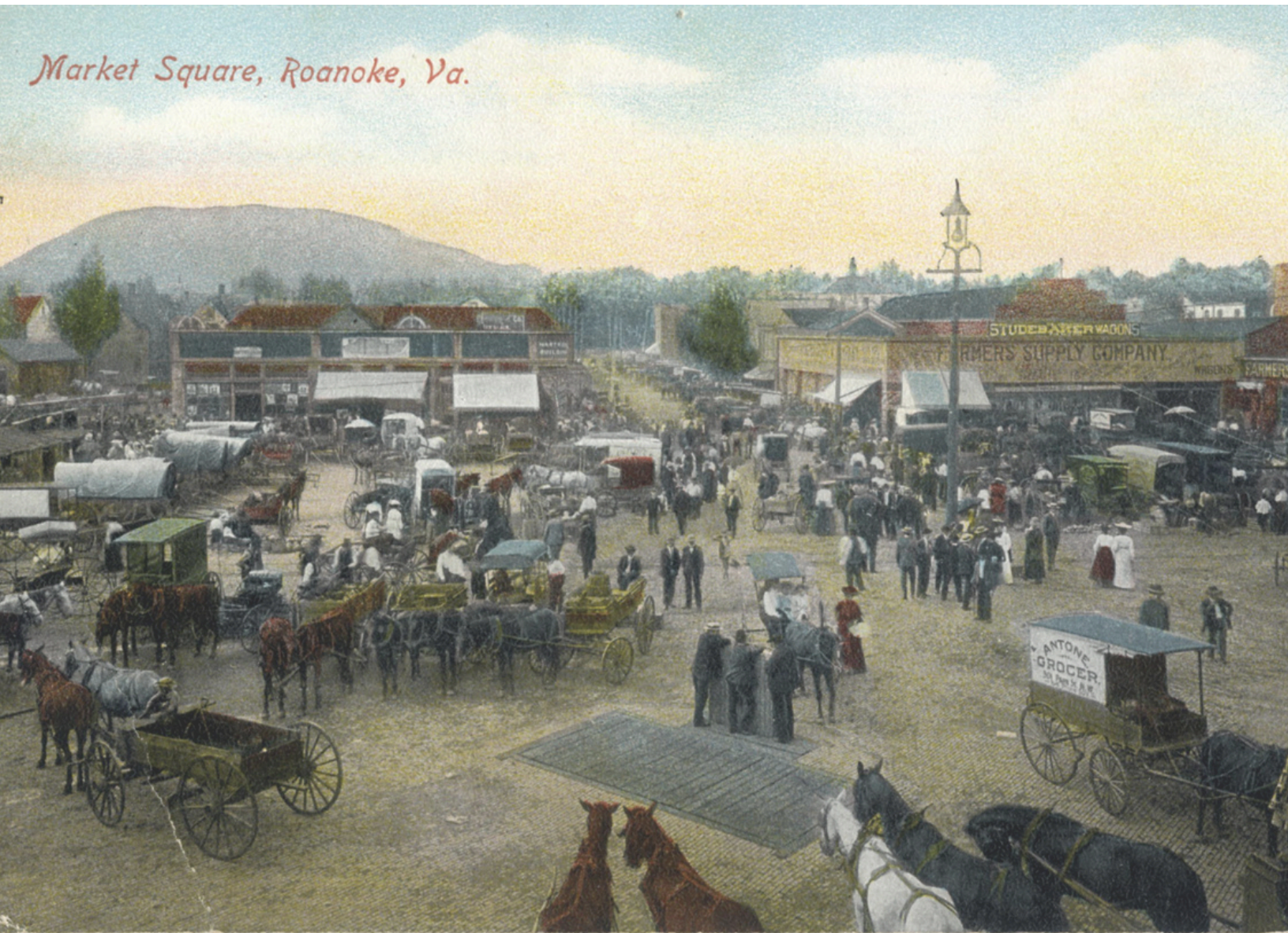


SPRING 2024

FOCUS ON PRESERVATION

Market Square, Roanoke, Va.



