



PRELIMINARY INFORMATION FORM (PIF) for HISTORIC DISTRICTS

Purpose of Evaluation

Please use the following space to explain briefly why you are seeking an evaluation of this property.

Are you interested in applying for State and/or Federal Rehabilitation Tax Credits? Yes _____ No _____

Are you interested in receiving more information about DHR’s easement program? Yes _____ No _____

1. General Information

District name(s): Elkton Historic District

Main Streets and/or Routes: West Spotswood Trl W. Spotswood Ave; N. 1st Street, Gibbons Ave; Shenandoah Ave. ; 5th Street; N 5th Street, N. Terrace Avenue; Warren St. Water Street; W. Rockingham Street; Henry Ave; W. A Street; W. B. Street; Ashby Ave; Hill Ave.; S. Stuart Ave.

City or Town: Elkton

Name of the Independent City or County where the property is located: Rockingham

2. Physical Aspects

Acreage: Approx. 105 acres

Setting (choose only one of the following):

Urban _____ Suburban _____ Town x Village _____ Hamlet _____ Rural _____

Briefly describe the district’s overall setting, including any notable landscape features:

Elkton is located in eastern Rockingham County, east of Harrisonburg and just west and in the shadow of the Blue Ridge Mountains. The proposed district is approximately 105 acres and is comprised of a commercial “main street” core with surrounding historic residential development. The district is divided by railroad tracks that run north/south through the center of town. The residential area to the north of the commercial area is laid out in a grid like pattern with primary streets and alleys.

3. Architectural/Physical Description

Architectural Style(s): Mid-19th Century: Italinatate; Late Victorian: Queen Anne; Folk Victorian; Late 19th and 20th Century Revivals: Colonial Revival; Late 19th Century and Early 20th Century American Movements: Bungalow/Craftsman; Modern Movement; Ranch; Commercial

If any individual properties within the district were designed by an architect, landscape architect, engineer, or other professional, please list here:

If any builders or developers are known, please list here:

Date(s) of construction (can be approximate): ca. 1860 through the 1960s.

Are there any known threats to this district? Development

Narrative Description:

In the space below, briefly describe the general characteristics of the entire historic district, such as building patterns, types, features, and the general architectural quality of the proposed district. Include prominent materials and noteworthy building details within the district, as well as typical updates, additions, remodelings, or other alterations that characterize the district..

The proposed Elkton HD is comprised of the town's commercial district situated along Spotswood Trail and West Spotswood Ave and surrounding residential areas to the north along A and B Streets and Henry, Warren and Ashby Streets. The layout of the commercial district is unique with West Spotwood Trail, the town's main street, on a straight east west axis for a bit before coming to a fork in the road where the commercial district continues to the northeast along W. Spotswood Ave and to the southeast along W. Rockingham Ave. While there have been demolitions and subsequent infill and some of the commercial buildings have undergone changes in regards to materials and modifications to storefronts, the overall integrity of the district is intact. The commercial buildings reflect Elkton's earliest development, when it was incorporated in 1908. Most of them are of frame or brick construction with parapet walls with bracketed or molded cornices while others contain details attributed to the Colonial Revival style. Historic infill includes several service stations, one story buildings used for restaurants and more recent two story buildings. Along the railroad, buildings reflect Elkton's industrial past and were built of brick and frame construction.

The residential area to the north dates from the late 19th century through the early and mid-20th century, with some later ranch style homes constructed in the 50s and 60s. Most of the residences retain their original form and massing with some with rear additions that were added off rear elevation. Many have been covered in vinyl siding and have replacement vinyl or aluminum clad windows.

Discuss the district's general setting and/or streetscapes, including current property uses (and historic uses if different), such as industrial, residential, commercial, religious, etc. For rural historic districts, please include a description of land uses.

As previously noted, the proposed Elkton HD contains areas of both residential, commercial and industrial development. The commercial area, along the town's main streets, W. Spotswood Trail, W. Spotswood Avenue and W. Rockingham Ave contain common building types and styles as seen in most commercial block development of the early 20th century. Along West Spotswood Trail, the district begins with some residential development with homes dating to the early to mid-20th century. The district quickly transitions to commercial development with a few newer and historic infill projects, one-story buildings, service stations and a restaurant. One of the first buildings that connects the residential to the commercial is Conrad's Store (DHR# 216-0002), one of the town's oldest buildings, dating to the early 19th century. Conrad's Store was determined individually eligible for the NR in 2016. Further along W. Spotswood Trail are more traditional early to mid-20th century 2 and 3 story commercial block buildings, likely used historically as stores and offices. Today they remain in commercial use for a variety of business types. Also located on this block is the Elkton Theatre (DHR# 215-5016), constructed in 1941 and previously determined individually eligible for the NR.

