



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) 130-5025

1. General Information

District name(s): South Boston Historic District 2025 Boundary Increase

Main Streets and/or Routes: Broad St, Carrington St, Chalmers St, Easley St, Edmunds St, Leigh St, Logan St, McKinney St, Noblin Ave, Owens Ave, Spring Ave, Suggs Ave, Terry Ave, Wagstaff Ln, Washington Ave, Watkins Ave, Wilborn Ave

City or Town: South Boston

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

2. Physical Aspects

Acreage: 113.4 acres (approximately)

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 South Boston Historic District 2025 Boundary Increase expands the boundaries of the South Boston Historic District to include a large area of modest, single-family houses at the southwest corner of the district, along with several smaller areas of similar housing east and west at the northern end of the district. These areas are predominantly characterized by one-story single-family residences occupied by industrial workers and tradesmen. There are a few 1 1/2- and two-story houses scattered throughout the areas as well as several industrial and commercial properties. The boundaries at the south end of the district are also proposed to be expanded to include a tobacco prizery. The topography within the boundary increase areas is hilly. Sidewalks line the major arteries of Broad Street and Wilborn Avenue, as well as various blocks along the residential streets. The residential properties are sited on narrow parcels and have short setbacks from the sidewalks or streets. The industrial and commercial properties abut the sidewalks.

3. Architectural/Physical Description

Architectural Style(s): Folk Victorian, Ranch, Minimal Traditional

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

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

Date(s) of construction (can be approximate): ca. 1890 – ca. 2022

Are there any known threats to this district? Deterioration, Neglect, Demolition

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 South Boston Historic District 2025 Boundary Increase extends the boundaries of the South Boston Historic District (NRHP 1986; NRHP BI 2009) to include a neighborhood of late 19th-century to mid-20th-century workforce housing southwest of the district, as well as smaller areas of similar housing east and west of the northern end of the district. The increase also includes the ca. 1890 T.B. Johnson Tobacco Prizery on the east side of Broad Street within the 300 block. The resources within these proposed boundaries reflect South Boston's character from the turn of the 20th century through the mid-20th century. Many buildings retain their historic forms, features, and materials. Common alterations include the installation of vinyl siding and asphalt roofing and window replacement. The setting remains relatively unchanged since the 1960s and the majority of the resources retain sufficient integrity to convey their historic functions, forms, and dates of construction.

Boundary Increase Area #1 is a residential area with approximately 200 resources towards the southwest edge of the district. The area is labeled "West Side Addition" on the 1923 Sanborn Fire Insurance map. The streets within this area are laid out in a grid pattern lined with curbs and some sidewalks. The former Danville & Western Railroad line extends near the western edge of this area. The majority of the resources appear to contribute to this boundary increase area. This section is primarily comprised of modest houses, with several industrial, commercial, and religious resources as well. The one-story houses are primarily wood frame and are typically vernacular in character, although there are some examples of the Folk Victorian, Minimal Traditional, Cape Cod Cottage, or Ranch styles. The houses feature hipped or gable roofs, dormers, and small porches. There are a handful of two-story houses throughout the area, most of which date to the late 19th and early 20th centuries. These houses typically have I-house forms with gable roofs with lower front cross gables, full-width porches, and double-hung wood windows. The industrial and commercial resources are grouped around the railroad line along Edmunds Street and on both sides of Wilborn Avenue. The commercial buildings appear to date around the mid-20th century and are one-story, masonry buildings characterized by stepped parapets and large storefront windows. The Boston Machine & Foundry Co. (ca. 1950) is a large, one-story masonry building with brick pilasters, storefront windows, and large industrial steel sash windows. The Gulf Oil Corp. storage building (ca. 1940) stands immediately northeast of the railroad tracks and is a small one-story building with a gable roof and a concrete loading dock. The building is sheathed with metal siding and a small monitor extends above the roof. Additionally, the South Boston Weaving Corp. building (ca. 1930) is located at the intersection of Noblin Avenue and Carrington Street. This large, brick plant has a flat roof and large

steel sash windows. The front office section has double-hung wood sash windows and paneled wood doors. There are three brick churches in the area, although only one appears to be old enough to contribute to the proposed boundary increase. McCanless Memorial United Methodist Church (1948) stands at the northeast corner of Edmunds Street and Watkins Avenue. The Colonial Revival-style church features a full-height portico, bell tower, and Colonial Revival-style door surround.