ROANOKE VALLEY PRESERVATION FOUNDATION

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*Please send RVPF Newsletter submissions to
Whitney Leeson, wleeson@roanoke.edu.*

May is Historic Preservation Month

Endangered Sites List 2024 for the Roanoke Valley

In recognition of National Preservation Month, the Roanoke Valley Preservation Foundation (RVPF) will announce the 2024 Endangered Sites List at 4:00pm on Tuesday, May 14th at the Washington Park Caretaker's House (233 Orange Avenue NW). The Preservation Virginia statewide list of Most Endangered Sites will also be announced.

Since 1996, the RVPF has announced a list each year of significant historic, natural, and cultural sites in the Roanoke Valley that are in danger of being lost due to neglect, deferred maintenance, demolition, or incompatible development. The Foundation's goal is to raise awareness of the significance of these sites and to help identify options to promote their stewardship. The RVPF hopes to serve as a resource to property owners by making them aware of tools available to support the preservation of these sites.

This year, the RVPF identified two Tudor-Revival style houses in NW Roanoke, three rustic log cabins in SW Roanoke County, and a former Masonic Building in Downtown Roanoke as endangered sites as well as a general trend in the decline of preservation trades. The RVPF also revisited five sites previously listed that are considered to be eminently endangered as they continue to be threatened by neglect, deterioration and/or uncertain futures. On a positive note, we are excited to call attention to one site that was listed in 2019 and has been recently purchased and is currently undergoing renovations.

RVPF owes a debt of gratitude to members of the Endangered Sites Committee for their hard work bringing the public's attention to the neglected state of these historic properties. They include Alison Blanton, Eric Monday, Judy Harrison, Rob Logan, Whitney Feldmann, Angela Steifbold, and Anne Beckett.

For more information on the history behind the Washington Park Caretaker's House, listen to Alison Blanton's conversation with John Garland on his latest podcast for Roanoke Remembered Episode #2.

https://www.youtube.com/watch?v=hqsaDR-5hk8&list=PLxP84OOmx2V1YtrybtS2S_q7IJuLDL3Fc



Photo Credit: Whitney Leeson



Photo Credit: John Garland

ENDANGERED SITES

Tudor-Revival Style Houses



Photo Credit: Whitney Leeson

1039 and 1054 Old Country Club Road NW, Roanoke

Two impressive Tudor-Revival style homes, reminiscent of the “Great Gatsby” era, have stood vacant for several years. Completed in 1928 and clearly built to impress and entertain, the houses face each other across Old Country Club Drive in Roanoke’s Northwest section. Overlooking the golf course of Roanoke Country Club, they recall an era when this neighborhood was still an outlying suburb of the City.

Exceptionally exuberant examples of the Tudor Revival style popular in the Roaring Twenties, they exhibit a high degree of craftsmanship and detail. The house at 1039 boasts a profusion of gables, a magnificent sandstone entry surround, and half-timbering with patterned brickwork. Across the street, the house at 1054 is most notable for a gigantic leaded-glass window two stories high, pouring sunlight into a huge Great Hall with an oak mezzanine and a massive stone fireplace. Other rooms have high-relief plaster Renaissance strapwork spanning their ceilings, and beautiful crown molding’s. Both houses are currently unoccupied and deteriorating, with little indication that the current owners have any plans for restoration or reuse.

Historic Cabins on Crystal Creek Drive



The Crystal Creek Drive in SW Roanoke County contains a number of cabins with Rustic-style architecture that has been identified by the Department of Historic Resources as a potential National Register Historic District. The cabins demonstrate a range of decorative log-building techniques. Historically the Crystal Creek Drive cabins illustrate the complex interplay of early-twentieth-century attitudes towards nature, American backwoods culture, and leisure, and the housing exigencies of the Great Depression.

Of the five cabins, 2 have been restored and “beautifully present excellent examples of the restoration potential” these are listed for rent on Airbnb. One has collapsed in sections and may not be a candidate for renovation.

The other two are possible restoration projects. One of the two, known as Reno’s Roadhouse represents an example of a group of 1930s Rustic-style roadhouses scattered throughout Roanoke County, the Coffee Pot on Brambleton Ave representing the best-known example. The roadhouse was accessible by a swinging bridge which is still there with a Christmas wreath on the gate at the bridge entrance.



