

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Villa Heights
Other names/site number: Compton-Bateman House; VDHR 128-0012
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 2750 Hoover Street
City or town: Roanoke State: VA County: Independent City
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

 Signature of certifying official/Title: _____ <u>Virginia Department of Historic Resources</u> State or Federal agency/bureau or Tribal Government	<u>4-12-18</u> Date
In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official: _____ Title : _____	Date _____ State or Federal agency/bureau or Tribal Government

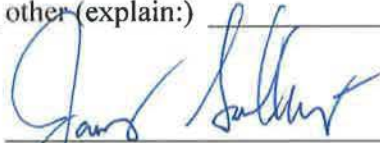
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper

6-4-2018

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC: Federal Style

LATE 19TH AND 20TH CENTURY REVIVALS: Classical Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, WOOD, CONCRETE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Villa Heights, also known as the Compton-Bateman House, is an early nineteenth century house situated on a 3.4-acre parcel of land located in present-day northwestern Roanoke, Virginia. The house sits atop a small hill and is surrounded by large oak trees and park land. At one point, the site likely incorporated several small outbuildings, yet none of them are currently extant. The house was originally built as a two-story, center-passage, single-pile brick dwelling with restrained Federal style massing and detailing. It was elaborated upon first with a two-story rear ell in 1910, which included a kitchen, additional bedrooms, and a lavatory. In 1925, the house underwent another rehabilitation in the Classical Revival style, which included the addition of pilasters and Doric columns along a new, dramatic two-story portico with a deep entablature complete with block modillions along a wide front-facing gable. The interior of the house was also elaborated upon to include Classical Revival details in new trim, mantels, doors, and chair rails. In 1958, a one-story, one-room masonry wing and a rear shingle-clad lavatory addition were added to facilitate the dwelling's recreational use as a component of the City of Roanoke's public park system.

Narrative Description

Villa Heights, also known as the Compton-Bateman House, is an early nineteenth century house built as a two-story solid brick, center-passage, single-pile dwelling, which was originally used as a farmhouse along a large tract of family-owned land in rural western Virginia. The single-pile

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plan was elaborated upon first with a two-story rear ell in 1910 and again in 1925, when it underwent a substantial rehabilitation that added new architectural details in the Classical Revival Style. In 1958-1960, a one-story, one-room masonry wing and a rear shingle-clad accessible lavatory addition were added to facilitate recreational use as a component of the City of Roanoke's public park system.

At the time of its construction ca. 1815-1820, the house was isolated in its location and would have originally been surrounded by forest, farmland and several small outbuildings (none of which are extant). The current location of the dwelling and its surrounding property is in present-day northwestern Roanoke, Virginia, and its parcel is incorporated within the city limits.

The original dwelling of Villa Heights was a comparatively modest Federal style house, compared to its twentieth century evolution. However, it was still quite a substantial house for this area during the second quarter of the nineteenth century, and, compared to most of the surrounding farmsteads of the time, would have been an iconic and impressive building. Character-defining features of its original Federal design included unpainted Flemish bond, load-bearing brick construction, a molded brick water table, and a five-bay facade with symmetrical fenestration and stone window sills. Today, the facade also features Classical Revival detailing around the entry, notably a round-arched opening with a fanlight transom and five-light sidelights, but it is undetermined as of yet if these were part of the original design or if they were added in a later alteration.

The original floor trusses on the first story were made of unhewn log joists (which are still present today) topped with vertically sawn floorboards. The original windows appear to have had nine-over-one wood sash. Additionally, the side-gable roof features exterior end chimneys, which are presumed to have been part of the original construction. The west chimney appears to have been rebuilt during the mid-nineteenth century based on its distinctive brickwork (as shown in photo 5). The house's original roofing material is unknown (presently it has asphalt shingles), though it is presumed to have originally been wood shingles, which were the predominant roofing material in this area during the early nineteenth century.