Boundary Increase Area #2 comprises approximately two blocks of twenty-nine residential properties along Washington Avenue between Edmunds and College streets, west of N. Main Street. Most of the resources in this boundary increase area would contribute to the significance of the proposed boundary increase. The properties within this area along Washington Avenue and College Street are small, wood-frame or brick vernacular dwellings dating to the 1940s and 1950s that draw influences from the Minimal Traditional and Ranch styles. These dwellings have simple, boxy forms with gable roofs, double-hung sash windows, and small porches. The properties along Edmunds Street date from the turn of the 20th century through the 1920s. The one- and two-story, wood-frame vernacular dwellings draw influence from the Folk Victorian and Craftsman styles. The houses have gabled or hipped roofs and a variety of modest detailing, including sawn ornament, exposed rafter tails, and polygonal bays. Many of the houses have large porches with a variety of porch supports.

Boundary Increase Area #3 is east of N. Main Street and comprises approximately nineteen properties along both sides of Suggs Avenue (one block) and the properties along the west side of Spring Avenue in the 1900 and 2000 blocks. It appears that most of the resources in this boundary increase area would contribute to the significance of the proposed boundary increase. All properties are residential, and most are one-story and of frame construction. The properties date from the late 19th century to the mid-20th century. The vernacular dwellings are largely one story, although there are two two-story houses in the area. The dwellings draw influence from the Folk Revival, Colonial Revival, and Craftsman styles. There are a few examples of the Ranch and Minimal Traditional styles as well.

Boundary Increase Area #4 is also east of N. Main Street and includes six resources along Spring Avenue within the 1700 and 1800 blocks. These six houses are modest, one-story, frame buildings with hipped or side gabled roofs with front gables, double-hung sash windows, and small porches. The resources appear to date to the early 20th century and would all contribute to the proposed historic district.

Boundary Increase Area #5 comprises the ca. 1890 tobacco warehouse at 0 Seymour Drive, although it fronts onto Broad Street, between Charles Street and Seymour Drive. The two-story brick building was constructed for T.B. Johnson Tobacco Prizery around 1890. The building features modest brick detailing, including segmental arches over window and door openings, and a hipped roof with hipped dormers protruding from the front and rear roof plates. The large masonry addition to the south of the tobacco warehouse was constructed around 1950 for C.W. Walters & Co., tobacco leaf dealers. The addition features a brick-veneer façade, industrial steel sash windows, and a stepped parapet with terra cotta coping.

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 proposed South Boston Historic District 2025 Boundary Increase areas comprise small, single-family residential buildings along Carrington Street, Chalmers Street, Easley Street, Edmunds Street, Leigh Street, Logan Street, McKinney Street, Noblin Avenue, Owens Avenue, Spring Avenue, Suggs Avenue, Terry Avenue, Wagstaff Lane, Washington Avenue, Watkins Avenue, and Wilborn Avenue.

In addition to residences, there are a handful of commercial and industrial buildings along Broad Street, Edmunds Street, and Noblin Avenue. There are three churches in Boundary Increase Area #1 along Easley Street, Edmunds Street, and Watkins Avenue. Most of the buildings are still used for their historic purposes, although some of the residential buildings and the industrial buildings along Broad Street and Noblin Avenue are currently vacant. There are several instances of contemporary residential infill within Boundary Increase Area #1.

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.

The Town of South Boston is located in Halifax County. Founded as a depot along the Danville & Western Railroad prior to the Civil War, the town flourished from the mid-19th century through the third quarter of the 20th century. By the early 20th century, South Boston had become one of the nation's leading tobacco markets. Textile manufacturing also boosted South Boston's economy in the early 20th century with the establishment of Century Knitting Mills (which opened ca. 1897 and later became Halifax Cotton Mill), South Boston Weaving Corporation (1930s), and Carter Fabrics Corporation (1930s). The South Boston Historic District (NRHP and VLR, 1986) encompasses a large part of the Town of South Boston, including 508 commercial, residential, and industrial resources, 436 of which were considered contributing to the district at the time of its listing. The South Boston Historic District is listed in the National Register under Criterion A for its significance in the areas of commerce, industry, and transportation, as it represents the town's industrial, commercial, and residential growth from a stop along the Danville and Western Railroad line to a premier tobacco market. It is also significant under Criterion C for the wide range of building types designed in a variety of architectural styles popular in the 19th through early 20th centuries. The original district was listed with a period of significance ranging from the mid-19th century through the 1930s. The South Boston Historic District Nomination Update and Boundary Increase (NRHP 2009, VLR 2008) expanded the period and areas of significance to encompass buildings erected up to 1958 and those associated with the town's African American history. As part of this effort, the contributing status of forty-seven resources in the original district was changed from non-contributing to contributing, and 128 resources were added to the district's boundaries. Of the newly surveyed resources, 109 resources contribute to the significance of the district.