Photo Credit: Mary Jane Harrison

Masonic Lodge/Corinthian Ballroom



211 First St./109 Kirk Ave. SW, Roanoke

In February 1888, Masons in Roanoke secured a charter entitled "Masonic Temple Association". Their first building was at the corner of Campbell Ave at Jefferson St. The building stood until purchased by the National Exchange Bank. Their next location was at the corner of First Street and Kirk Ave. Built in 1911, this building features decorative metal panels in the cornice. The large metal medallion at the center of the cornice and the large arched windows on the fourth floor indicate its use as a Masonic Hall. The first floor housed the Reams, Jones & Blankenship Furniture Company. For many years "subscription" dances were held on the top floor of this building. In the 1940's the storefront was redesigned and is an excellent example of the Art Deco style.



For a long time, the storefront space was home to Roanoke Book and Stationery. Many different companies occupied the space over the years before becoming vacant for some time. In 2003 the Corinthian Ballroom opened using the 3rd and 4th floors as an event venue for weddings, dinners and parties. Florabella opened in 2006 in the first floor storefront but has since closed. Vacant now with some windows boarded up, the exterior of the building is showing signs of neglect and deterioration. Currently, the building is on the market for sale.



Photo Credit: Mary Jane Harrison

Traditional Building Trades

Many property owners want to preserve and restore the features that comprise the historic character of their homes and buildings: original windows, doors, roofs, trim, masonry, and other notable features. However, it is often difficult to find tradespeople who are able and willing to maintain and repair these building components.

Historic building elements are important not only because of their appearance, which is often hard to replicate with new materials, but because their

maintenance and function allows environmentally sound stewardship of our built environment. Well-maintained historic windows and doors, constructed from old-growth woods and enhanced with appropriate storm windows and storm doors, can be just as energy efficient as modern replacements. Studies show that the payback time in energy savings is often longer than the lifespan of the modern windows or doors, which may need replacement again in 10-15 years, while well-maintained wood windows and doors can last a century or more. Repeated replacement adds to landfill waste and depletion of non-renewable resources. See <http://www.presnc.org/historic-windows-energy-efficiency/> and <https://www.greenamerica.org/green-living/three-steps-super-efficient-windows>

Yet, when property owners want to maintain and repair these features, they often have difficulty finding local contractors and craftspeople who are able and willing to affordably undertake these projects. While maintenance and repair are often not complicated, this approach can be non-standard: it is often difficult to predict in advance the full range of repairs needed before beginning a job. Many construction professionals want predictable, projects—which makes removal and replacement easier to estimate in terms of time and materials. Furthermore, window, door, siding, and roofing manufacturers have much larger budgets for advertising and promoting their products, while advocates for repair and preservation often operate on shoestring budgets.

For these reasons, persons entering construction trades may not be exposed to the “niche skills” of wood window and door repair, wood siding and trim repair, or how to maintain historic gutter systems. Craftspersons with these specialized skills are few and far between, and thus can charge high prices for their services—particularly if they must travel long distances to provide them. While there are a few construction firms in our region that specialize in historic restoration, their focus is often on large projects, their services come at a premium price, and their availability is limited.

Photo Credit: National Trust for Historic Preservation



To counteract this problem, programs have been established to encourage education in the field of historic preservation trades. Some offer support to individual homeowners to learn skills, some provide training to those who want to make working to restore historic materials their profession, and others attempt to better connect building owners with tradespeople. The Preservation Priorities Task Force, a joint effort between National Preservation Partners Network and the National Trust for Historic Preservation provides an overview of the issue at <https://www.preservationpriorities.org/preservation-trades>. The Virginia Department of Historic Resources also maintains a Historic Trades Directory at <https://www.dhr.virginia.gov/historic-trades-directory/>.

We should support local, state, and national efforts to expand this needed workforce. Additionally, homeowners and local contractors can broaden their knowledge of best practices for maintaining and repairing historic building materials through any number of online and published resources. The US Advisory Council on Historic Preservation provides a good list of traditional trades training programs and resources on their website, at <https://www.achp.gov/initiatives/traditional-trades-training/programs-resources>.

Saved...Wheatland Manor

Photo Credit: Kelly Dye



Photo Credit: Kelly Dye



Wheatland Manor, listed as endangered in 2019, was recently purchased and is being restored. Built in 1820, Wheatland Manor is among the most substantial well-finished antebellum residences in Botetourt County and was listed on the National Register in 1992. Owner Kelly Dye will be sharing her experiences restoring the historic house on May 23 at 6:00 p.m. at Wheatland Lutheran Church (1560 Wheatland Road) in Buchanan.

