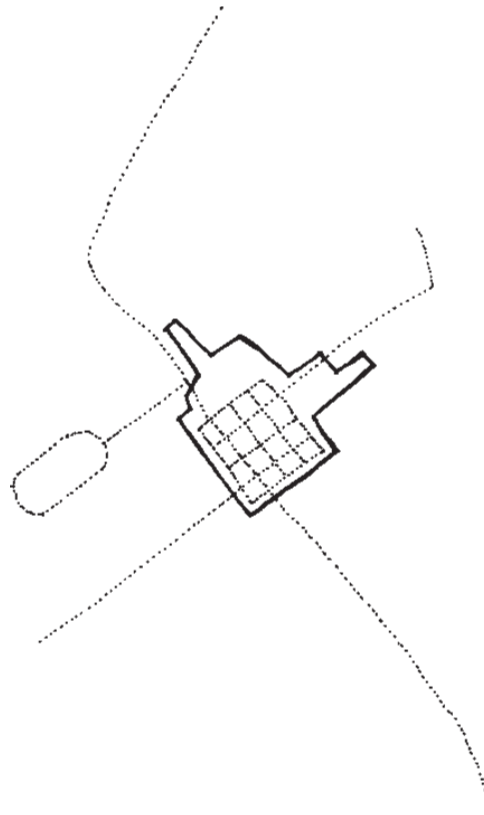


Blacksburg Historic District

Design Guidelines Overview



INTRODUCTION: THE HEART of BLACKSBURG

Blacksburg's downtown commercial area and adjoining residential neighborhoods comprise an eclectic mix of building types and functions, linked by an underlying town plan adopted in 1798 as the "sixteen squares." The sixteen square blocks including portions of the Progress, Roanoke, and Lee Street corridors have been designated as the Blacksburg Historic District. The varied network of activities found in the area offers the amenities of an urban setting, while its architectural and historic character form part of the background through which community life and town identity are established. The district is experiencing the forces of change as an area of mixed use and multiple interests.

Protecting the work of our ancestors from demolition and decay is a cultural benefit. The structures they inhabited and the environments they walked are part of a heritage that contributes to a better understanding of who we are today. An awareness of the past and of future opportunities can be a source of inspiration for new building. Change can bring progress and positive development.

The goal of these guidelines is to conserve a sense of the past while encouraging growth. New ideas for building and innovative projects which acknowledge tradition can sustain the historic district.

PURPOSE and CONTENTS of PAMPHLETS

The Design Guidelines consist of four pamphlets, addressing the needs and circumstances of residents, property owners, and businesses. Each pamphlet contains guiding principles, general recommendations, and illustrations formulated for the conservation and vitality of the district's special attributes. The information is designed to encourage individuals considering exterior changes to their properties to develop projects that enhance and improve the character of the historic district.

Developed at the local level to help implement the town's historic overlay zoning ordinance for the Blacksburg Historic District, the guidelines are a resource for the property and business owners in the district. Emphasizing a concern for the neighborhood fabric in conjunction with individual buildings, the guidelines are intended to enhance the value, character, and prestige of properties by:

- offering alternative approaches to the treatment of historic properties to suit varying needs of property owners
- protecting special areas from damage or destruction that may result from unplanned development or neglect
- providing information to property owners planning to undertake projects in the historic district, and to review committee members, architects, and contractors
- protecting property owner's rights of due process and equal protection of the law
- guiding property owners to develop sound and complete applications

The multi-pamphlet format has been developed to better address the varied needs of the property owners and businesses in the district. This pamphlet provides background information on the design guidelines in general, a brief history of the area, an analysis of built patterns in the district and some specifics regarding purposes and benefits. When considering an exterior change to a property one should obtain the first pamphlet, *Design Guidelines Overview* plus the additional pamphlet(s) pertinent to the anticipated change. Each of the subsequent pamphlets includes guiding principles, guidelines for the appropriate treatment of old and new buildings, sites/landscapes, parking and materials, as well as information on the type of proposal review and comment that can be expected from the review board.

Several minor actions are exempt from design review. Review of minor construction projects has been expedited to assist property owners and contractors with an administrative review by town staff. Review of major exterior alterations and additions, new construction and relocation and demolition will require review by the review board. The review process is discussed on page 10.

Financial incentives are available to qualified property owners and are found on page 12 of this pamphlet.

