



**PRELIMINARY INFORMATION FORM (PIF) for HISTORIC DISTRICTS**

*Note: PIFs are prepared by applicants and evaluated by DHR staff and the State Review Board based on information known at the time of preparation. Recommendations concerning PIFs are subject to change if new information becomes available.*

**DHR No. (to be completed by DHR staff)** \_\_\_\_\_

**1. General Information**

District name(s): Hillsville Historic District 2026 Boundary Increase

Main Streets and/or Routes: Hwy 52; Hillsville Main St

City or Town: Town of Hillsville

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

**2. Physical Aspects**

Acreage: \_\_\_\_\_

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:

The proposed Hillsville Mid-Century Commercial Historic District encompasses properties along North Main Street (U.S. Route 52) extending from an area south of East Grayson Street to an area north of Carroll St. The district also includes select historically associated properties located along Court Street that developed in conjunction with the mid-twentieth-century commercial corridor.

The boundary generally follows rear parcel lines on both the east and west sides of North Main Street to include primary buildings and associated secondary structures and service areas historically related to commercial use. On the south, the boundary is drawn north of Stuart Drive and south of East Grayson Street. On the north, the boundary extends to Carroll Street on both East and West side of the road that include a small number of buildings on Court Street that share architectural characteristics, period of development, and historical associations with the North Main Street corridor.

Properties within the district reflect a mix of commercial, residential, and mixed-use development, a pattern typical of mid-twentieth-century small-town commercial districts, and collectively convey the historic function and character of the area during Hillsville’s post–World War II period of growth and modernization. This extension excludes the currently designated historic district.

### 3. Architectural/Physical Description

Architectural Style(s): Mid-Century Commercial styles

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

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

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Date(s) of construction (can be approximate): ca. 1945–1975 or earlier

Are there any known threats to this district? Deferred maintenance, vacancy, redevelopment

#### **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 district is characterized by Mid-Century Commercial architecture reflecting Hillsville’s post–World War II economic growth and modernization. Buildings within the district are predominantly one to two stories in height and exhibit simplified commercial forms emphasizing function, visibility, and durability. Common architectural features include flat or low-pitched roofs concealed by parapets, brick and concrete block construction, horizontal massing, and large storefront display windows often framed in metal or aluminum. Entrances are frequently recessed or centrally located. Decorative detailing is minimal and may include subtle brick patterning, cast-concrete or stone accents, modest cornice lines, and horizontal signage bands typical of mid-twentieth-century commercial design. Alterations within the district generally include storefront updates, replacement windows, signage changes, and interior remodelings undertaken to accommodate evolving uses. Despite these changes, the district retains integrity of location, setting, feeling, and association, with most buildings maintaining their original scale, massing, and orientation to North Main Street.

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.

The streetscape is defined by a continuous street wall along North Main Street, with buildings constructed at or near the sidewalk edge. Properties within the district historically and currently reflect a mix of commercial, residential, and mixed-use development, including retail shops, offices, dining establishments, service businesses, town hall and upper-story residential units. This mixed-use pattern is characteristic of mid-twentieth-century small-town commercial districts.

#### 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.

Downtown Hillsville developed as the commercial and civic center of Carroll County following the town's origins as an early nineteenth century frontier trading post known as Cranberry Plains. Renamed Hillsville in 1820 and designated the county seat upon Carroll County's creation in 1842, the town quickly emerged as a regional hub for commerce, government, and professional services. Early development clustered around the courthouse and surrounding streets, establishing Main Street as the town's primary commercial corridor.

Hillsville's growth and physical form were significantly influenced by transportation corridors, particularly what would become Route 52 (North Main Street) and Route 221 (Stuart Drive). These routes connected Hillsville to surrounding rural communities and regional markets, reinforcing the town's role as a service center for agriculture, trade, and later manufacturing. By the early twentieth century, downtown Hillsville supported a variety of businesses including retail stores, professional offices, hotels, restaurants, and service establishments, many housed in modest commercial buildings with mixed residential or office use on upper floors.

A pivotal moment in downtown Hillsville's development occurred in 1931, when a major fire destroyed a significant portion of the town's largely wood frame building stock. The subsequent rebuilding period resulted in more permanent brick and masonry construction, setting the stage for later modernization. While earlier commercial buildings remained concentrated near the courthouse, development northward along North Main Street accelerated in the decades that followed.

The post World War II era marked a distinct phase in downtown Hillsville's evolution. Increased automobile ownership, improved highways, and changing consumer expectations prompted modernization and expansion of commercial areas beyond the traditional courthouse core. Along North Main Street, particularly between East Grayson Street and Court Street, new buildings were constructed and earlier structures were updated to reflect contemporary design trends. These changes produced a cohesive collection of Mid Century Commercial architecture characterized by simplified forms, flat roofs, brick and concrete block construction, large storefront windows, and minimal ornamentation.