Eminently Endangered



Huntingdon

Photo Credit: Mike Pulice and Judy Harrison

In addition to the endangered sites announced this year, the RVPF calls particular attention to five sites listed previously that are now considered to be eminently endangered. This includes two of the oldest surviving houses in Roanoke City - the ca. 1819 Huntingdon, and the ca. 1837 Caretaker's House (Evans House) in Washington Park - as well as the ca. 1830 Poage's Farmhouse in Roanoke County, the 1948 Claytor Clinic in Gainsboro and the iconic H&C Coffee Sign in downtown Roanoke. These historic properties have been listed as endangered and listed again as eminently endangered to call particular attention to their continued neglect and deteriorations or more pressing threats today.

Huntingdon

Built ca. 1819, Huntingdon was the historic plantation home of Elisha Betts. The 2 ½ story, five-bay, Federal style brick dwelling is possibly the earliest surviving house in Roanoke City and is listed on the National Register of Historic Places. Due to neglect, the RVPF first identified Huntingdon as endangered in 2019 and its condition continues to deteriorate rapidly. The vacant property is threatened by the potential for subdivision and redevelopment.

Poage Farmhouse, Route 221

The Poage Farmhouse sits on a 55-acre tract along Route 221 in the Back Creek section of Roanoke County. Vacant since the property was purchased by Roanoke County Schools, it has recently been sold to a developer. The two-story log section of the house dates to the 1830s. The house has suffered from a complete lack of maintenance since it was purchased by the Roanoke County School Board in 2008. With an undetermined future amidst land that is valuable for subdivision and residential development, there is concern that it has become even more endangered.

Claytor Clinic

Claytor Clinic was built by the Claytor family and opened in 1948 in Roanoke's Gainsboro neighborhood. Five Claytor family physicians worked there and it served as a primary outpatient facility for the Black community. Closed for many years while threatened by eminent domain. First listed by RVPF as endangered in 1996, the building continues to deteriorate and its condition is increasingly threatened following a breakdown between the City and the Claytor family to redevelop the site.

H&C Neon Sign

The iconic neon H&C Coffee Sign sitting atop the former Shenandoah Hotel (which is owned by Center in the Square) is dark. After initially listing the sign as endangered in 2002 due to the proposed construction of the Taubman Museum, the sign was relocated to the former Shenandoah Hotel and relit in 2005. Purportedly, Center in the Square owns the sign by virtue of its current placement on top of the building owned by Center.

A non-profit organization was formed to help raise funds to rehabilitate and maintain the sign, but despite its success in gaining commitments for much of the necessary funding, the project seems to have stalled out. The longer the sign remains dark and in disrepair, the more difficult and costly it will be to bring it back to life. Equally important, the sign's prominent and highly visible location is crucial in solidifying its status as a valued Roanoke icon, especially considering it is one of only a few remaining examples of mid-century neon advertising art in the city.

Washington Park Caretaker's Cottage

Washington Park Caretakers Cottage dates back to ca. 1840 and was part of the original mid-18th century Mark Evans property. The park land once had a grist mill and later a dairy farm before becoming a segregated public park for the Black community in 1922. When a dump was located in the park in the early 1960s, it became a catalyst for local activism during the Civil Rights Movement with Rev. Wilkinson leading the fight to close it. While a new swimming pool planned for the park will no longer require its demolition, the future of the vacant and neglected house remains uncertain without a viable use and given its severely deteriorated condition. After listing it as endangered in 1999 and 2017, the RVPF has partnered with the City and Friends of Washington Park to apply for a grant to stabilize the house and pursue the process of listing it on the National Register.



H & C Neon Sign
Photo Credit: Whitney Leeson

Upcoming Events

Please join us in bringing attention to our local heritage through the preservation of historic places in our community as well as a public recognition of ongoing threats to their continued existence.



ROANOKE VALLEY PRESERVATION FOUNDATION

2024

*Endangered Sites
Announcement*

MAY 14, 2024 • 4:00 PM
WASHINGTON PARK CARETAKER'S HOUSE
233 ORANGE AVE., NW
ROANOKE

Upcoming Events

Please join us in celebrating the restoration of Wheatland Manor.

