACKGROUND

The major elements of Christiansburg remain as platted in 1790-1793. The Main Street and Cross Street (now Franklin Street) were laid out as sixty-foot-wide thoroughfares meeting at the 264-foot-wide public square. In 1813 First Street was laid out one block south of Main Street, and was known for many years after as Long Alley. South Franklin was labeled Little River after its eventual destination in present-day Floyd County. By the time the 1877 Gray's New Map of Christiansburg was drawn, the street known as Franklin was within the town limits to about halfway between Second Street (shown as an alley on the west side only) and the present cemetery. The only houses then standing were the Wade House (154-10-1) and the Miller House (154-10-2), a small house beside the Wade House, and two houses labeled "Calloway" and "Hagan" on the west side of the same block. The 1829 Presbyterian Church had been one of the first buildings south of the courthouse on Franklin Street. It stood until the 1970s on the northeast corner of First Street and South Franklin Street across from the Wade House (154-10-1). The Miller House was the home of Charles Edie Miller, a cousin of the highly-regarded folk artist Lewis Miller, who visited him in Christiansburg four times in the 1846-1871 period. Lewis Miller drew scenes of life in the region on each visit, and his dozens of drawings document the town and surrounding area in great

See continuation sheet

9. Major Bibliographical References

- Crush, Charles Wade. The Montgomery County Story, 1776-1957. Christiansburg, Virginia: The Montgomery County Jamestown Festival Committee, 1957.
- Gray's New Map of Christiansburg, circa 1880, Jacob Chace, del., Virginia State Library.
- "Lewis Miller." News-Messenger (Centennial edition). Christiansburg, Virginia: December 31, 1969.
- Ray, Grace. "Huts-A Touch of Romance", News Messenger, Christiansburg, Virginia: November 26, 1987.

See continuation sheet

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

Specify repository:

Virginia Division of Historic Landmarks
221 Governor Street
Richmond, Virginia 23219

10. Geographical Data

Acreeage of property approximately eleven acres

UTM References

A 17 | 55128100 | 410881210
Zone Easting Northing

B 17 | 551251715 | 41090310
Zone Easting Northing

C 17 | 551261210 | 410911610

D 17 | 551291210 | 410881810

See continuation sheet

Verbal Boundary Description

Beginning at point A at the east corner of the intersection of First Street and Franklin Street and proceeding 100 feet northeast along the south side of First Street to point B at the rear (NE) lot line of the property at 100 South Franklin, thence generally south-east along the rear property lines of all the lots on the east side of South Franklin approximately 875 feet to point C at the southeast corner of the lot at 308 South Franklin thence generally southwest approximately 200 feet See continuation sheet crossing South Franklin

Boundary Justification

The boundaries chosen are defined by the lot lines of the properties which make a visually cohesive area of distinct historic architectural forms and materials, and the visual barrier of First Street, which constitutes a break in the continuity of the district.

See continuation sheet

11. Form Prepared By

name/title Gibson Worsham

organization Gibson Worsham, Architect date June 1988

street & number Route 2, Yellow Sulphur Springs telephone (703) 552-4730

city or town Christiansburg state Virginia zip code 24073

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corners of the main block, while a two-story offset ell projects from the rear (east). Early twentieth-century Colonial Revival alterations are found in the central door and leaded glass window above and in a shingled porch pediment.

The Wade House (constructed in the third quarter of the nineteenth-century) located at 100 South Franklin Street (154-10-1), is an elaborate Italianate dwelling of frame construction that may incorporate an earlier structure. The house features a sawn dentil-like cornice below a hipped roof and a one-story bay window beside the arched double door. Each two-over-two sash window is headed by a cornice. The one-story wraparound porch has a modillion cornice and shallow wooden arches above square chamfered columns, as well as a turned balustrade. A small semi-detached building to the rear may have functioned as a kitchen. The house is in a very well preserved condition.

The two-story brick house (built in the early twentieth century), located at 105 South Franklin Street, is a large Colonial Revival house with formal qualities often associated with the earlier Queen Anne style. It has a high hipped roof covering a plan that might be called a double-pile T-plan, a gabled dormer, and gabled projecting undercut bays which rise two stories on the principal and north side facades, the windows of which have been altered with wooden inserts but remain headed by segmental arches. A one-story porch across the front (east) features substantial Ionic columns. The house has been subdivided into apartments, but retains many interior features, including the paneled open-stringer stair, turned balusters, and decorative paneled newel post.