The proposed South Boston Historic District 2025 Boundary Increase encompasses approximately 254 resources within five separate areas. The largest of which is located southwest of the existing historic district. Three of the areas are east and west of N. Main Street at the north end of the district. The final area comprises one resource, the T.B. Johnson Tobacco Prizery, on Broad Street south of the existing district. The majority of the resources date from the late 19th century to the 1960s and reflect the industrial prosperity of South Boston through the 1960s. Most of the resources are single-family houses predominantly occupied by workers in the area's industrial plants, primarily textile manufacturers, as well as tradesman and working-class professionals. Additionally, there are three considerable industrial plants as well as a few commercial buildings and churches. While the previous nominations focus on the importance of the tobacco market to the town's prosperity, this proposed boundary increase expands this focus to include the significance of textile manufacturing as well as the working class to the continued growth of South Boston. The proposed South Boston Historic District 2025 Boundary Increase Areas appear to be potentially eligible under Criterion A with significance on the local level in the area of Industry. Resources date from around 1890 through the mid-1960s, capturing the town's 20th century growth and development. Most of the areas were developed by 1964, coinciding with the town's annexation of land from Halifax County. The majority of the approximately 254 resources within the boundary increase areas date within the proposed period of significance and appear to retain sufficient integrity to contribute to the historic district boundary increase.

Criterion A: Industry

The boundary increase areas include industrial buildings such as South Boston Weaving Corporation (Area #1), Boston Machine & Foundry Co. (Area #1), and T.B. Johnson Tobacco Prizery (Area #5). These historic buildings represent the significance of industrial outfits to South Boston's economy. Much of the town's original prosperity stemmed from its location along the Danville & Western Railroad, and the handful of smaller industrial and commercial buildings still extant around the rail line in Area #1 represent the importance of this major transportation route to the growth of the town. Additionally, Area #1 comprises a sizeable neighborhood that developed to house workers in the various industrial operations. According to census records, the modest single-family dwellings were largely occupied by workers in the town's wagon factory, buggy factory, shift factory, cotton mill, woolen mill, ribbon mill, rayon mill, textile plant, knitting mill, and various tobacco plants. Many of these houses were built from the 1910s through the 1960s and are primarily one story, wood frame buildings with small porches and little to no ornament. Areas #2, 3, and 4 are smaller in size, but feature vernacular houses similar in scale and design to those in Area #1. The houses in Area #2 were also predominantly occupied by factory workers. According to census records, the houses in areas #3 and #4 were historically occupied by African American residents with many of the occupants working jobs as janitors, cooks, and housekeepers.

Bibliography

Division of Historic Landmarks Staff. "South Boston Historic District." DHR File No. 130-0006, National Register of Historic Places Nomination Form, 1986.

Martens, Andra Kowalczyk and Department of Historic Resources Staff. "South Boston Historic District Nomination Update and Boundary Increase." DHR File No. 130-0006, National Register of Historic Places Nomination Form, September 2008.

Sanborn Map and Publishing Company: 1907, 1913, 1918, 1923, 1929, and 1947. New York, NY: Sanborn Map and Publishing Company. "Sanborn Fire Insurance Maps."

U.S. Federal Census Records: 1910, 1920, 1930, 1940, 1950.

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

Private: X Public\Local X 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: Matthew H. Candland/Town Manager

organization: Town of South Boston

street & number: 455 Ferry Street

city or town: South Boston state: VA zip code: 24952

e-mail: mcandland@southbostonva.us telephone: 434-575-4200

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: Kate Kronau and Alison Blanton

organization: Hill Studio

street & number: 120 Campbell Avenue SW

city or town: Roanoke state: VA zip code: 24011

e-mail: kkronau@hillstudio.com telephone: 540-342-5263

Date: July 28, 2025

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.