Preserving an Early American Home in Botetourt



KELLY DYE, OWNER OF
WHEATLAND MANOR, WILL
DISCUSS THE PROCESS OF
SAVING A PIECE OF LOCAL
HISTORY

THURSDAY, MAY 23, 2024

6:00 PM

LOCATION: WHEATLAND LUTHERAN
CHURCH, 1560 WHEATLAND RD.,
BUCHANAN

Botetourt County Historical Society, Inc. | P.O. Box 468 | Fincastle, Virginia 24090

Upcoming Events

Mountain View Fundraiser



Croquet at Mountain View / 714 13th St. SW





WICKETS
& WINE



May 18, 2024

11 am–3 pm

Join us for Wickets & Wine, a fundraiser to benefit
 Friends of Mountain View and Roanoke Valley Preservation Foundation
 Step back in time: Play croquet, drink wine (ages 21+),
 tour the historic mansion, and more!

\$50/Person includes boxed picnic lunch

Register at: www.playroanoke.com



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**BERGLUND
AUTOMOTIVE**



MKB
REALTORS



DAVIDSON'S
CONSTRUCTION



SALVAGE



**ALLEGHENY
PARTNERS**



SPECTRUM DESIGN
architects | engineers



**CARY STREET
PARTNERS**

Upcoming Events

Summer Preservation “Pub” Talk

PRESERVATION TALK

Jesse Bucher
Associate Professor of History, Roanoke College

GENEALOGY OF SLAVERY RESEARCH PROJECT

JUNE 11, 2024 | 5:30-6:30 PM

Gainsboro Library
15 Patton Avenue, NW, Roanoke

ROANOKE VALLEY PRESERVATION FOUNDATION

Historic Roanoke Cards

Featuring Five Unique Photographs

Support RVPF and buy several packs of cards to give to family and friends this holiday season. Each pack of cards features five images of historic Roanoke landmarks courtesy of Roanoke Public Libraries, The Virginia Room. They are: **Campbell Avenue, Burrell Memorial Hospital, Hotel Roanoke Fire, Mountain View, and Jefferson Street.**

To purchase cards please contact wleeson@roanoke.edu.

One Pack of Cards sells for \$12.00

Two Packs of Cards sells for \$20.00

Three Packs of Cards sells for \$25.00

Mailing fee is \$2.50.



Photo Credit: Whitney Leeson and Roanoke Public Libraries, The Virginia Room

Historic Preservation Reads

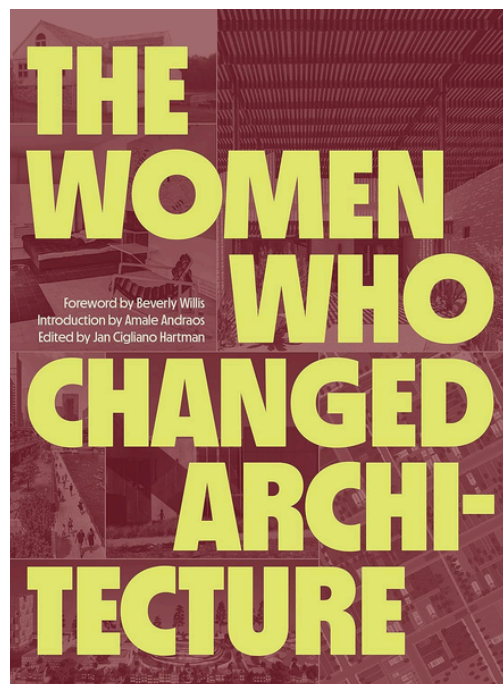
Women shaping the built environment.

The Women Who Changed Architecture (2022) edited by **Jan Cigliano Hartman** with a foreword by **Beverly Willis** and introduction by **Amale Andraos**

A visual and global chronicle of the triumphs, challenges, and impact of over 100 women in architecture, from early practitioners to contemporary leaders.

Marion Mahony Griffin passed the architectural licensure exam in 1898 and created exquisite drawings that buoyed the reputation of Frank Lloyd Wright. Her story is one of the many told in *The Women Who Changed Architecture*, which sets the record straight on the transformative impact women have made on architecture. Also discover contemporary leaders, like MacArthur Fellow Jeanne Gang, spearheading sustainable design initiatives, reimagining cities as equitable spaces, and directing architecture schools.

With in-depth profiles and stunning images, this is the most comprehensive look at women in architecture around the world, from the nineteenth century to today.