THE PAMPHLETS

Blacksburg Historic District: Design Guidelines Overview

use when:

*learning about design guidelines
learning about elements of the
Blacksburg Historic District
understanding the review process
learning about tax credits*

Introduction: The Heart of Blacksburg
Purpose and Contents of Pamphlets
Historic Overview
District Boundary
Patterns and Defining Features: Uses, Buildings, Streets and Blocks
Review Process
Incentives and Resources
Glossary of Terms and Definitions

Exterior Alterations and Additions: Revitalizing Existing Conditions

use when:

*adding to an existing building
making exterior changes or repairs
changing an outbuilding or
accessory structure*

Guiding Principles

Retaining Architectural Integrity
Reinforcing the Historic Setting
Balancing Pedestrian Areas and Parking
Materials, Craftsmanship and Recommended Practices
Proposal Review and Comment

New Construction: Strengthening Patterns

use when:

*constructing a new building
making significant site changes*

Guiding Principles

Building Type and Design Considerations
Strengthening Streets and Landscape
Balancing Pedestrian Areas and Parking
Materials and Craftsmanship
Proposal Review and Comment

Demolition and Relocation: Saving Historic Character

use when:

*moving a building
demolishing a building*

Guiding Principles

Evaluating Building Condition and Status
Reducing Impacts on the Historic Setting
Proposal Review and Comments

ARCHITECTURAL HERITAGE of the BLACKSBURG HISTORIC DISTRICT

Blacksburg's historic downtown is the product of many forces, but underlying all is the original street plan, the "sixteen squares" that have helped define the physical character of the town since 1798.

Just as the town's eighteenth-century promoters intended, the grid plan of blocks, lots, and streets helped promote orderly development. Blacksburg's streets were designed for pedestrians and horse-drawn wagons long before automobiles appeared on the scene, and their intimate scale is best preserved on back streets such as Penn and Wharton. Through time the original town plan has been reinforced by business owners building their stores right up to the street, giving a strong three-dimensional definition to the underlying pattern, and by homeowners setting out fences, hedges, street trees, and other landscape features along their front property lines.



Blacksburg was sited to take advantage of the springs and small streams that form the headwaters of Stroubles Creek and which were traditionally used for a range of household and manufacturing activities. While pollution and flood hazards led to the burial of most of Blacksburg's once free-flowing streams, a few relatively pristine examples remain. In some cases they have been developed as natural oases in the urban landscape.

Blacksburg's original by-laws set minimum standards for building size and construction in much the same way a modern building code would. Houses were to be built of wood, stone, or brick, with dimensions of greater than seventeen feet square, and they were to be provided with brick or stone chimneys. The town wanted to prevent the construction of dwellings with flammable wood and mud chimneys (a cost-cutting measure of the day) and tiny proportions that might give the community a poverty stricken appearance. The earliest surviving houses in the downtown illustrate the preferred alternative: trim, white-painted, frame and log dwellings of one or two stories in height. In a few instances, small outbuildings such as meat houses or stables survive from the days when many household functions were carried out in ancillary structures scattered around the main dwelling.



Dawson House (1839), 307 E. Roanoke Street

Brick gained in popularity as a building material after 1830. Early brick buildings could be modestly scaled or grandiose, and some were detailed in the classically derived Greek Revival style, the dominant style in Virginia around the time of the Civil War. The finer and more substantial buildings erected in Blacksburg at the end of the antebellum period were still—like the first log cabins—the product of hand craftsmanship, local materials, and traditional conceptions of building form and construction.

Beginning at the end of the nineteenth century, three developments of local and national scope altered Blacksburg's original vernacular village-like character. The first of these was the selection of the town as the site of the Virginia Agricultural and Mechanical College, now Virginia Tech, in 1872. Faculty and students boosted the town's population, patronized local businesses, and rented or purchased housing, all with a galvanizing effect on the town economy. Now as then, student consumers and renters lend vitality to the downtown and bring change to the neighborhood area.



Five Chimneys (ca. 1852), 203 Washington Street

Secondly, the large Victorian houses that appeared on such thoroughfares as Progress, Roanoke, and Main streets at the end of the nineteenth century illustrate a revolution in building technology, made possible by the expansion of national rail networks that shipped building materials and architectural components produced in distant manufacturing centers to local builders. Log and heavy timber construction gave way to light frame construction using lumber from steam-powered sawmills, expanding the repertoire of local builders to include complex hip-and-gable roofs, turrets, bay windows, and wraparound porches. Milled "gingerbread" ornament, stained window glass, patented hardware, chemically-formulated paints, and countless other mass-produced building products made their way into Blacksburg's homes, churches, and commercial buildings.

The first horseless wagon to navigate its way down Blacksburg's muddy Main Street ushered in the third change. Originally considered novelties, by the 1920s automobiles had become commonplace, prompting the paving of downtown streets. Early responses to the car seem almost quaint today: tiny garages, scaled to the model A's and T's of the day, and thrifty concrete-strip driveways. The mobility made possible by car ownership has also encouraged the development of residential areas far beyond the town's pedestrian core.



Bennett-Pugh House, Main Street

Main Street — originally a mixed residential and commercial corridor — turned predominately commercial during the twentieth century. A major rebuilding of the blocks near the campus began around 1920 with the introduction of multi-story masonry commercial buildings featuring plate-glass storefronts, inset or corner entries at street level, and offices and apartments above. The presence of religious institutions has also had an effect on the character of the downtown. Most congregations started out in single buildings, but as their memberships and outreach programs have grown, so have their space requirements.