During this period, downtown buildings increasingly accommodated a mix of commercial, residential, and mixed use functions, a pattern typical of mid twentieth century small town centers. Retail shops, restaurants, service businesses, and professional offices occupied ground floors, while upper stories or rear sections were used for offices, apartments, or storage. This mix of uses supported a walkable downtown environment while also serving automobile traffic along Route 52.

The proposed Hillsville Mid Century Commercial Historic District represents this later phase of downtown development, distinct from the earlier courthouse centered historic district designated in 2001. The corridor reflects Hillsville's adaptation to postwar economic conditions, regional mobility, and evolving patterns of commerce, while remaining closely tied to the town's historic role as a county seat and regional crossroads.

As documented in the Hillsville Business District Improvement Plan adopted in 2023, North Main Street continues to function as a focal point for economic activity, reinvestment, and revitalization efforts, underscoring the corridor's long-standing importance to the community's identity and development.

**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: Angela Browne  
organization: N/A  
street & number: 707 N Main St  
city or town: Hillsville state: VA zip code: 24343  
e-mail: AngelaBrowne0516@yahoo.com telephone: 2288616111

Applicant's Signature: \_\_\_\_\_

Date: 1/17/2026

**• • 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: \_\_\_\_\_  
Date: \_\_\_\_\_

**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.

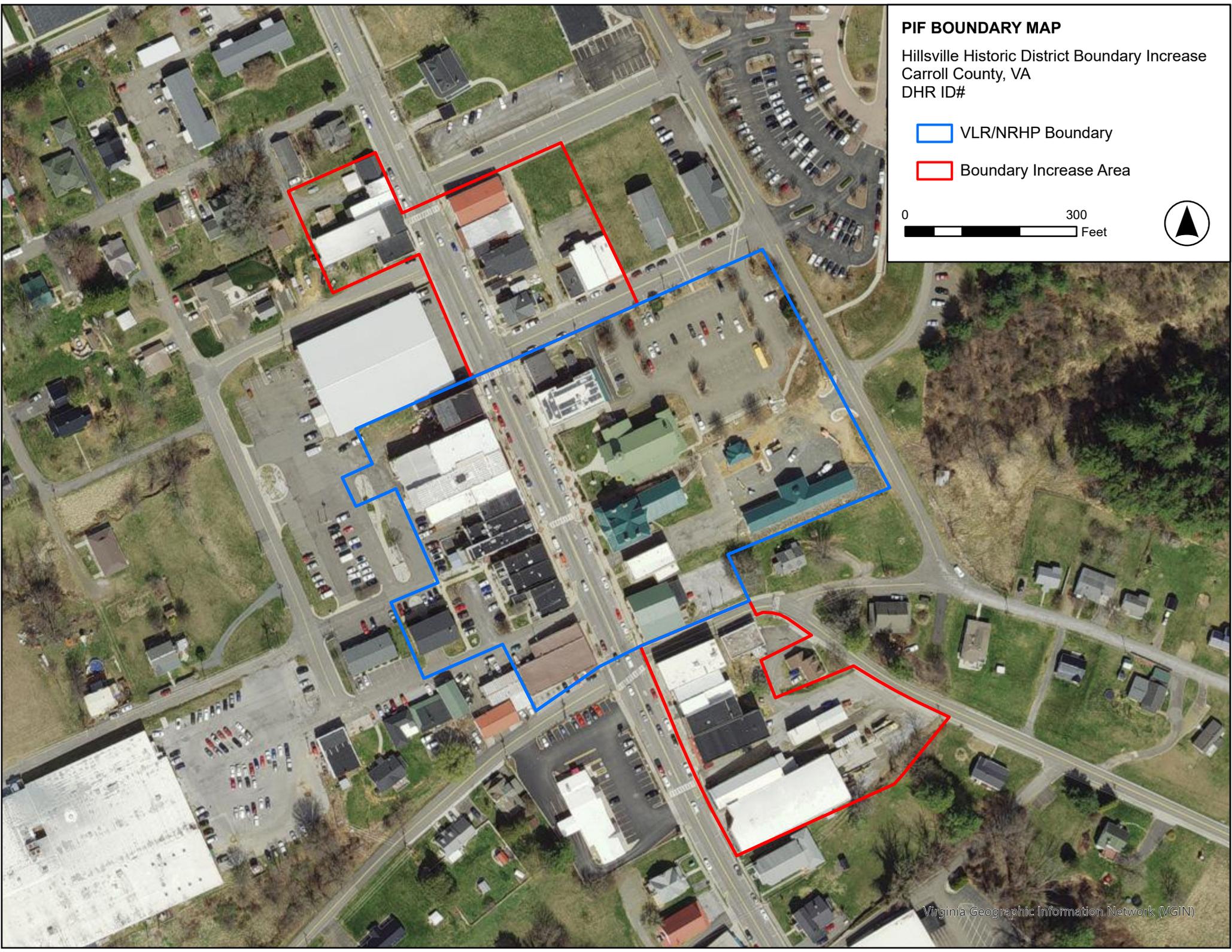
name/title: LeAnna Surratt  
locality: Hillsville  
street & number: 410 N Main St  
city or town: Hillsville state: VA zip code: 24343  
telephone: 276-728-2128