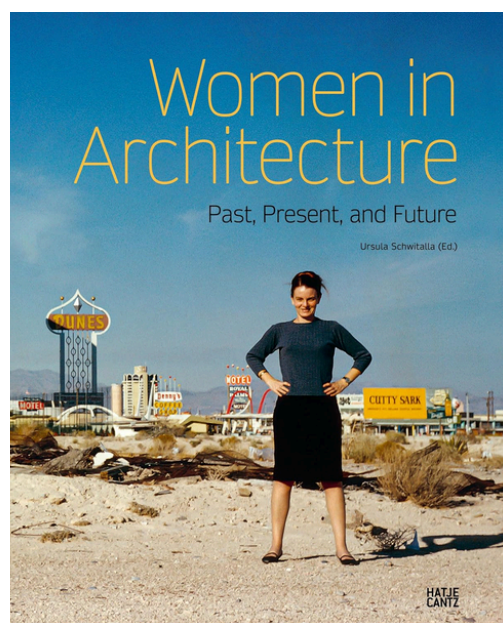


Women in Architecture: From History to Future edited by **Ursula Schwitalla** with a foreword by **Odile Decq**

Key works by today's leading female architects, with reflections on their craft and design ethos..

Despite the number of women who have shaped the discipline, female architects still frequently struggle to receive the recognition their work deserves. This volume serves as a manifesto for the great achievements of contemporary female architects the world over, paying tribute to their experiences as artists and designers as well as women in a male-dominated field. *Women in Architecture* profiles 36 architects working today, detailing their personal creative philosophies through examples of their projects.

In addition to its examination of the current state of architecture, this volume also explores works by a number of women who served as pioneering figures of the craft, seeking to expose and eventually dismantle the structural discrimination against women architects both inside and outside of the field.



Have You Heard About Our Plaque Program?

Bringing "History to the Streets"

Historic homes and buildings in the Roanoke Valley can now be recognized under a Historic Plaque Program administered by RVPF. The program not only brings 'history to the street' for those passing by your home or building, but also brands them as desirable locations for potential home buyers, tenants, and business owners to live, work, and/or invest in. Installing a plaque on your home or building helps others understand its historical significance in our community. Several sites already have plaques including Fire Station No. 1, the Virginia Museum of Transportation (Norfolk & Western Freight Station), the Municipal Building, owners of historic homes, and most recently, Restoration LLC in commemoration of their recent restoration of historic Villa Heights located in NW Roanoke.

Plaques are 10" x 7" cast bronze ovals with brown pebbled backgrounds forged by Paul W. Zimmerman Foundries (responsible for casting most National Register of Historic Places plaques across the country). The cost per plaque is \$375 and includes research for the text to be used on the plaque (the building's historic name, brief description, and construction date), the plaque's production, shipping, regulatory approvals from the city, and installation.

"It has been said that, at it's best, preservation engages the past in a conversation with the present over a mutual concern for the future."

William Murtagh

First "keeper" of the National Register of Historic Places



For additional information, visit <http://www.roanokepreservation.org/historic-plaque-program/> or email wleeson@roanoke.edu

The Roanoke Valley Preservation Foundation (RVPF) is a 501c3 nonprofit organization established in 1988 to preserve the historic, natural, and cultural resources of the Roanoke Valley (City of Roanoke, City of Salem, Town of Vinton, Roanoke County, Botetourt County, and Franklin County, Virginia). It was founded as - and continues to be - a grassroots, volunteer-driven organization. Since its inception, the RVPF has been active in a variety of preservation efforts. Consistent involvement and advocacy has resulted in increased public awareness and successful preservation projects. Although the Foundation's focus is on the past, its major accomplishments are the result of planning for the future.

"THE FUTURE" OF PRESERVATION



We partner with community groups to bring promote local history - Gainsboro History Walk

We advocate for preservation of important buildings - The Claytor Clinic (currently on the Endangered Sites List)

We give tours of Roanoke to share local history and preservation



We partner with RideSolutions for History By Bike Tours - Vinton Tweed Ride

We install plaques on historic buildings - formerly endangered. Villa Heights has been saved and renovated

We create and install community signs to commemorate and celebrate local history - Evans Mill & Crystal Spring



P.O. Box 1366, Roanoke, VA 24007
www.roanokepreservation.org

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