



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) 077-0043

1. General Information

District name(s): Staff Village

Main Streets and/or Routes: Staff Village Drive

City or Town: Dublin

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

2. Physical Aspects

Acreage: ~45

Setting (choose only one of the following):

Urban ☐ Suburban ☐ Town ☐ Village ☐ Hamlet ☐ Rural ☒

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

Staff Village is a neighborhood of military colonial style homes that is set apart from other subdivisions and homes in the area due to its unique charm and historical significance for the American and Allied effort during World War II. It is an isolated neighborhood that is surrounded by forests and undeveloped land which provide some degree of privacy from outside the neighborhood. Many residents in the surrounding area are aware of the existence and history of the neighborhood, but don't know how to access it for this reason. All the homes still retain their original architecture from when they were built starting in 1941, while any additions or modifications that have been made to the homes over the years still retain the colonial style and consistent look of the homes. Each home also has at least an acre of land which allows for a respectable amount of space between each house. The homeowners jointly own the majority of the land around the neighborhood, which is meant to serve as forest conservation and a buffer from unwanted development.

3. Architectural/Physical Description

Architectural Style(s): Colonial Revival

If any individual properties within the district were designed by an architect, landscape architect, engineer, or other professional, please list here: Hercules Powder Company / US War Department, Ordinance Department (Actual architect info was never released as they used standardized military blueprints)

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

Date(s) of construction (can be approximate): 1941

Are there any known threats to this district? Yes, minimal

Narrative Description:

Quiet and peaceful are the two characteristics that would best describe Staff Village. All the homes are set far enough apart to give neighbors space, allowing for the general landscape to remain in a more natural state with many trees throughout the neighborhood that give it a unique charm that melds more with nature than modern suburban neighborhoods.

All of the original Colonial style homes remain intact and all of them have kept the uniform color and architecture even if a home has had additions or modifications. Though simple in style and presence, together these homes make Staff Village a lovely neighborhood where neighbors have formed a strong community.

Usage of land inside Staff Village is strictly residential. The general setting can be described as a small colonial style neighborhood that houses middle class residents. The homes line the streets on both sides with a generous amount of green between the homes that help give it that "village" vibe. Each home looks similar, but because they are historically military homes they range in size that would have originally correlated with the rank of officer or plant manager that was assigned to each home along with their families.

The homes have been well cared for since the inception of the neighborhood in 1941. Over the years owners have made additions and upgrades to the houses such as new siding and roofing while maintaining the original esthetic of each house. It is common during the summer to see the children of the neighborhood riding bikes or hiking into the surrounding woods to go on youthful adventures. The neighbors have always called it a "gated neighborhood without the gate."

4. District's History and Significance

Aside from the charming colonial look and feel of Staff Village, neighbors that belong to Staff Village also recognize and take pride in the fascinating historic significance of the neighborhood.

Staff Village was originally constructed as part of the New River Ordinance Plant (NROP) which was meant to compliment the Radford Ordinance Works (ROW). The Radford location still operates today under the name Radford Army Ammunition Plant. Both facilities were constructed to support the allied efforts in World War II.

Originally, the NROP was spread across 3,834 acres of primarily farmland that was acquired both through local agents and the Land Acquisition Division of the US Department of Agriculture. There were a total of 45 separate tracts of land that were acquired, and 24 of those were completed through condemnation. Acquisitions began on November 4th, 1940 with construction starting in February 1941. The primary function of the NROP facility was for bagging the propellant necessary for artillery shells used at the time. Since most men were overseas during the war, the facility was staffed with the majority of workers being women.

The facility was designed and run by Hercules Power Company, which included Staff Village that would provide homes for high level administrators, plant managers, and military officers. Other amenities were added to the NROP / Staff Village that included a Hospital, Cafeteria, and Recreation Facilities. Four bowling alleys, a baseball diamond, and tennis courts were added. The hospital stood until around the mid-90s when the town of Dublin demolished it due to safety concerns since teenagers had been using it as a hang out spot. The basement of the hospital is still accessible in 2026, located on the wooded property surrounding Staff Village which is jointly owned by the HOA. Many of the residents claim that there was also a community pool that has since been condemned. All of the homes were heated using a coal fired heating plant that used a boiler which was then distributed to the homes. A number of local residents, including Staff Village residents, have told me that German POWs were involved in construction of the homes. I have not yet found any concrete documentation to support the POW claim though.