Local land records indicate that several small farms were also located in and around the property. These likely consisted of inholdings belonging to other farmers that existed at the time of McClanahan taking over the land. The total acreage of the original estate (known as "Long Meadow") measured approximately 604 acres at the time of Elijah McClanahan's death in 1857.¹ Since then, the original estate has been subdivided several times and the house now stands on a parcel measuring approximately three acres. The site is still prominent as the house sits on the top of a hill and is surrounded by several very large oak trees.

The building remained largely unchanged under the ownership of the McClanahan family from the 1820s to the mid-nineteenth century. As the estate then passed through several owners

¹ *Land Books.*

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throughout the remainder of the nineteenth century, no significant changes to the dwelling were recorded.

In 1910, then-owner Sallie S. Compton invested \$1,000 in improvements to Villa Heights, which would have been a sizable amount of money at the time.² The principal improvement is thought to be the ell addition that bisects the rear of the original single-pile block. The rear ell is two-stories and constructed of brick. The foundation of the ell is constructed of handmade brick in an American bond pattern and measures approximately waist-high. The brick above the foundation is a mass-produced brick veneer on a wood structural frame, distinguished from the foundation also by its lack of headers and indicative of the later period of its construction.³ Whether the rear ell originally had wood siding replaced by the current brick veneer, or the brick veneer is original, is not known at this time.

The rear ell was a commonly seen addition on houses during the nineteenth and early twentieth century throughout the Roanoke Valley of Virginia, where there were many early frontier-era houses built without kitchens and lavatories included within the main block. The rear ell additions often accommodated these new amenities as well as additional bedrooms. This pattern is seen with Villa Heights's ell addition, which featured a bathroom and kitchen on the first story and approximately two new bedrooms and a bathroom on the second story. The ell has 2" by 10" floor joists and diagonal subflooring, also indicative of its early twentieth century construction date.⁴

In 1923, Ernest E. Bateman purchased the property and began another significant update of the original 1820 dwelling. The Bateman family's alterations, while dramatic, were quite common during the early twentieth century when renovations of houses commonly included Classical Revival details, which were very much en vogue in American vernacular construction.

At Villa Heights, these details included fluted pilasters and Doric columns along a new, full-width, two-story portico with a deep entablature complete with gable returns and block modillions along a wide and shallow front-facing gable. Placed in the center of the gable is a small oculus window. The cornice detailing extends to follow the perimeter of the main block's roofline and is quite broad. Within the house, the 1925 updates included an elaborate Classical Revival mantel trim (with fluted column plinths), fluted Doric column room "dividers" marking the entrance to the living room from the central hall, picture and chair rail molding, base trim and fluted door and window molding, and hardwood paneled doors throughout. There are also indications that some interior walls were rebuilt during this alteration as the current load-bearing interior walls are constructed of brick, 3 wythes thick, while the original, exterior walls are 4-wythe 16-inch-thick brick construction.⁵ Yet even if these interior walls are not original, their orientation is still reflective of a central-passage, single-pile plan and therefore their alteration did not notably change the original floorplan of the early nineteenth century house.

² Roanoke County Circuit Court, *Land Books*.

³ Mike Pulice, Interview between Isabel Thornton and Mike Pulice.

⁴ W.C. Sponaugle, "Virginia Department of Historic Resources Intensive Level Survey."

⁵ W.C. Sponaugle.

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The Bateman family owned the property from 1923 until 1958, when it was sold to the City of Roanoke to be used as an after-school recreational facility for children. Under the City's ownership, the property was rezoned for recreational use, and the surrounding parcel was subdivided, with one parcel becoming City-owned park land (as it remains today). The remainder of the original parcel associated with Villa Heights includes the dwelling, a small forecourt for parking, a playground, and a basketball court, the latter three of which were added when the property was rezoned for recreational use. After 1958, the dwelling also gained several more additions, including a shingle-clad structure in the back to accommodate an ADA-accessible bathroom, a flat-roofed, cinderblock "recreational room" space to the rear-left of the main entrance with an ADA-accessible ramp, and a pair of exterior public restrooms. In addition, the exterior brick walls, which had been unpainted since the building's construction, were painted a light blue color, and new downspouts and gutters were installed.