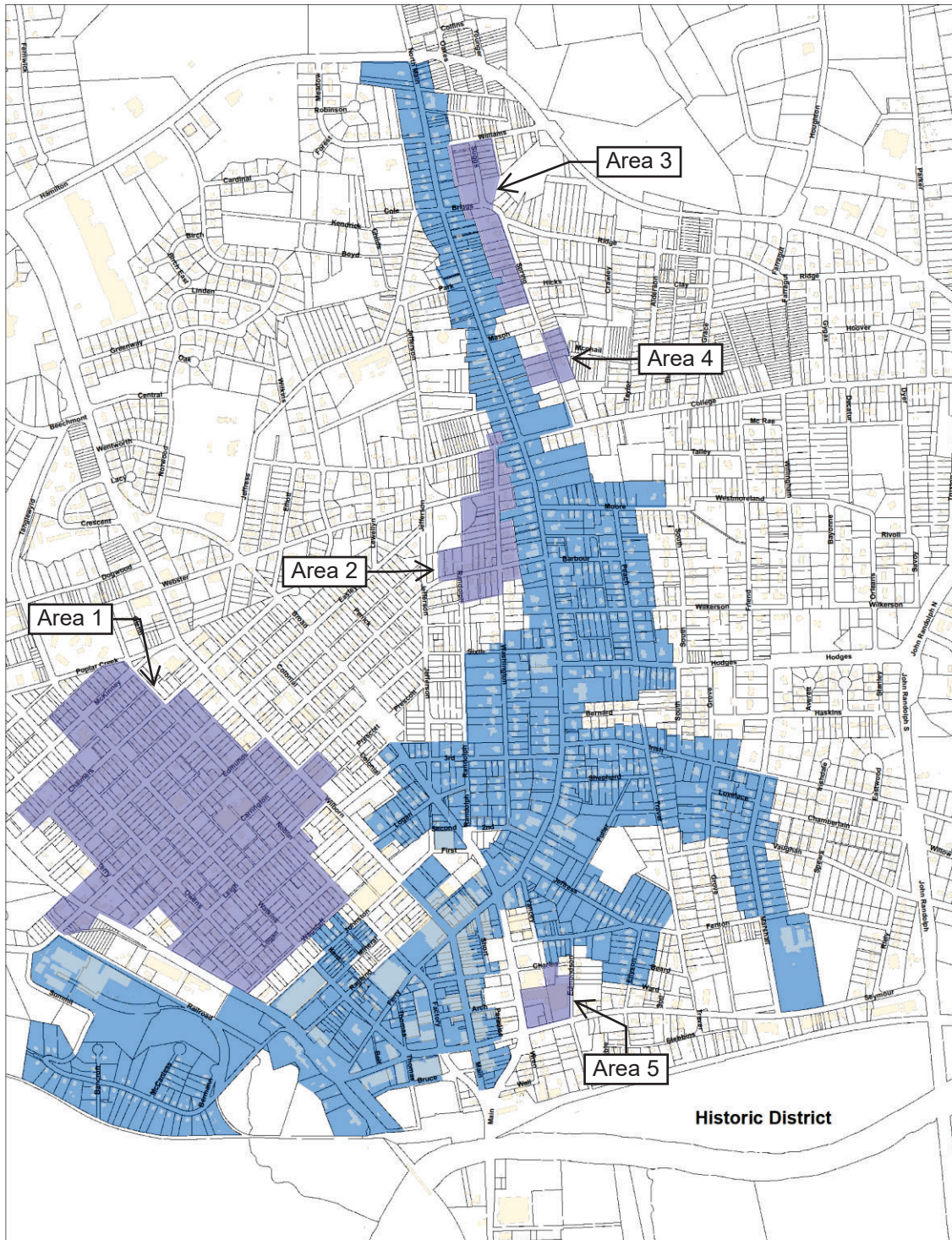
name/title: Matthew H. Candland/Town Manager