View at Main and Roanoke Streets

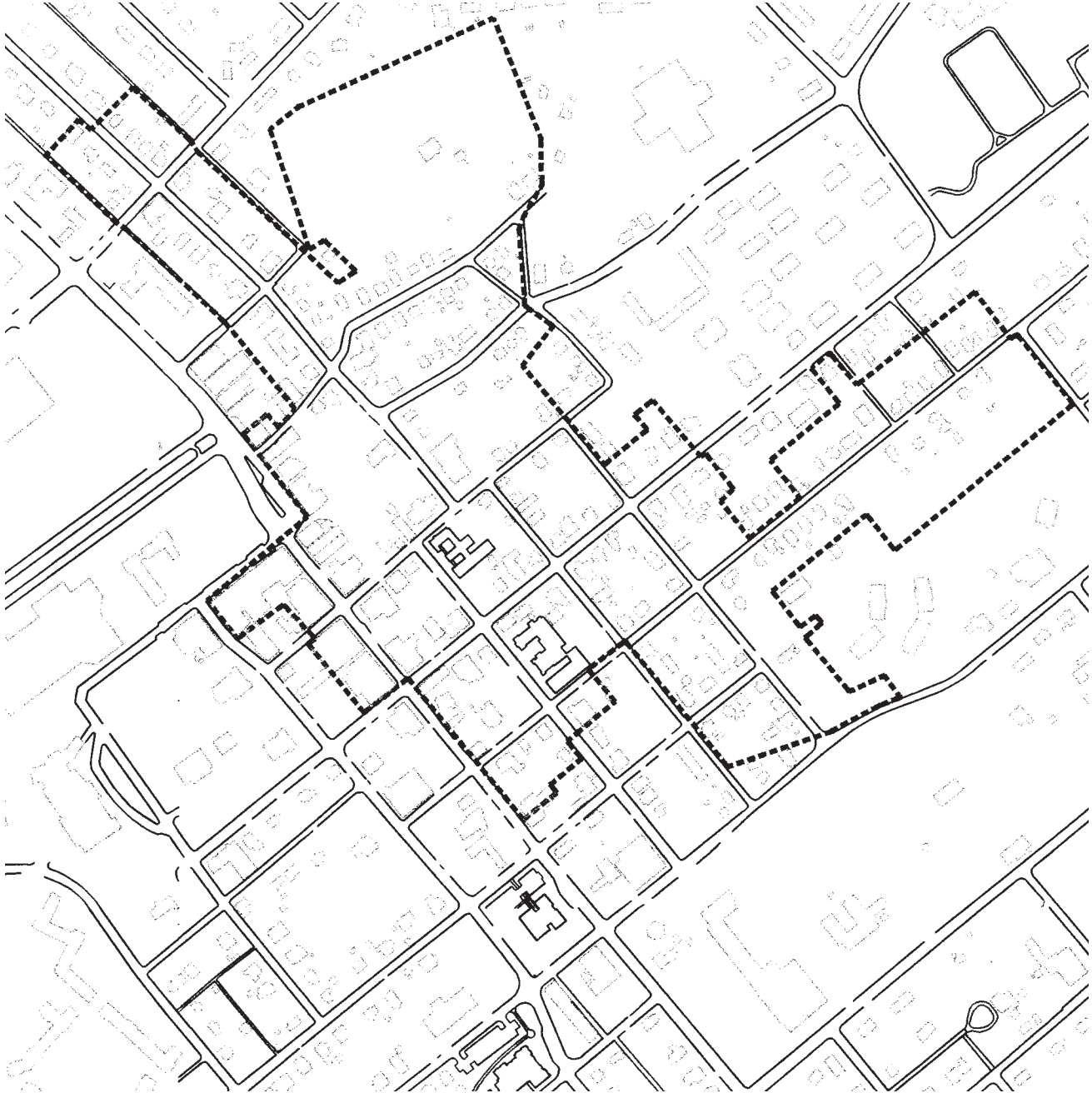
Even as Blacksburg has attracted national media attention as a computer-savvy “Electronic Village,” its residents value the historic downtown streets, quiet neighborhoods, and rural setting that help define the community’s identity. The downtown core has been listed in the state and national historic registers, non-restrictive designations that qualify property owners for rehabilitation tax credits. The municipal government has acquired key properties in the historic area—Five Chimneys and the Price House among them—and has opened these homes and their gardens to all. The public and private sectors, working individually and in concert, have helped ensure that the Blacksburg Historic District’s distinctive historical and architectural character will be enjoyed by generations to come.