Just east of the commercial block containing the theatre, is where the railroad bisects the district and where some of the town's industrial buildings are located. An interesting streamlined moderne brick industrial building with glass block windows is located along W. Spotswood Trail, while other industrial use buildings are situated along 5th street, which runs parallel to the railroad. There are two larger brick buildings, each with gable end stepped parapet walls. According to a 1924 Sanborn map of Elkton these two buildings closest to the tracks were used as warehouses. Today they hold a brewing company and several other smaller businesses. Also located in this general area are other smaller industrial buildings.

The rest of the commercial block along W. Spotswood Trail and W. Spotswood Avenue contain more traditional 2 and 3 story commercial buildings, all still being used today for retail, offices and apartments. The east end, like the west end of the town is dotted with some historic residential development along with a few industrial buildings, one of them being the Rockingham Cooperative Farm Bureau building, constructed in 1938 to provide services to the surrounding agricultural community. It is still in the same uses as it was when it was constructed.

To the north of the commercial core is a residential section laid out in a grid like pattern with primary streets and alley ways. Also in this area are two churches and the historic Elkton High School, now elementary school.

4. District's History and Significance

In the space below, briefly describe the history of the district, such as when it was established, how it developed over time, and significant events, persons, and/or families associated with the property. Please list all sources of information used to research the history of the property. (It is not necessary to attach lengthy articles or family genealogies to this form.) Normally, only information contained on this form is forwarded to the State Review Board.

If the district is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

Prior to its formal incorporation as a town in 1908, Elkton was known as Conrad's Store and was a small crossroads community and transportation center along the Shenandoah and Elk Rivers and the Spotswood Trail(now Route 33). Elkton.

Elkton saw no major battles during the Civil War, but it was used as headquarters and some of its buildings were used as hospitals during the battles at Cross Keys and Port Republic, both significant battles during Stonewall Jackson's Shenandoah Valley Campaign.

Before and after the war, Conrad's Store saw some development in the way of industry, with several mills and a tannery. Further development in Elkton came with the construction of the railroad, both the Shenandoah Valley Railroad, extending north and south to Roanoke and the Chesapeake and Western line expanded from Elkton to Bridgewater, making the crossroads community ripe for additional industrial and commercial development.

The small community was renamed Elkton in 1881 for its location along the Elk River. During the 1890s, Elkton became slated as one the Shenandoah Valley boom towns and in 1890 the Elkton Improvement Company was established. The Elkton Improvement Company began to make plans for further residential, industrial and commercial development, some of which came to fruition, but just like many other boom towns, the vision of the Company was never fully realized, but their efforts, along with the railroad spurred further industrial and commercial development in Elkton.

The opening of Skyline Drive and Shenandoah National Park in the early 1930s likely had an impact on the small Town of Elkton as well. The town is located less than 10 miles from the Swift Run Gap entrance of the Park.

In 1941 Merck, a German Pharmaceutical company chose Elkton as a location for one of their plants (Stonewall Plant). They became a major employer in the area and influenced further development in the small Town.

Elkton is being considered for the NR under Criterion A, Commerce, Industry and Community Planning and Development. Additional areas of significance may be determined with further research. The district is also being considered under Criterion C, Architecture. The proposed historic district includes commercial, residential and industrial buildings that reflect the town's earliest history through the mid-20th century. The proposed period of significance is ca. 1830, the construction of Conrad's Store to 1970.

5. Property Ownership (Check as many categories as apply):

Private: _____ Public\Local _____ Public\State _____ Public\Federal _____

6. Applicant/Sponsor (Individual and/or organization sponsoring preparation of the PIF, with contact information. For more than one sponsor, please list each below or on an additional sheet.)

name/title: _____
organization: _____
street & number: _____
city or town: _____ state: _____ zip code: _____
e-mail: _____ telephone: _____

Applicant's Signature: _____

Date: _____

•• Signature required for processing all applications. ••

In the event of organization sponsorship, you must provide the name and title of the appropriate contact person.