locality: Town of South Boston

street & number: 455 Ferry Street

city or town: South Boston state: VA zip code: 24952

telephone: 434-575-4200



0 300 600 1,200 Feet



Hope Cole
Planning Department

Sketch Map

South Boston Historic District Boundary Increase PIF

 Boundary Increase Areas

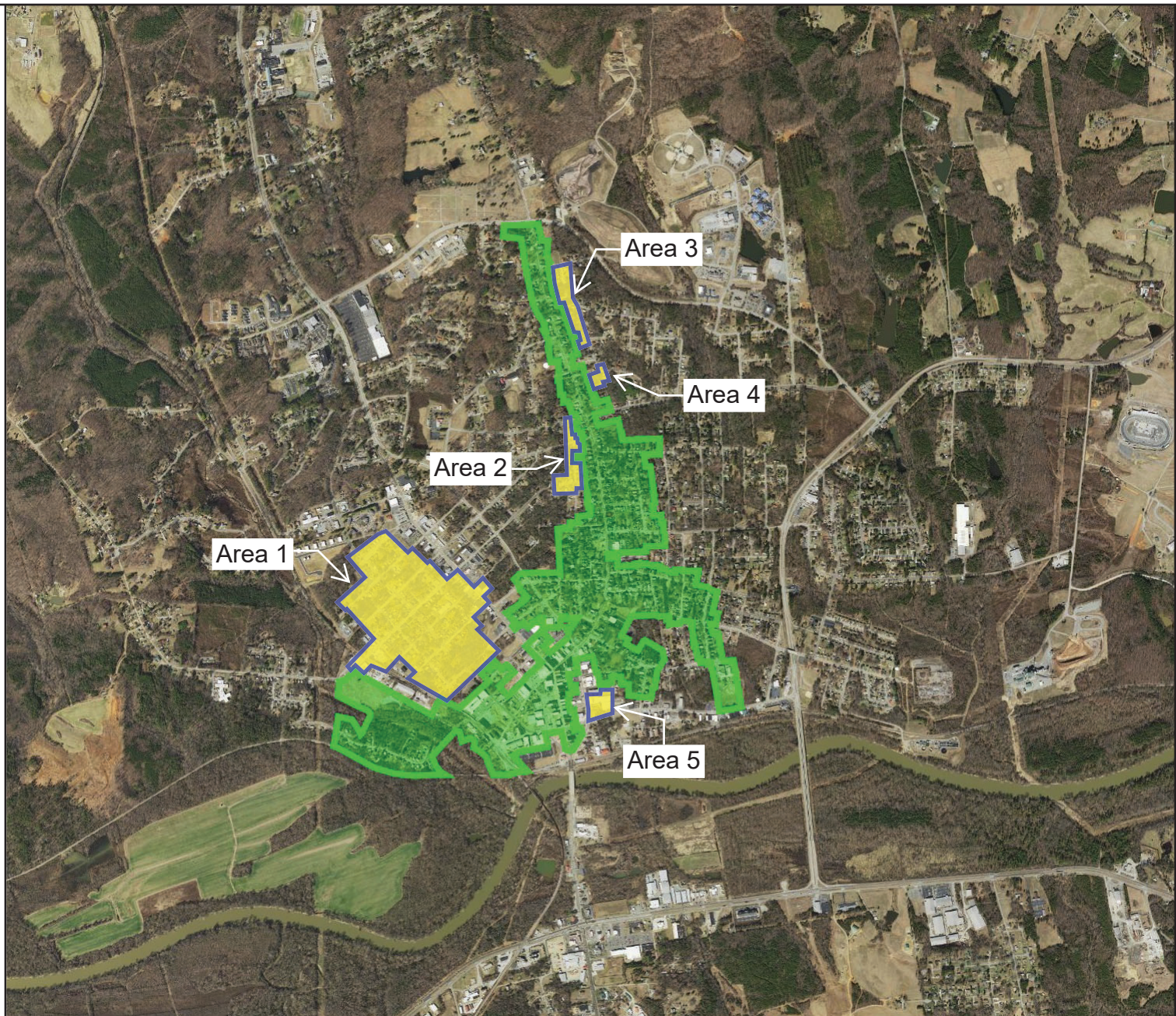
Legend



South Boston Historic District



Proposed Boundary Increase Areas



Feet

0 600 1200 1800 2400

1:36,112 / 1"=3,009 Feet

Title: South Boston Historic District Boundary Increase PIF

Date: 7/23/2025

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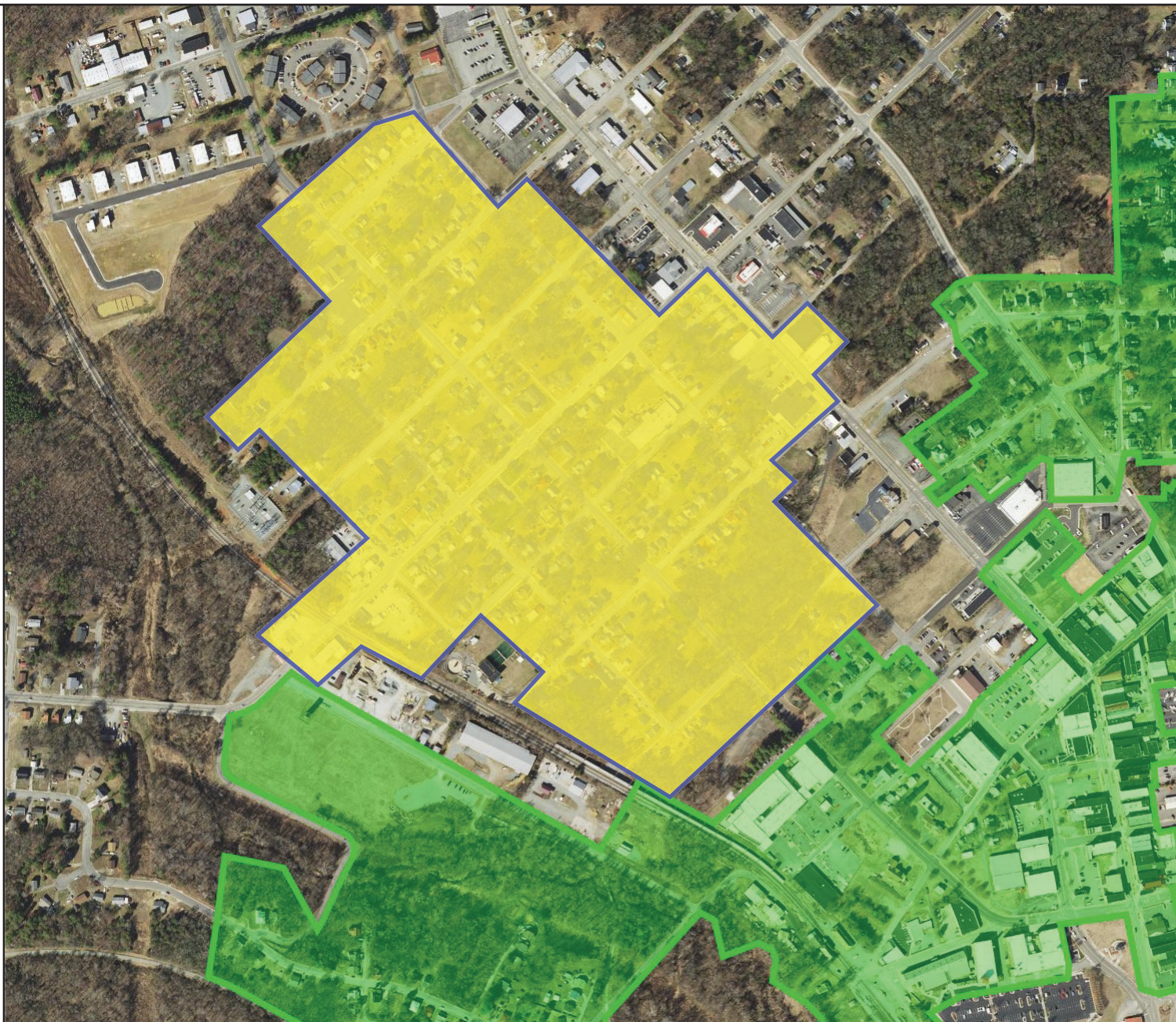
Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.