Timeline of community conservation efforts

- **Smithfield Plantation**, (ca. 1772), renovated in the early 1960’s
- **Huckleberry Trail**, project early 1980’s
- **Main Street Revitalization**, project 1984
- **Five Chimneys**, (ca. 1852), acquired by Town 1986
- **Price House and Garden Park**, (ca. 1853), deeded to Town 1986
- **Thomas-Conner House**, (ca. 1878), acquired by Town 1989
- **Cowhill Pasture**, designated landmark 1992
- **Spout Spring**, recognized amenity
- **Stroubles Creek**, recognized amenity
- **The Lyric Theater**, (ca. 1930), restoration 1998

DISTRICT BOUNDARY

The boundary of the local historic zoning overlay (shaded area) known as the Blacksburg Historic District includes the area listed by the same name on the Virginia Landmarks Register and the National Register of Historic Places(dashed area) plus remaining blocks of the original town plat and select adjacent parcels as shown below. A legal description can be obtained from the Town of Blacksburg.

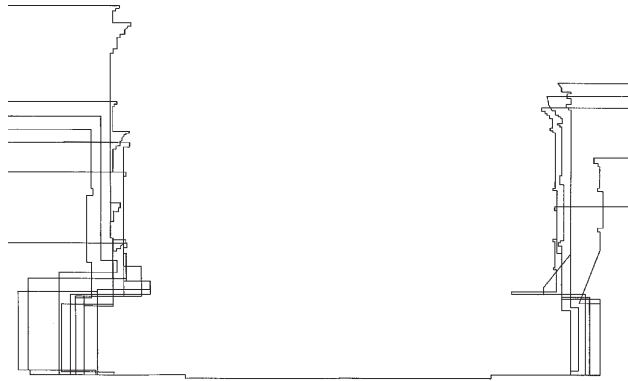


PATTERNS and DEFINING FEATURES: USES, BUILDINGS, STREETS AND BLOCKS

The district consists of an eclectic mix of structures, uses and activities. In the context of an heterogeneous architecture, this set of guidelines does not advocate a particular style. It does, however, seek to promote preservation, restoration and rehabilitation of buildings in ways that maintain architectural integrity, as well as construction of new buildings with care and consistency that enriches the neighborhoods comprising the Blacksburg Historic District. While significant historic content is limited to a small number of buildings, the aggregate of structures form loose historic patterns that can serve as a guide for future actions.

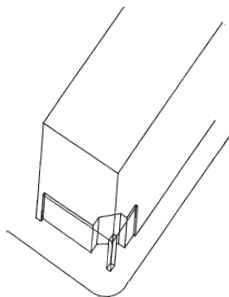
One of the most prominent historic patterns is the definition of the street through the relation of building masses. The section of Main Street between College Avenue and Roanoke Street achieves its identity as the commercial center of downtown in part because the street is made into a space with the facades of opposing buildings serving as its walls. Commercial, cultural, and business activity situated at the edge of the sidewalk, in conjunction with apartments on the upper floors, has given the downtown its diverse identity. Building elements that reinforce this sense of space and enclosure include:

- continuity of building face at street edge (no setback from public sidewalk)
- recessed **alcove entries** at the ground level
- large display windows supported by low walls (**bulkheads**)
- repetitive **transom window** units above entry alcoves and display windows
- a ground floor ceiling height of approximately 12 feet
- repetitive standardized window openings in upper floors
- **cornices** at the top edge of the street facade and above some storefronts
- a maximum 25 foot increment between stores or facade divisions
- corners of buildings cut at street intersections often marked by a **column**
- **masonry** construction for street facades

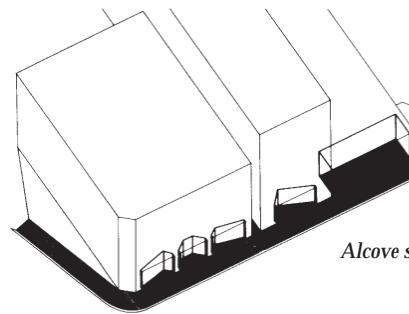


Drawing showing superimposed building and street sections cut through seven locations on Main Street between College Avenue and Roanoke Street. Even though successive buildings on the street vary in specific instances, the pattern of the elements is evident.

Typical corner condition with free standing column



Alcove store entries along sidewalk



A neighborhood or district often gains coherence by combination of uses, elements and patterns. A mapping of existing conditions in the Blacksburg Historic District reveals that the continuity of the area results from consistent building frontage, low walls and fences along streets, and abundant plantings. The area is diverse, comprised of many elements that give it character and an identity sometimes extending only a quarter mile.

In primarily residential areas, one finds buildings and lots of similar width. Front yards define the street edge, and a rhythm of building modulation and small gaps allows views and sunlight into the landscaped inner block. In areas with a mix of commercial, religious and residential uses, building massing and frequency of entrances encourage pedestrian activity. Best situations have cars parked on narrow drives at the sides of houses or stored in garages in the rear of the parcel. Some of the smaller streets serve also as walking paths. The plan below of the **Progress Street corridor** depicts typical neighborhood conditions.