In 2007, the property was vacated by the City of Roanoke and has been empty ever since. In 2011, a fire damaged part of the west half of the building, predominantly affecting a section of the roof, including the rafters, and sections of the second story near the southwest corner of the house and rear ell. Throughout the interior of the building, as a result of the fire, large sections of paint and wallpaper and small pieces of plaster burned off from the heat of the flames. However, few, if any, of these wall finishes were original to the house.

As a result of both the fire and the subsequent years of vacancy and weather infiltration, the impressive house known as Villa Heights is in a state of disrepair with boarded-up windows, scattered debris on the interior, water and fire damage on the upper rear, right side of the building, and general deterioration throughout. Yet even in this condition, much of the historic architectural integrity remains intact with the character-defining solid brick foundation and Flemish bond walls on all sides of the main block, original tree-trunk floor joists on the first level, and hardwood flooring, trim, doors, and other design details dating from the nineteenth and early twentieth century largely intact. The original window apertures have also been retained, with evidence of nine-over-one wood sash windows provided by the one original window sash that appears to be extant.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

EXPLORATION/SETTLEMENT

Period of Significance

ca. 1815-1925

Significant Dates

1820

1910

1925

Significant Person

(Complete only if Criterion B is marked above.)

McClanahan, Elijah

Cultural Affiliation

N/A

Architect/Builder

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Lt. Colonel Elijah McClanahan, a veteran of the War of 1812, owned most of the land that ultimately became the Northwest section of Roanoke City, which included “Long Meadow,” the future site of Villa Heights. McClanahan married Agatha Lewis, daughter of Colonel Andrew Lewis (a prominent soldier of colonial-era Virginia and brigadier general in the American Revolutionary War) and had five children. Lt. Colonel McClanahan served as a justice when Roanoke County, Virginia, was formed from part of Botetourt County and he was later appointed the first High Sheriff. He was also among the trustees chosen at the founding of the town of Salem, among the founding elders of Salem Presbyterian Church (Salem, VA), and was one of the largest landholders in the county. For McClanahan’s important contributions, Villa Heights is locally significant under Criterion B in the area of Exploration/Settlement. Personal property tax records from 1815 list \$800 as the value of a dwelling on McClanahan’s property. By no later than 1820 (as land tax books did not indicate property value until the year 1820), McClanahan had built a center-hall, Federal style house at “Long Meadow” valued at \$2,700 (in addition to any outbuildings that would have existed at the time). This would have been a substantial amount of money in the early nineteenth century and reflective of the costs to construct a large brick, two-story dwelling. The building is locally significant under Criterion C in the area of Architecture as a representation of both the Federal style, typical of its construction date in the early nineteenth century and the Classical Revival style, for its significant alterations and additions to both its interior and exterior during the early twentieth century. With its monumental portico, Doric columns and fluted pilasters, and entrance fanlight and sidelights, the façade is both dramatic and architecturally distinctive. The interior is also remarkably intact with hardwood flooring, wood molding and trim, paneled wood doors, and mantel designs. The center-passage, single-pile plan that comprised the original floor plan of the house is still intact, but for the Classical Revival, columned divider between the center hall and living room added during the 1920s. While there were several additions and alterations after the house was converted for recreational use, the dwelling retains a high level of integrity illustrative of an early nineteenth century dwelling with later significant Classical Revival details.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion B, Exploration/Settlement

Villa Heights, also known as the Compton-Bateman House, stands on land originally acquired by William McClanahan Sr. (1740-1819) in 1779 when he obtained an inclusive grant for land on the north side of the Roanoke River. The whole 1,690 acres he acquired was ultimately divided between two of his sons, Elijah and James. Elijah McClanahan’s share of the estate was the 814-acre tract known as “Long Meadow,” conveyed to him by his father in 1807. Today this tract lies