Legend

 South Boston Historic District

 Proposed Boundary Increase Area #1



Feet

0 200 400 600 800

1:9,028 / 1"=752 Feet

Title: South Boston Historic District Boundary Increase Area #1

Date: 7/23/2025

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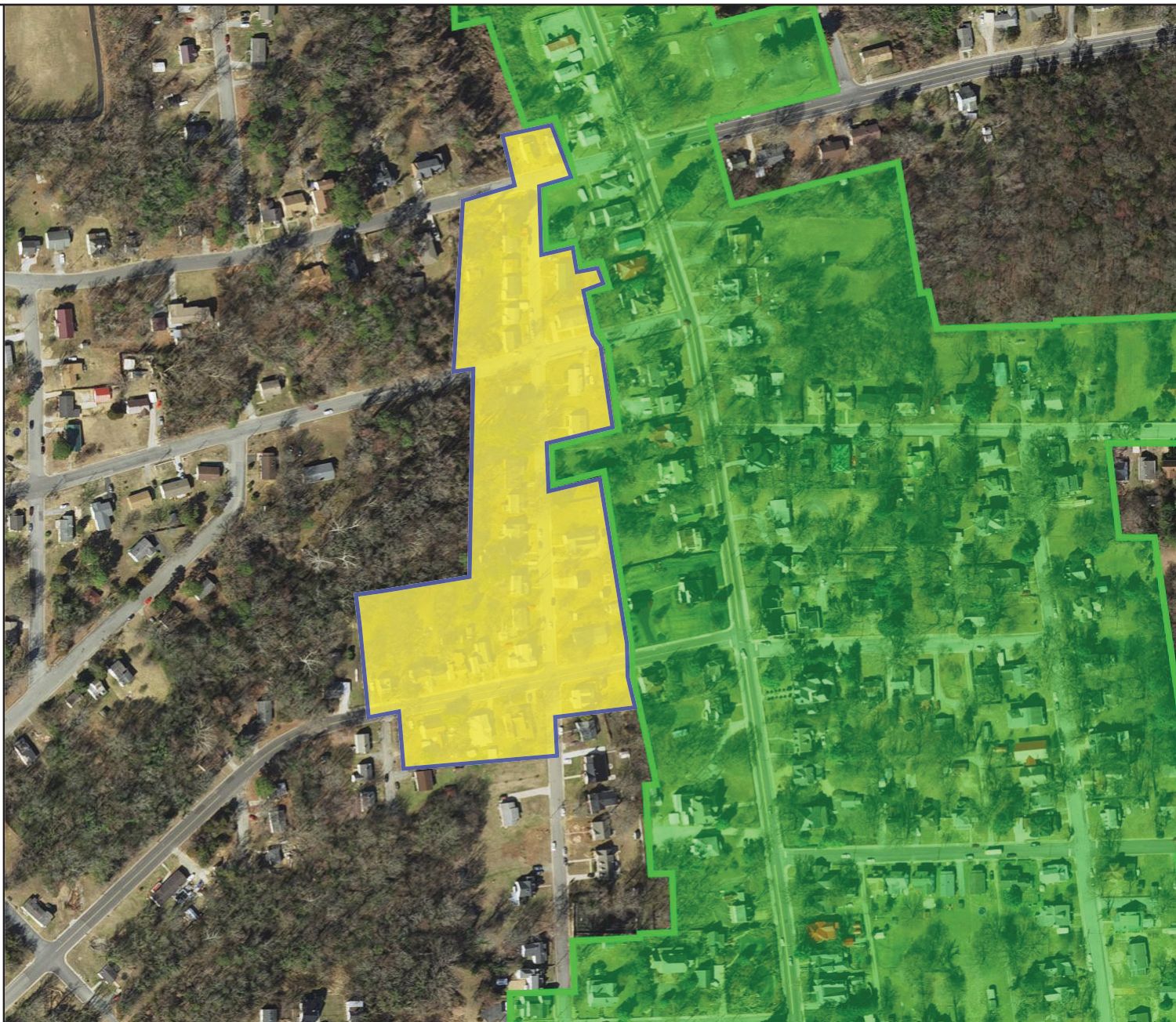
Legend