THE REVIEW PROCESS (per ordinance 1222)

While the Design Guidelines are general in approach and provide information on recommended rather than required actions, many exterior changes in the Blacksburg Historic District will require review by either planning staff or the Town-appointed review board. Projects requiring review will need a review letter or, for mandatory guidelines, a Certificate of Appropriateness to proceed with the building permit.

The Review Board and Meetings

The committee that reviews proposed projects is a citizen board, appointed by Town Council. Membership includes those with professional training or experience as architects, historians, and planners as well a planning commissioner, resident, and a business owner. Review Board meetings provide the opportunity for the property owner and/or a representative to explain a proposed project in greater detail, present drawings and other visuals, and engage in discussion with the committee. Meetings, held every second Thursday and fourth Thursday (as needed), are open to the public. There is opportunity at each meeting for public comment.

Projects Exempt From Review

Certain minor actions are exempted from design review. These actions include:

- repainting, except painting of masonry that has been unpainted
- interior alterations that have no visible effect upon the exterior of the structure
- minor repairs that maintain the integrity of existing walls, roofs, windows, doors, fences, and other property features where no change in design or material is proposed
- planting grass, trees, and shrubs

Projects Requiring Administrative Review

Review of minor construction in the district has been expedited to assist property owners and contractors. The following can be reviewed *within five days* by town staff:

- exterior alterations for non-contributing structures, does not include additions
- demolition of non-contributing accessory structures
- fences in rear and side yards, new or replacement
- decks in rear yards
- replacement of side or rear stairs, stoops or porches
- replacement of windows, doors, and shutters where different material is proposed (enlargement or re-design of windows visible from the street requires review by board)
- any construction or alterations not visible from a public street
- removal of trees or landscaping plants

Projects Requiring Review by the Board

An owner planning exterior changes to a property, including buildings, other structures, or significant landscape features in the historic district, submits an application and other documentation for the committee's review and comment. Types of changes requiring applications to the review board include:

- exterior alterations to contributing structures and additions to all structures
- new construction
- relocation or demolition

If you are not sure whether your project is exempt from review or what type of review may be required, please contact the Blacksburg Planning and Engineering office at 961-1126.

Once a project has been reviewed a review letter or, for mandatory guidelines, a Certificate of Appropriateness or notice of denial of application will be issued to the property owner. Property owners denied a Certificate of Appropriateness have the opportunity to appeal the decision to Town Council. Administrative review decisions may be appealed to the review board.

Preparing & submitting the application

Applications may be obtained from the Planning and Engineering Department at the Town offices. The application requires the following information:

- owner/owner's representative information
- property address
- names and addresses of owners of adjoining properties
- written description of proposal
- purpose of request
- list of materials and techniques for proposed modifications

The application should be accompanied by certain additional items, depending on the type of project being undertaken (as described in the accompanying pamphlets).

Town staff is available to assist property owners with preparing the application.

Review & Approval

Once the application and accompanying materials have been submitted to the Town, town staff will review projects requiring an administrative review. If the proposal requires review by the review board, the project will be placed on the agenda for discussion at the next review board meeting. At the owner's request, members of the review board or town staff may consult informally with property owners before or after they submit an application. This informal consultation is intended to help owners understand and interpret the design guidelines prior to the public meeting. Neither the Review Committee nor staff may formally act on the project outside of the public meeting.

Processing of applications includes the following actions:

- Town staff will review project proposals to determine whether they will require and administrative review by the review board.
- For projects going to the review board, Town staff will notify owners of adjoining properties that the proposal will be discussed at the review board public meeting.
- The applicant, other property owners in the district, and other potentially affected parties will have an opportunity to comment on the proposal at the review board meeting.
- The review board and town staff will review proposals according to the Design Guidelines and will render an assessment at the public meeting.
- Town staff will notify applicant in writing of the assessment regarding the proposal. Staff will maintain minutes of the review board meeting that outline the facts of the proposal assessment.
- The town will issue a review letter, or for mandatory guidelines, a Certificate of Appropriateness or notice of denial of application to the property owner.

INCENTIVES and RESOURCES

Local Tax Incentive

A twelve year tax exemption from Town real estate taxes on the value added to a structure due to renovation is available for properties within the Blacksburg Historic district. Requirements are:

- property must be **at least 20 years old**
- the cost of the project must be **at least \$5,000**
- total square footage of the structures **cannot be increased by more than 15%**
- a building permit must be issued **prior to beginning any construction**
- renovation **must conform with the Historic District guidelines** as interpreted by the Historic or Design Review Board

State Rehabilitation Tax Credits

The state Rehabilitation Tax Credit program (Jan 1997) is available for qualifying historic properties on the Virginia Landmarks Register, or certified by the Virginia Department of Historic Resources as contributing to district or meeting the criteria for listing on the Register. (National Register properties or districts are included on the Virginia Register.) Rehabilitation expenses must be at least fifty percent of the prior assessed value of the building for local real estate tax purposes. Properties do not have to be income producing; residential rehabilitation by homeowners qualify for the credits. **A 25% Rehabilitation State Tax Credit is available.** The property must be rehabilitated according to Secretary of the Interior Rehabilitation Standards and certified by the Va. Dept. of Historic Resources. A tax certificate is issued.