**PIF BOUNDARY MAP**

Hillsville Historic District Boundary Increase  
Carroll County, VA  
DHR ID#

 VLR/NRHP Boundary

 Boundary Increase Area









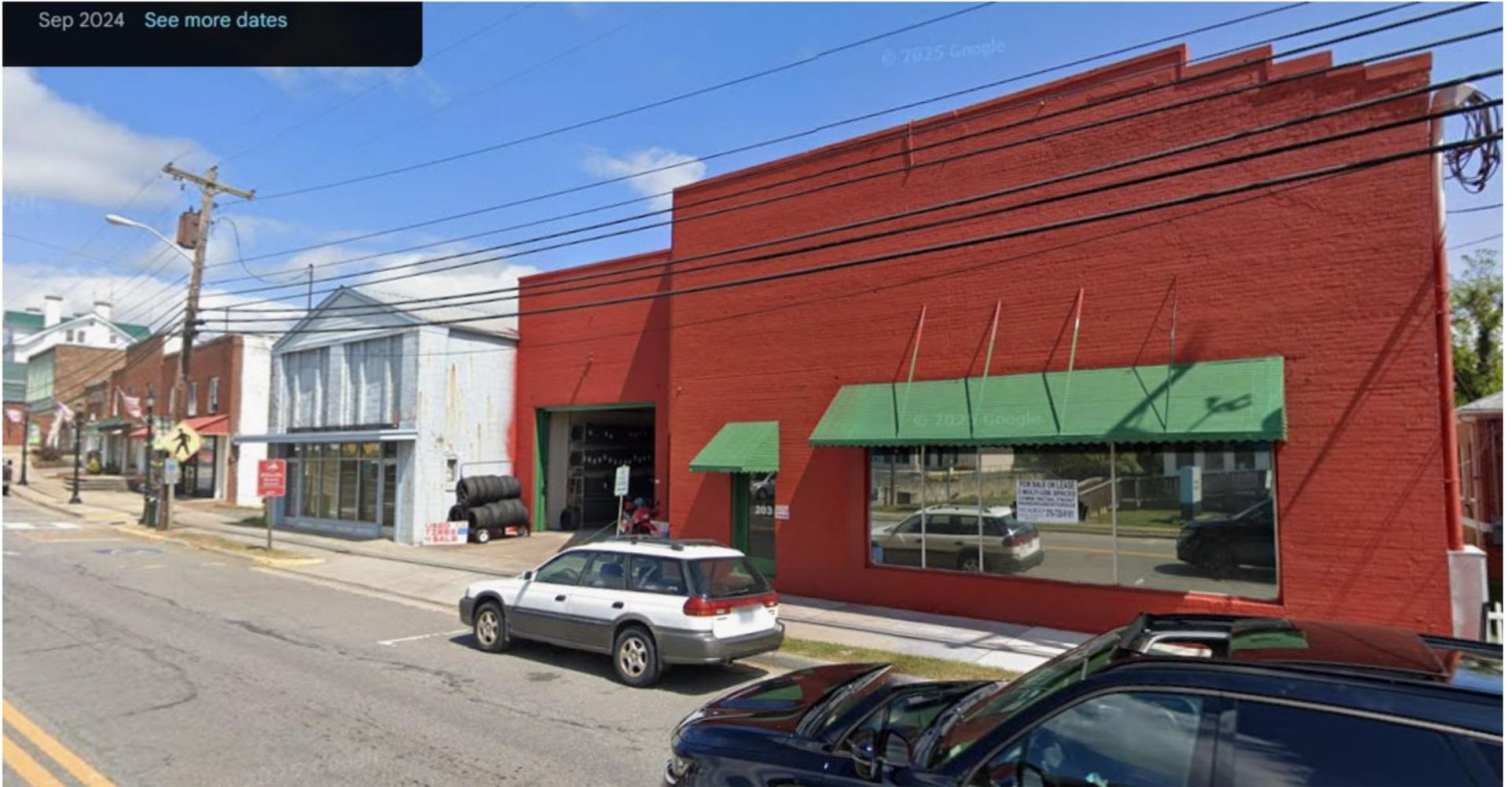


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