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on both sides of 24th Street, bounded on the south by the Roanoke River, and included the location of Villa Heights.⁶

William McClanahan Sr. was a first-generation American, born the fourth son of Robert McClanahan, an original settler from Ireland who came to the American colonies during the early eighteenth century with land deeded to him by William Beverly dated May 27, 1741, adjacent to present-day Staunton, Virginia. William McClanahan Sr. was born in Augusta County and eventually moved to Botetourt County to a large farm thought to be the tract of land that ultimately became known as “Long Meadow,” as its location was described as “three or four miles east of the present site of Salem.”⁷ William McClanahan is known to be one of the earliest and largest land-holders in the region that is presently known as the Roanoke Valley.

In 1780, William McClanahan and his family moved to the south bank of the Roanoke River beside the “Big Spring,” as it was called for almost a century before its present nomenclature of “Crystal Spring,” at the foot of Mill Mountain. It was in this second location that William built a large house, which remained there until it was removed in 1855. William deeded most of the Long Meadow estate to two of his sons, though it was Elijah McClanahan who used his share for cultivation and building a farmstead; his brother James is known to have lived on and operated a farm southwest of present-day Roanoke. Records indicate that William McClanahan gave a farm to each of his nine children for them to then build their own houses upon, all scattered throughout different sections of the Roanoke Valley. Elijah’s farmstead on “Long Meadow,” now present day Villa Heights, is the only known extant house of the descendants of William McClanahan.⁸

William McClanahan was a Lt. Colonel during the American Revolutionary War. He was also active in local political life, serving as both deputy sheriff and sheriff during the late eighteenth century. Today his namesake, McClanahan Street, is a prominent Roanoke thoroughfare located adjacent to his “Big Spring” house site.

Of William McClanahan’s progeny, Elijah’s legacy is strongest, both for his military service and for his accomplishments throughout the Roanoke Valley. Lt. Colonel Elijah McClanahan, a veteran of the War of 1812, owned most of the land that ultimately became the Northwest section of Roanoke City, which included “Long Meadow,” through the inheritance from his father. He married Agatha Strother Lewis, daughter of Colonel Andrew Lewis (a prominent soldier of colonial-era Virginia) and granddaughter of Brigadier General Andrew Lewis (from the French and Indian War and the American Revolutionary War). Agatha Lewis and her family were originally from Ritchfield, a home in what would later become Roanoke County, near Salem, Virginia. The couple had twelve children.

⁶ Kegley, *Kegley’s Virginia Frontier: The Beginning of the Southwest, the Roanoke of Colonial Days 1740-1783*.

⁷ White, *The McClanahans*, 27.

⁸ White, *The McClanahans*.

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Shortly before his marriage, on August 11, 1795, Elijah McClanahan took an oath to serve as Captain of the Virginia Militia, where he was ultimately promoted to Lieutenant Colonel (United States). He served as the Lt. Colonel of the 121st Regiment, Virginia Militia, during the War of 1812.⁹ Lt. Colonel McClanahan was described as,

A man of noble build in body, mind and spirit. In person, he was tall and large, without being portly; his countenance was impressive, blending kindness and candor with gravity; his disposition was cheerful and sociable; his probity beyond all reproach; and the love and fear of God governed his life. He was a tower of strength in the Presbyterian Church at Salem as a ruling elder, and was the chief builder of the church at Big Lick. His name in the church extended beyond his own Presbytery. It was considered a privilege by strangers from a distance to know him.”¹⁰

Elijah McClanahan’s reputation was further heightened when he served as a justice when Roanoke County, Virginia, was formed from part of Botetourt County. He was later appointed the first high sheriff. He was also among the trustees chosen at the founding of the town of Salem, among the founding elders of Salem Presbyterian Church (Salem, VA), and was one of the largest landholders in the county.¹¹