Federal Rehabilitation Tax Credits

The federal Rehabilitation Tax Credit program is available for qualifying historic properties used for income-producing purposes. A tax credit for **20% of the rehabilitation costs** can be taken for historic properties on the National Register or contributing to a National Register Historic District. Substantial rehabilitation (minimum \$5,000) must be undertaken in accordance with the Secretary of the Interior Standards for Rehabilitation and approved by the National Park Service. In addition, **Federal Rehabilitation Tax Credits of 10% are available for non-historic buildings** built before 1936 that are not on the National Historic Register or contributing to a District. Certification by the National Park Service is not required, however, rehabilitation must meet Secretary of the Interior Standards. Only commercial projects are eligible.

For more information on both programs, contact John Wells, Virginia Dept. of Historic Resources, Richmond Virginia, or the Roanoke Regional Preservation Office at 540-857-7585.

Municipal Grants

To be eligible for the Department of Historic Resources grant for rehabilitation or restoration of historic properties a property must be listed, or eligible for listing in the Virginia Landmarks register either individually or as part of a historic district. This grant is awarded on a dollar-for-dollar basis via local cash or in-kind goods and services for up to \$60,000 state-wide. The Town of Blacksburg has used this funding source previously. For more information contact Ann Andrus, state Grants Coordinator, at 804-863-1622.

The Virginia Land Conversation Foundation grant is administered in conjunction with the Department of Conservation and recreation. The proposal will protect or preserve an area containing one or more buildings or places in which historic events occurred or having special public value because of notable architectural, archaeological, or other features relating to the cultural or artistic heritage of the community, of such significance as to warrant conservation and preservation. For mor information contact the Department of Conservation and recreation, Division of Planning and Recreation Resources at 804-786-3218.

Other Resources

The Virginia Community Development Equity Fund (January 1997) assists owners and developers of historic properties by providing assistance in analyzing project feasibility, creating limited partnerships between investors to maximize use of investor tax credits, and identifying and securing financing. Projects considered must be eligible for federal and state historic preservation tax credits, documented to be financially feasible, and make a significant contribution to a community revitalization effort (supported by community organizations), and be of sufficient size to absorb partnership costs and reduce risk. The project must adhere to Secretary of the Interior's Rehabilitation Standards. For information contact Jeff Meyer, Virginia Community Development Corp., Jackson Center, 501 N. 2nd Street, Richmond, Virginia, 804-371-711.

The General Assembly annually awards funds and matching grants for Museum Preservation and Cultural Projects. They are awarded on a competitive basis. Projects must be recommended and supported by local state representatives.

The Virginia Historic Preservation Foundation administers the Virginia Historic Preservation Fund which is a revolving fund for the purchase of threatened historic properties. For further information, contact the Virginia Department of Historic Resources.

Other technical assistance may be provided by Roanoke Regional Preservation Office, a division of the Virginia Dept. of Historic Preservation, 1030 Penmar Avenue, SE, Roanoke, Virginia 540-857-7585.

Historical References

For more detailed guidance on these and related issues, a good place to start your search is the Heritage Preservation Shelf at the Blacksburg Branch of the Montgomery-Floyd Regional Library. Some of the most useful references there include:

- Town Architecture: Understanding a Virginia Town (Dunay et al, 1986)
- Landscape Policy and Planting Guidelines, Blacksburg, Virginia (Belafiore et al, 1986)
- Preservation Briefs (National Park Service series)
- The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Weeks and Grimmer, 1995)
- The Rehabilitation Tax Credits: A Taxpayer's Guide (Virginia Department of Historic Resources, 1997)
- Architectural Graphic Standards (Ramsey, Sleeper)

Web sites you can look up for additional assistance include:

- <http://www.aia.org> (American Institute of Architects)
- <http://www.nthp.org> (National Trust for Historic Preservation)
- <http://vapreservation.org> (Preservation Alliance of Virginia)
- <http://www.cr.nps.gov/ncptt/> (National Center for Preservation Technology and Training)
- <http://www.cr.nps.gov/tps> (links to Preservation Briefs and more)

Among the growing selection of periodicals devoted to architecture and historic preservation, some that may be useful to property owners or occupants of older buildings include:

- | | |
|------------------------------------|---------------------|
| Architecture Magazine | Landscape Magazine |
| Architectural Record | Preservation |
| Clem Labine's Traditional Building | Old-House Journal |
| Inform Magazine | Old-House Interiors |

GLOSSARY and DEFINITIONS

Styles

Note: Architectural styles, like fashions in clothing, are changeable and sometimes pass through phases of popularity. Some buildings express style in a vernacular or non-academic way; other buildings mix and hybridize styles. Stylistic features are usually most apparent on the fronts of buildings—especially commercial buildings—while the backs are left generally unornamented. Not all buildings have a style.