The NROP did not stay active long, drawing down in August 1945 with operations ending nearly immediately when the allies won the war. 2,840 acres of the NROP property were folded into the Radford plant in the same year.

The main manufacturing facilities, including Staff Village, were sold to Burlington Industries who used the site for commercial textile dyeing and finishing. Staff Village would become the homes for executives of Burlington Industries. Under the ownership of Burlington Industries, both Staff Village and the homes received a number of upgrades including updated heating, electrical, detached garages, and additional landscaping perfect for an executive enclave at the time.

After 42 years, Burlington Industries began its wind-down from 1989-1990. Afterwards, the town of Dublin acquired the land and facilities in 1993 in order to establish the Dublin Industrial Park. Staff Village was made publicly available and the homes were considered highly desirable. Today two historical markers exist in Dublin that commemorate both NROP and Staff Village for the contribution to the war effort.

As a personal note - my father who is an artist and a avid fan of history in Bluefield WV (Gary Bowling's House of Art) had mentioned Staff Village numerous times in my youth. Even growing up in Bluefield WV, I would learn about the neighborhood as a child simply due to its history and charm.



Figure 1: NROP Construction May 15, 1941



Figure 2: NROP Construction May 15, 1941



Figure 3: Staff Village January 2, 1942



Figure 4: Recent Home Photo



Figure 5: Recent Home Photo

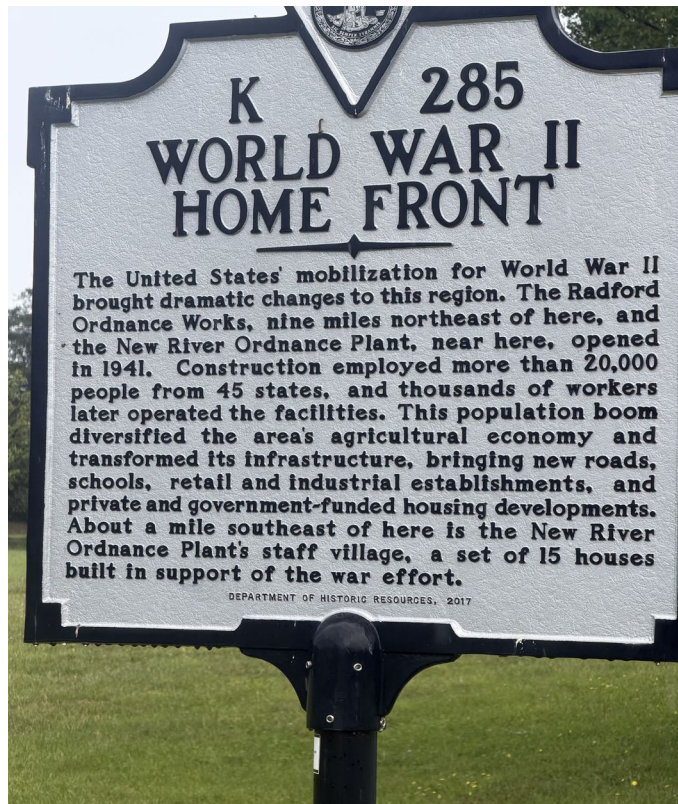


Figure 6: Historical Marker - Dublin Town Square



Figure 7: Historical Marker - Bagging Plant Road

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

Private: X 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: Adam Bowling
organization: Staff Village Homeowners
street & number: 5539 Staff Village Drive
city or town: Dublin state: VA zip code: 24084
e-mail: abowlingdesign@gmail.com telephone: 540-449-3434