The frame house at 154-10-4 (located at 202 South Franklin Street and constructed in the early twentieth century) is an unusual example of the Bungalow style in the region. The house features a very deep gable roof that covers it and a large square-columned porch. It incorporates the vernacular-derived center-passage plan within its fashionable shell, and carries a very large gabled dormer in the center of the front (west) facade. Applied wood strips and bracketed projecting eaves are among the characteristic Bungalow motifs featured on the house. The concrete foundation is scored to resemble ashlar masonry.

Several houses (154-10-3 and 154-10-7) which date to the early twentieth century and are located at 200 and 201 South

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Franklin Street are of frame construction using the popular center-passage plan. Both are well preserved and feature central front gables. The two-story example at 154-10-7 (201 South Franklin Street) has an elaborate spindle frieze, ornamented porch, and decorative sawnwork in the gable above. Of the bungalows, houses at 154-10-9 and 154-10-10 (205 and 209 South Franklin Street) best typify the style as popularized in pattern books and mail-order catalogs from the early twentieth century. The brick house at 154-10-9 has a gable facing the street, formal gabled side dormers lighting its 1/2-story upper floor, massive brick columns supporting the integral porch, and exposed rafter ends. Jack arches with keystones give a Colonial Revival quality to the house. A frame house (154-10-10) takes the more common form, with a wide gabled porch fronting it that carries its roof parallel to the street. The concrete foundation, tapered stucco columns, three-over-one sash windows and slightly projecting gabled bay on the south side are all typical of the dwelling type and the early-twentieth-century building date.

The 1919 Rice House, known as "The Huts" (154-10-11) at 303 South Franklin, is the district's, if not the county's, most unusual house. The dwelling consists of one large (twenty feet in diameter) circular conically-roofed section and three smaller (fifteen feet in diameter) circular units clustered to the north, east, and southeast. Each is equipped with a brick flue except the center room, which has a brick fireplace with a chimney opposite the front door. The seven-course American-bond brick walls have penciled mortar joints. The main section is lit by double one-over-one sash windows, while the smaller rooms have single one-over-one sash windows. All windows are segmentally headed with a rowlock course. The windows are straight in plan, set into the curved walls. The unpainted single-panel front door has a light set into a small top panel. The entire building has a concrete foundation. The east and southeast units are joined to the main room by an original brick hyphen which contains a bath. There is a frame addition to the southeast, now in poor condition, and an apparently added frame kitchen to the rear southwest. A smaller latticed octagonal summerhouse once stood to the west of the central room, completing the cluster effect.

The interiors are plain and the walls are painted plaster, but the ceilings are open in each room under the cone-shaped roofs, and all are similarly ornamented with applied strips of wood to accentuate the dramatic effect of the roof form. The

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large room has a simple brick mantel. A vestibule was added to the main entry. The iron fence across the front of the property came from the old Montgomery County Courthouse.

In addition to the above house forms, some six of the twenty-six contributing buildings are of the 1930s Colonial Revival and Tudor Revival types. Constructed of brick and frame and consisting of one or two stories, the houses are typified by Colonial doorways, symmetrical facades, or in the case of the Tudor Revival buildings, by asymmetrical gabled fronts with arched openings. Five of the twenty-six contributing buildings are garages of contemporary date with the associated dwelling, or in one case, later in date but within the district's period of significance. One of the three noncontributing buildings is a modern garage.

Many of the yards are fronted with concrete retaining walls toward the northern end of the district, indicating that the street level has been lowered to make the grade change more gradual. The walls, like those in the East Main Street Residential Historic District help to define the street and its linear form. Alterations to some of the houses have not seriously impaired the district's integrity or the significant form and decoration of its constituent parts. The two non-contributing houses do not constitute a visual intrusion, being of similar scale and material.