South Boston Historic District



Proposed Boundary
Increase Area #2



Feet

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1:4,514 / 1"=376 Feet

Title: South Boston Historic District Boundary Increase Area #2

Date: 7/23/2025

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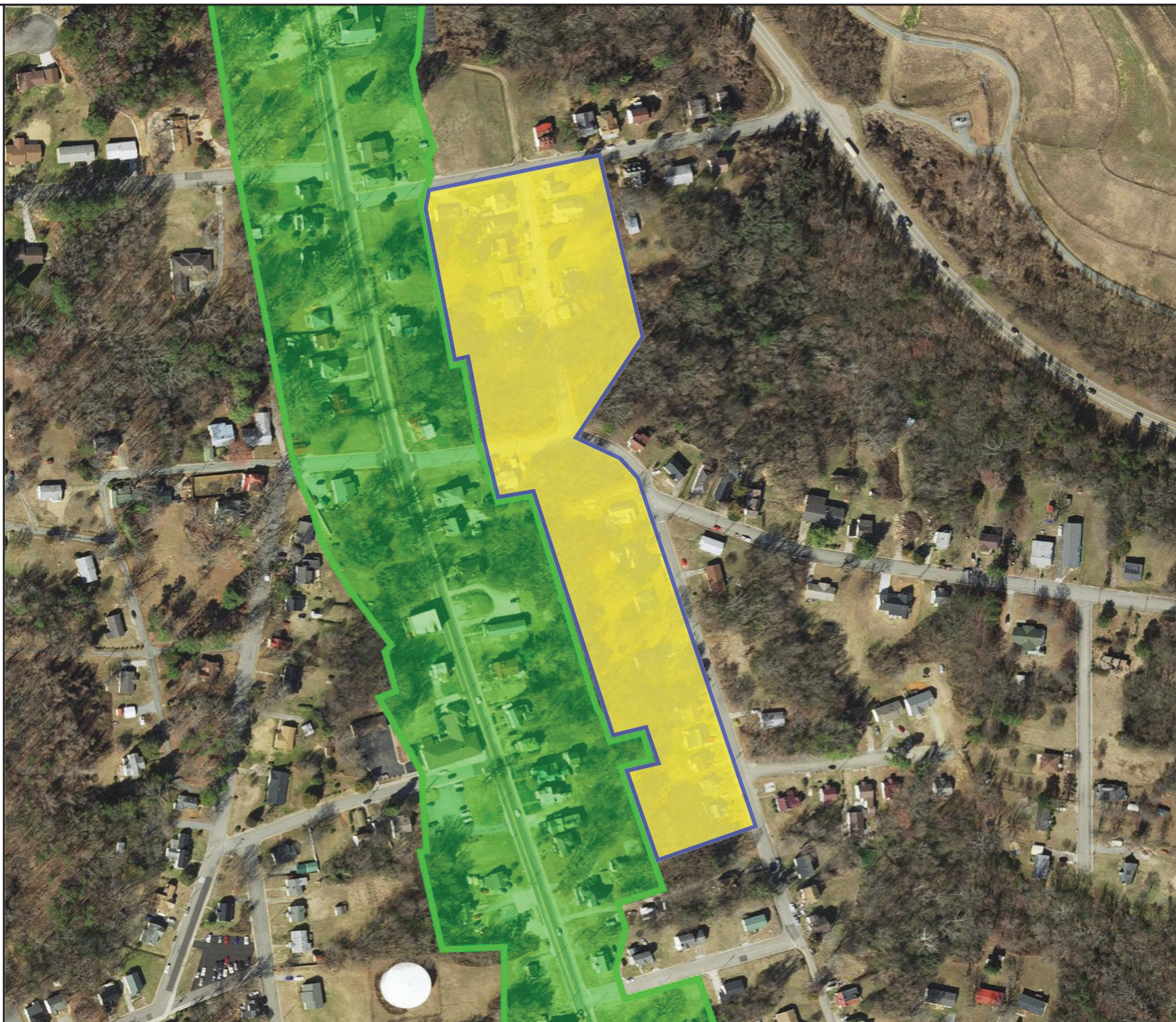
Legend