The following list of styles and common building types covers the options that were most popular in Blacksburg or that survive in appreciable numbers to the present. For more detailed information, a number of excellent style guides have been published; among the more useful is Virginia and Lee McAlester's *A Field Guide to American Houses*.

BUNGALOW A one-story or story-and-a-half house typically detailed in the Craftsman style and most popular in Blacksburg from about 1910 to about 1940. Bungalows typically have spreading gable roofs over inset front porches, sometimes with a larger dormer window on the front roof slope.

CAPE COD A one-story or story-and-a-half gabled house typically detailed in a simplified version of the Colonial Revival style, popular in Blacksburg from about 1940 on.

CLASSICAL REVIVAL An architectural style characterized by the use of classical Greek and Roman forms and ornament, especially monumental porticos. Popular in Blacksburg from about 1910 to the present. Similar in appearance to the Colonial Revival style. Also referred to as the Neoclassical style.



COLONIAL REVIVAL An architectural style characterized by the use of classical forms and detailing, symmetrical composition, and references to Colonial or Early National-period American architecture. Also referred to as the Georgian Revival style. Similar in appearance to the Classical Revival style. Popular in Blacksburg from about 1920 to the present.

CRAFTSMAN An architectural style characterized by the use of broad, spreading forms; low-pitched gable or hip roofs, often with gable and eaves brackets; and decorative windows and other details. Popular in



Blacksburg from about 1910 to about 1940. The bungalow and foursquare house forms are associated with the style. A Craftsman porch is often supported by

tapered wood columns on brick bases. Craftsman detail is sometimes used in combination with the Colonial Revival style, Mediterranean-derived styles, etc.

FOURSQUARE A two-story house form of the early 1900s characterized by a boxy or cubic massing, often with a hip roof, four-room plan, and Craftsman-style detail.

GOTHIC REVIVAL An architectural style that refers to medieval Gothic architecture and features lancet-arched openings and generally vertical detailing and composition. Popular for Blacksburg church architecture from the 1870s and later.

MODERNIST/MODERNISM

An architectural style or design philosophy characterized by the use of simple geometric forms, modern materials (concrete, aluminum, plate glass, etc.), and by a general absence of applied ornament. Flat roofs are often an indicator of the style. Popular in Blacksburg from the late 1930s to the present.



VERNACULAR Architecture derived from a traditional and often ethnically-based knowledge of form, construction, and detailing. Stylistic references are often entirely lacking from vernacular architecture; when they occur they are usually stylized or idiosyncratic adaptations of academic prototypes. Most of Blacksburg's early log houses can be considered vernacular in character, as can many of the modestly scaled houses on East Lee St.

VICTORIAN Architecture from the late 1800s and early 1900s characterized by asymmetrical composition, complex massing and roof lines, architectural details that distantly reflect medieval prototypes, and the liberal use of machined ornament. Typical Victorian features include hip-and-gable roofs, bay windows, porches supported by chamfered or turned posts with sawn



brackets, wood-shingle sheathing, and decorative roof vents. The Queen Anne style is a particularly elaborate form of Victorian styling. Masonry commercial buildings that are Victorian in inspiration often feature decorative parapet brickwork and segmental-arched windows.

Architectural Features

ARCH A curved structural element that spans an opening. An arch is usually of masonry construction and often features a specialized *keystone* at the top of the curve.



jack arch *round arch* *segmental arch* *lancet arch*

ARCHITECTURAL GLASS Also known as Carrara glass. Opaque colored glass used as an exterior facing, usually in store fronts from the mid-twentieth century.

ARCHITRAVE Type of molding that frames a door, window, or sometimes fireplace opening, and resembles a picture frame in that it has mitered corners; also, in classical architecture, the lowest part of the entablature.

AWNING A roof-like covering over a store front, often of canvas, metal, or (in modern versions) wood shingles.

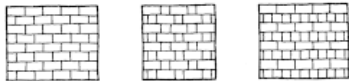
BALUSTER/BALUSTRADE A turned or sawn element that supports a porch railing. A balustrade is a series of balusters.

BOARD AND BATTEN A wooden siding consisting of vertical boards with narrow battens nailed over the joints.

BRACKET A functional and/or decorative feature, of a scrolled form or as a triangular brace, located at the top of a porch post, in a cornice, eave, or other location.

BOND The coursing or pattern of bricks in a wall.

stretcher bond *Flemish bond* *English bond*



American bond *soldier course* *basketweave*

BULKHEAD Solid panel at the bottom of a storefront that supports a display window.