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<u>ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>RESOURCE</u>
100 S. Franklin St.	mid-19th century	Italianate-style frame dwelling (Wade House); contributing garage
102 S. Franklin St.	1930s	Tudor Revival-style brick and stone dwelling
105 S. Franklin St.	ca. 1910	modified Queen Anne-style brick dwelling; noncontributing garage
106 S. Franklin St.	mid-19th century	Greek Revival/Colonial Revival frame dwelling (Miller House)
200 S. Franklin St.	early 20th century	vernacular frame dwelling
201 S. Franklin St.	ca. 1900	vernacular frame I house
202 S. Franklin St.	early 20th century	Bungalow-style frame dwelling; contributing garage
203 S. Franklin St.	late 19th century	vernacular frame house
204 S. Franklin St.	ca. 1900	modified Queen Anne-style frame and stucco dwelling
205 S. Franklin St.	early 20th century	Bungalow-style brick dwelling
206 S. Franklin St.	1960s	modern brick dwelling - noncontributing
207 S. Franklin St.	1920s	Bungalow-style brick dwelling
208 S. Franklin St.	1930s	Colonial Revival-style brick dwelling

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209 S. Franklin St.	1920s	Bungalow-style frame dwelling; contributing garage
210 S. Franklin St.	1930s	Colonial Revival-style frame house
300 S. Franklin St.	1960s	Ranch-style brick dwelling - noncon- tributing
301 S. Franklin St.	1930s	Colonial Revival-style brick house
303 S. Franklin St.	1919	African-inspired conical-roofed brick dwelling known as The Huts
304 S. Franklin St.	1920s	Bungalow-style brick dwelling
305 S. Franklin St.	ca. 1900	vernacular frame dwelling
306 S. Franklin St.	1920s	Bungalow-style frame dwelling; contributing garage
307 S. Franklin St.	1930s	Colonial Revival-style brick house; contributing garage
308 S. Franklin St.	1930s	Tudor Revival-style brick and stone dwelling

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detail. The Miller House was apparently his base of operations in the area. The neighboring Wade House is associated with the prominent Wade family, who were merchants and businessmen from the early nineteenth century on.

In the late nineteenth century the land beyond the Miller House was subdivided and gradually built on from that period into the mid-twentieth century. One of the most interesting of the early-twentieth-century residents was Mrs. William A. (Ethel) Rice, who designed her home at 303 South Franklin Street (154-10-11) in 1919. She came to Christiansburg following her husband's death. He had been an employee of the British American Tobacco Company in Rhodesia, where they had spent almost all their married life. Mrs. Rice worked with local builders to construct her version of a Rhodesian native dwelling from locally available materials and stock parts. The three connected round sections served as the house of Mrs. Rice and her son William A. Rice, Jr. They used the detached hut for a guest house. William Rice and his wife Nora lived in the house with his mother and raised their family. A dining room and kitchen were added across the rear (west). The Huts is now for sale by Nora Rice, who has moved into a rest home. The house is unique in the region, and possibly in the nation, as an example of an American domestic interpretation of African vernacular architecture from the early twentieth century. It is in good condition, except for the frame addition.