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: _____

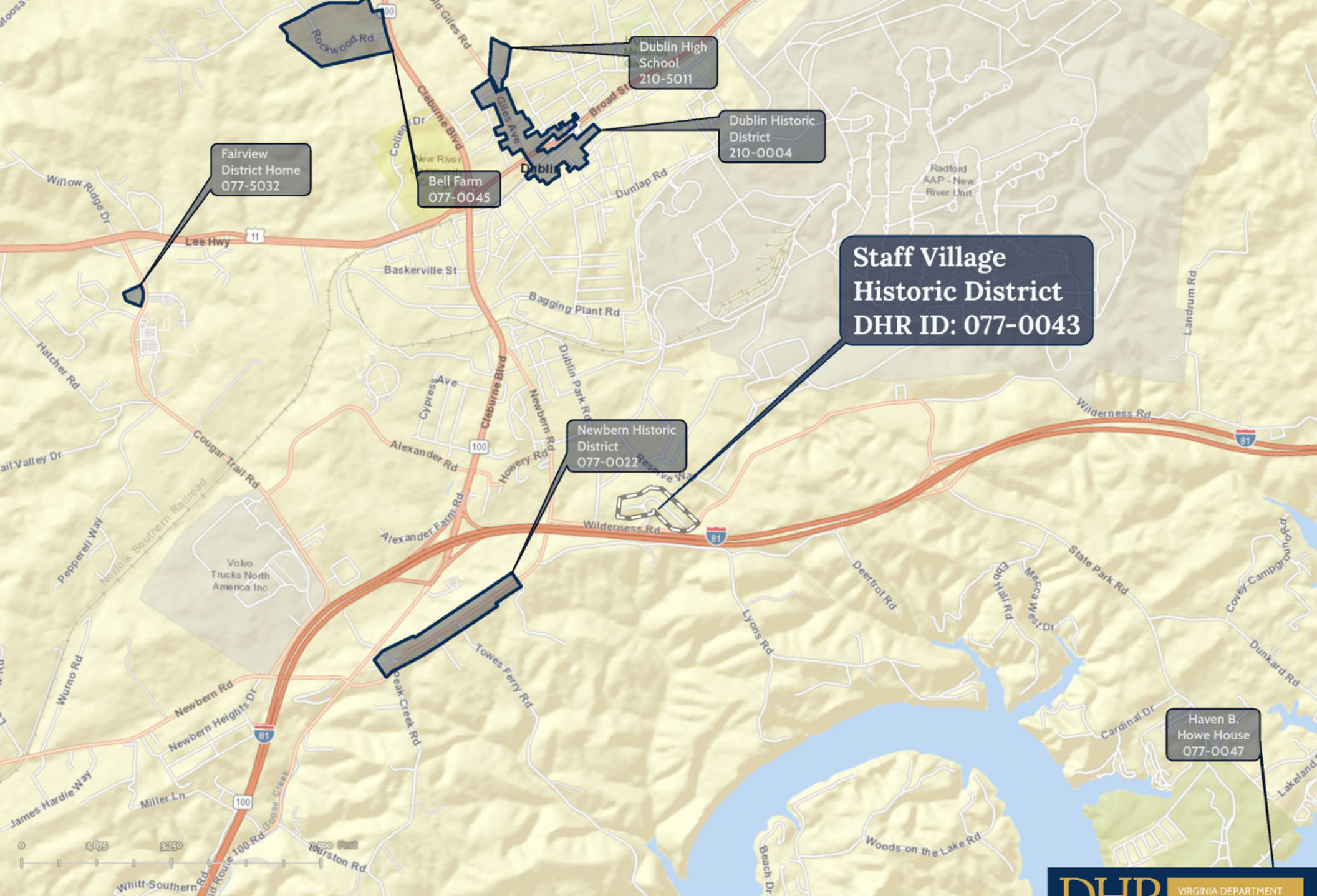
Applicant Information (Individual completing form if other than applicant/sponsor listed above)

name/title: _____
organization: _____
street & number: _____
city or town: _____ state: _____ zip code: _____
e-mail: _____ telephone: _____
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: Darrin Cullip / Town Manager
locality: Town of Dublin
street & number: 101 Dublin Park Rd
city or town: Dublin state: Virginia zip code: 24084
telephone: (540) 674-4802



Staff Village Historic District
Pulaski County, Virginia
DHR ID: 077-0043

-  PIF Boundary
-  Listed Architecture



Created By: D. Bascone, 6/24/2026
Sources: VDH 2026, ESRI 2026, VDOT 2026, VGIN 2026
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal, or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.



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**DHR**
VIRGINIA DEPARTMENT
OF HISTORIC RESOURCES

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