South Boston Historic District



Proposed Boundary
Increase Area #3



Feet

0 100 200 300 400
1:4,514 / 1"=376 Feet

Title: South Boston Historic District Boundary Increase Area #3

Date: 7/23/2025

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Legend



South Boston Historic District



Proposed Boundary
Increase Area #4



Feet

0 50 100 150 200

1:2,257 / 1"=188 Feet

Title: South Boston Historic District Boundary Increase Area #4

Date: 7/23/2025

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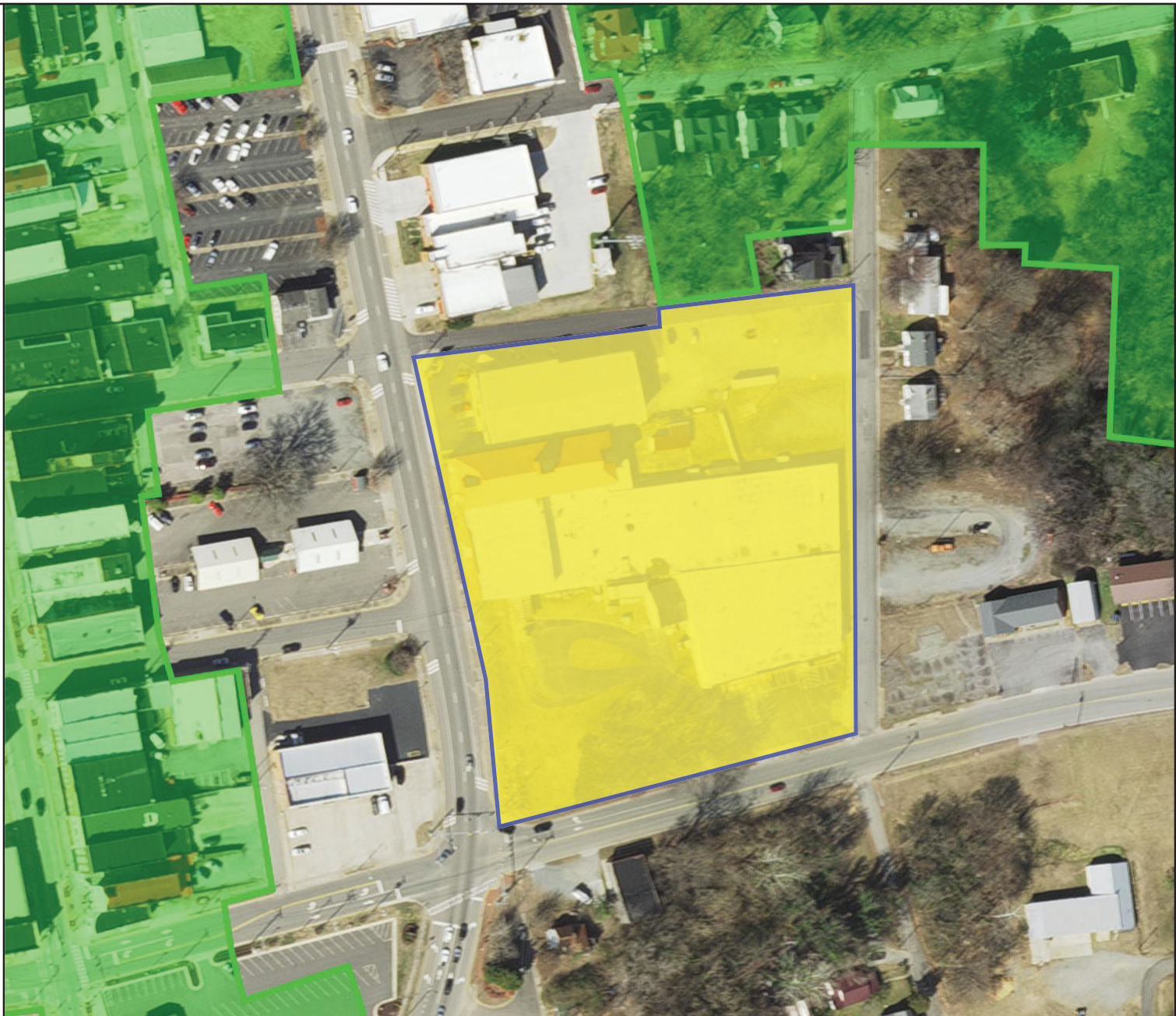
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South Boston Historic District



Proposed Boundary
Increase Area #5



Feet

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1:2,257 / 1"=188 Feet

Title: South Boston Historic District Boundary Increase Area #5

Date: 7/23/2025

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