CAPITAL The top section of a column, often decorative.

CORBEL An outward stepping of bricks, stones, or other masonry units used decoratively or to support an overhanging element.

CORNICE A crowning element, usually highly decorative, at the top of a wall but below a parapet. Cornice returns are sections of cornice appearing in a gable or on the end of a building.

COURSED RUBBLE Stonework consisting of roughly shaped blocks of stone laid in more or less regular horizontal courses.

DENTIL One of a series of small rectangular blocks, similar in appearance to teeth, which are sometimes part of a cornice.

ENTABLATURE The elaborated beam member carried by columns, horizontally divided into architrave (bottom), frieze, and cornice (top).



FACADE The principal exterior face of a building.

FINIAL A decorative spike or other ornament at the peak of a roof.

FRIEZE The horizontal section at the top of a wall or a range of supports but below the cornice.

HOODMOLDING Decorative trim, usually metal, wood, or stone, located over a door or window opening.

JAMB A vertical member at each side of a doorframe, window frame, or door lining.

LINTEL A horizontal beam above an opening that carries the weight of the overlying structure.

MEETING RAIL That portion of the window where two sash frames meet, usually at the horizontal midpoint of the window opening.

MUNTIN The narrow wood or metal strips that divide panes of glass in a window.

MULLION The heavy bars that divide windows that have been grouped together.

NOVELTY SIDING Weatherboard siding with any of a number of decorative profiles. Sometimes referred to as German siding.

ORDER In classical and classically-derived architecture, the style or system of proportion and detail of a column and related elements. There are three principal orders of classical Greek and Roman architecture.



Doric *Ionic* *Corinthian*

PARAPET An extension of a building's wall that rises above the level of the roof.

PEDIMENT In classical and classically-derived architecture, the triangular end of a gable roof, defined by cornices. Used as a decorative element above a door or window opening in Colonial Revival architecture, sometimes broken and/or scrolled at the center.

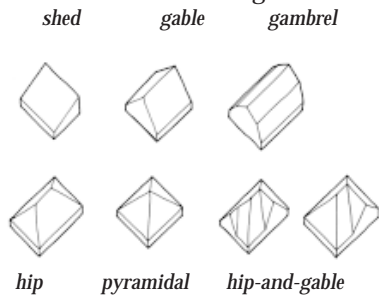
PILASTER A half or partial column applied to a wall.

PITCH The slope of a roof, usually expressed as a ratio of rise (height) to run (width), such as 6:12.

PORTICO A formal and often monumental porch supported by columns.

RAKE BOARD Trim piece along the edge of a gable.

ROOF The cover of a building or a dormer window.



SETBACK The distance between a structure and a property line, street, sidewalk, or other reference line.

SILL A horizontal timber, at the bottom of the frame of a wood structure, which rests on the foundation; also, the horizontal bottom member of a window frame or other framed opening.

STOREFRONT The ground-floor portion of a commercial building that contains the entrance and large display windows.

STREETSCAPE The overall appearance of buildings, signs, lights, and plantings along a street.

TRANSOM A window over a door opening or over the display windows of a store front.

VENT/VENTILATOR Louvered or pierced opening used in a gable end wall to ventilate a roof or attic.

WINDOW An opening in a wall that provides light and ventilation to the interior of a building.



WRAP-AROUND PORCH A porch that extends to two or more sides of a building, characteristic of Victorian architecture.

Preservation Terms

CONSOLIDATE To preserve and strengthen a deteriorated element through the application of binding material such as epoxy or other consolidant.

EFFLORESCENCE A deposit of soluble salts, usually white in color, on the face of masonry walls, caused by evaporation of excessive moisture in the masonry.

INTEGRITY A descriptive term applied to materials, finishes, sites, or buildings that retain their historic substance and appearance.

NATIONAL REGISTER OF HISTORIC PLACES The honorific, non-restrictive federal listing of properties (individual buildings as well as historic districts) that have been officially determined to be historic at either the local, state, or national level of significance.

PRESERVATION Measures taken to sustain the existing form, integrity, and materials of a historic property through stabilization, maintenance, and repair rather than extensive replacement and new construction.

RACKING A sideways shifting of structural members, causing structural damage; may occur during moving of a building if proper stabilization measures are not taken.

REHABILITATION Making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

RESTORATION Accurately depicting the form, features, and character of a historic property by removing non-historic elements and re-creating missing features from the historic period.

SECRETARY'S STANDARDS Shorthand for *The Secretary of the Interior's Standards and Guidelines for Rehabilitation*. Used by many government agencies and individuals undertaking rehabilitation projects to evaluate whether the historic character of a property is preserved in the process of rehabilitation

VIRGINIA LANDMARKS REGISTER The honorific, non-restrictive state listing of properties (individual buildings as well as historic districts) that have been officially determined to be historic at either the local, state, or national level of significance



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