Contact person: _____

Daytime Telephone: _____

Applicant Information (Individual completing form if other than applicant/sponsor listed above)

name/title: _____
organization: _____
street & number: _____
city or town: _____ state: _____ zip code: _____
e-mail: _____ telephone: _____

7. Notification

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator, City Manager, and/or Town Manager.

name/title: _____

locality: _____

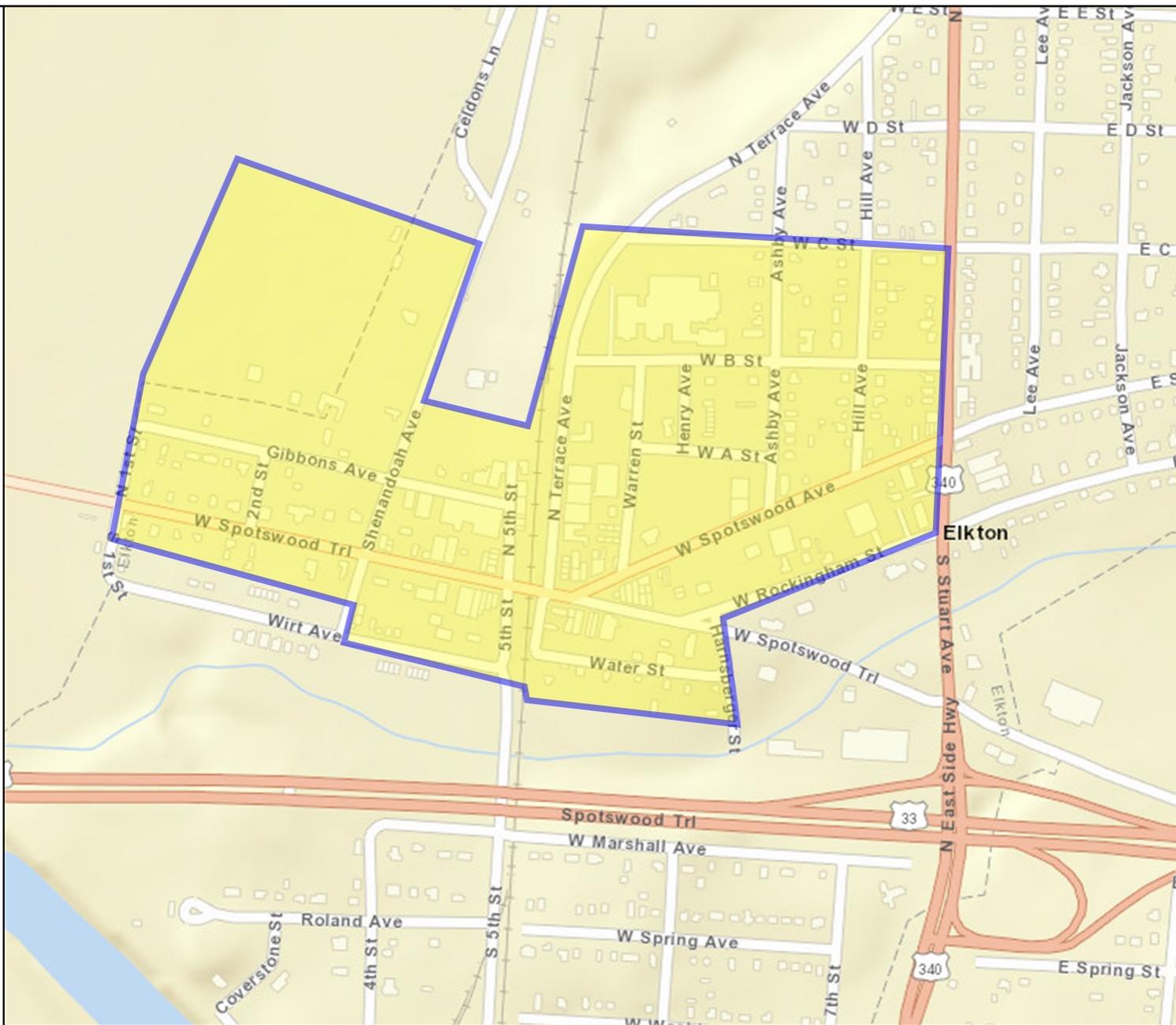
street & number: _____

city or town: _____ state: _____ zip code: _____

telephone: _____



Legend



Feet



1:9,028 / 1"=752 Feet

Title: Elkton_HD_Boundary_Street_Map

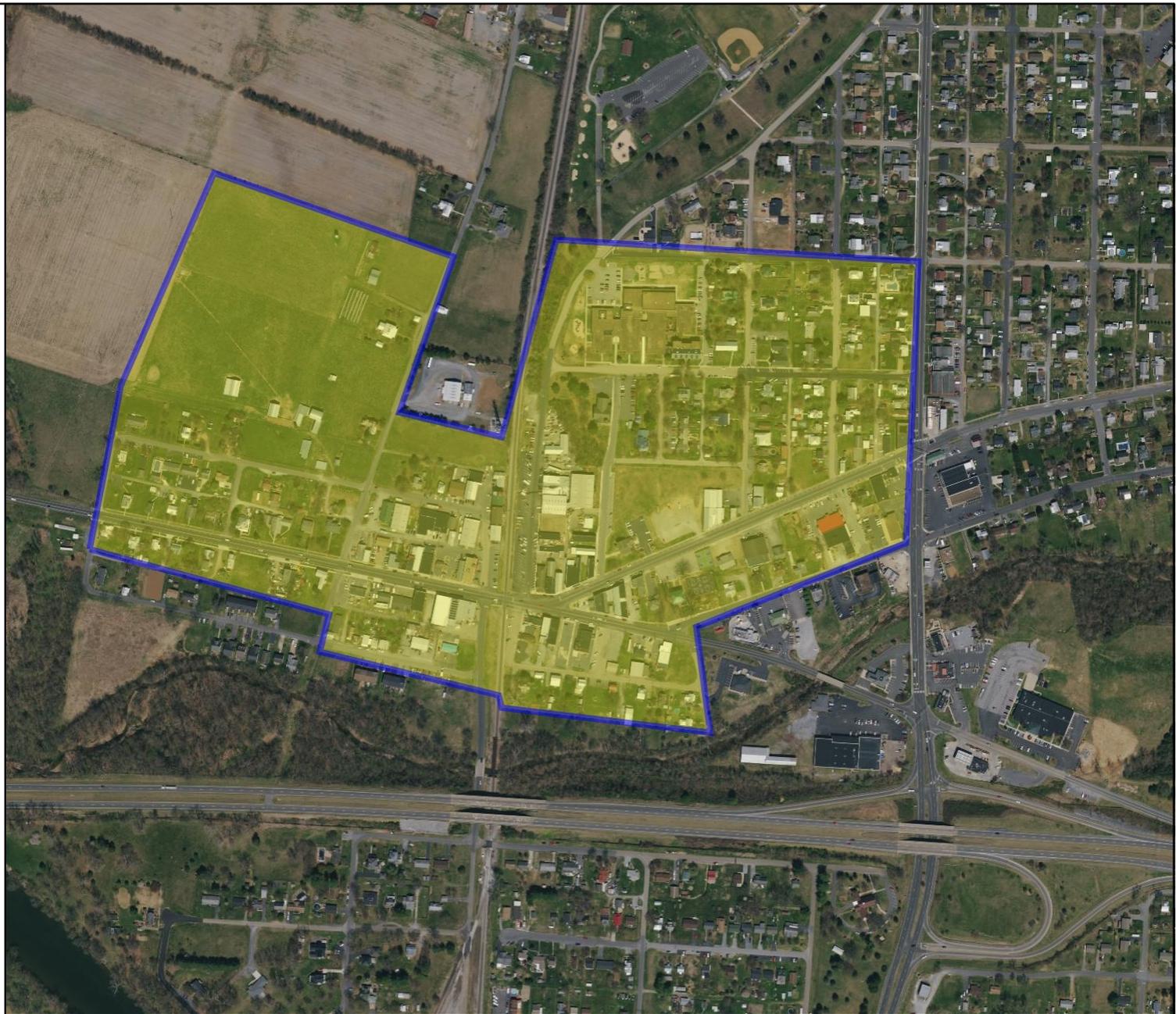
Date: 8/11/2020

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

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



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