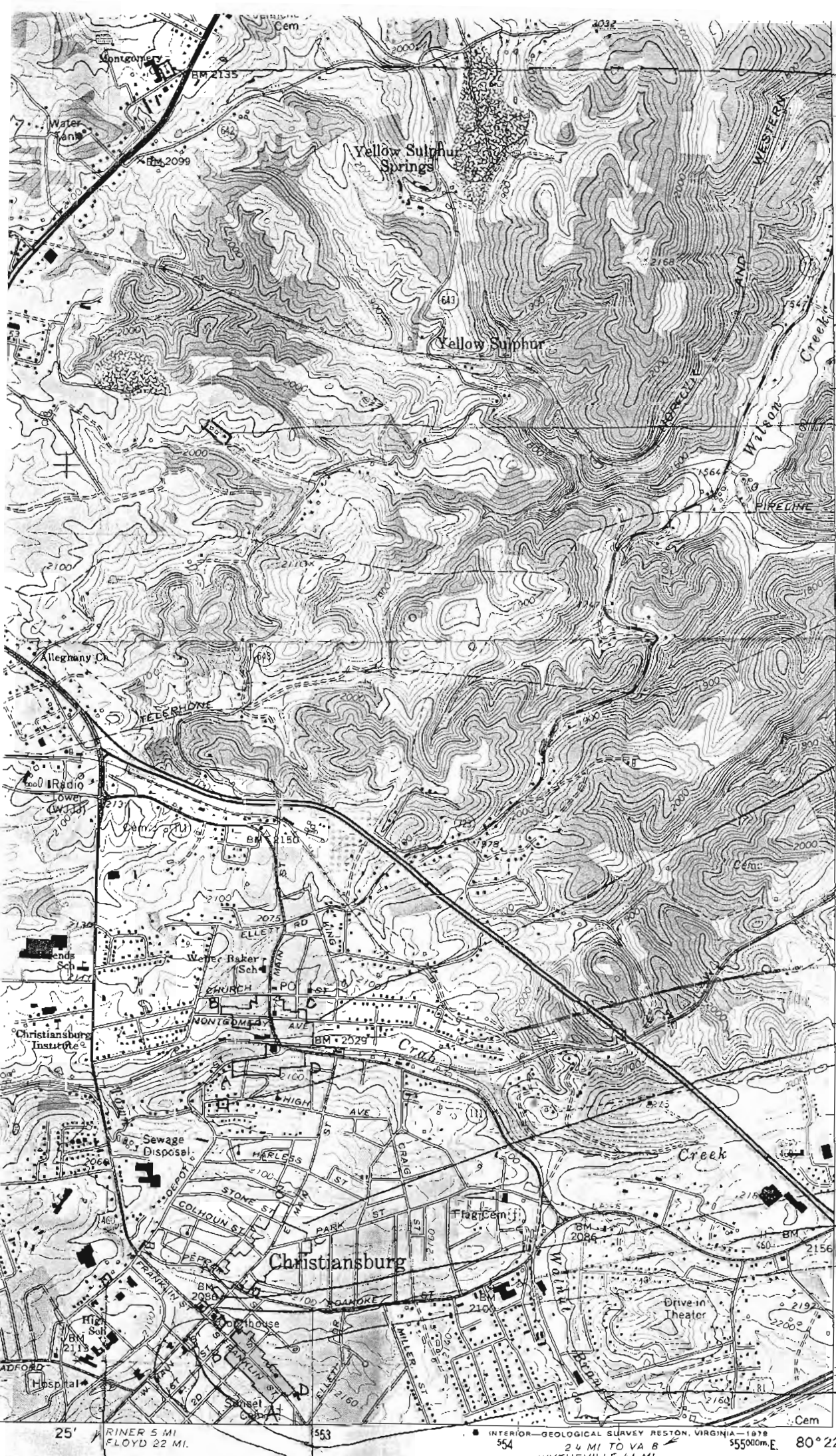
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and following the southeast property lines of the lots at 308 and 307 South Franklin to point D, thence generally northwest along the rear property lines of all the lots on the west side of South Franklin Street approximately 725 feet to point E at the northwest corner of the lot at 105 South Franklin, thence northeast 150 feet with the northwest property line of the said lot to point F on the east side of South Franklin Street, thence 105 feet northwest with the east side of South Franklin Street to point of origin.



MONTEGOMERY PRIMITIVE BAPTIST CHURCH
17 552280 4115200

ELIJAH MURDOCK FARM
17 552530 4113480

CAMERA HISTORIC DISTRICT
A 17 552600 4110360
B 17 552540 4110700
C 17 552960 4110680
D 17 552940 4110420

SURFACE HOUSE
17 552550 4110240

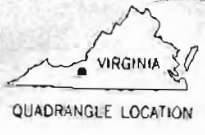
EAST MAIN STREET HD
A 17 552520 4109440
B 17 552830 4109780
C 17 552990 4109600
D 17 552680 4109340

HARRISON HANCOCK HARDWARE BLDG.
17 552540 4109340
CHRISTIANSBURG POST OFFICE
17 552470 4109270
S. FRANKLIN ST. HIST. DIST.
A 17 552800 4108820
B 17 552575 4109020
C 17 552620 4109160
D 17 552920 4108880

A.L. JOHNSON STORE BLDG.
17 552410 4109090
PHILEAS BUILDING
17 552560 4109200

MONTEGOMERY WHITE SULPHUR SPRINGS COTTAGE
17 552000 4109380

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt - - - - -
○ Interstate Route ○ U.S. Route ○ State Route



BLACKSBURG, VA.

N3707.5—W8022.5/7.5

1965
PHOTOREVISED 1978
AMS 4958 III NW—SERIES V834

Boundary lines shown in purple compiled from latest information available from the controlling authority