Personal property tax records from 1815 list \$800 as the value of a dwelling on McClanahan’s property. By no later than 1820, McClanahan had built a house on the site of “Long Meadow,” valued at \$2,700 (including all existing outbuildings at the time). This would have been a substantial amount of money and reflective of the costs to construct a large brick, two-story dwelling on an already impressive tract of land. His family owned the house and land for several decades, after which ownership passed to other families during the last half of the nineteenth century. The substantially sized house would have been surrounded by several small outbuildings, though none are extant or documented historically.

There is a small family cemetery located about half a mile from the site of Villa Heights, on a now-separate parcel, with marked graves for Agatha Strother Lewis and Colonel Elijah McClanahan, as well as several additional unmarked graves. Adjacent to the knoll is a historic marker noting the following,

“On the knoll to the Northeast is the grave of Col. Elijah McClanahan and his wife, Agatha Strother Lewis. Agatha was the daughter of Col. Andrew Lewis, Jr. and a grand-daughter of General Andrew Lewis, famous Indian fighter and leader of the Colonial forces against the Indians at the 1774 Battle of Point Pleasant. Born 15 March 1779; Died 14 June 1852.

Col. Elijah McClanahan was the owner of most of the land that ultimately became the Northwest section of Roanoke City. Born 20 April 1770; Died 1 December 1857.”

⁹ Kagey, *When Past Is Prologue: A History of Roanoke County*.

¹⁰ White, *The McClanahans*, 30.

¹¹ Summers, Bickley, and Coale, *Annals of Southwest Virginia, 1769-1800*.

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Criterion C, Architecture

At the time of its construction, Villa Heights was in a mostly rural part of the state. The frontier region around Roanoke City was originally known as “Big Lick” and was entered by early Euro-American settlers around 1730. “Roanoke” was an Indian word connoting the cowrie shells worn by the regional tribes of American Indians and used as money. It was not formally used to describe the location until the formation of Roanoke County in the mid-nineteenth century.¹²

For most of the eighteenth century, the area remained rural with scarce resources except for a few roads and mills. It was not until the War of 1812 that the region became more accessible through an effort by a navigation company to make the Roanoke River navigable from Weldon, North Carolina. Slowly thereafter, early Euro-American settlers began building small houses that were typically constructed using very traditional forms of design and construction. Most of these houses were log cabins or simple “hall and parlor” dwellings without much ornamentation and with very little, if any, design influence from architectural publications of the time.

Villa Heights, in contrast to the majority of small houses in the region, represented the Federal style of architecture, which was nationally popular during the early nineteenth century as the burgeoning American republic looked to classical architecture to represent the democratic ideals on which the nation had been founded. The Federal style also was a departure from the earlier Georgian style, which was imported from England and typically featured more steeply-pitched roofs, heavier massing, Flemish-bond brickwork, classical cornices, and double-hung wood sash with wide muntins. The Federal style also drew from classical Roman architecture, but was lighter and more delicate. Typical elements included entries with fanlights and sidelights, multiple-light wood sash with thin muntins, more gently pitched side-gable and hipped roofs, center passage plans, and elongated, attenuated columns.¹³

At the time of its construction between ca. 1815-1820, it was one of very few brick houses located in the Western region of the Commonwealth and, by 1820, was valued at \$2,700, which would have been a considerable amount of money in the early nineteenth century.¹⁴ Most houses built during this period within the Roanoke Valley were weather-boarded log cabins. Tax records of the time indicating the average cost of dwellings on a given farm showed that “more than half were valued at less than \$1,000, twenty-three fell into the \$1,000 to \$1,500 bracket and only seven were valued higher than that, with two of those thought to be mills.”¹⁵

Early nineteenth century houses of prominent stature in Virginia, such as Villa Heights, rarely had double-pile plans or additions built before the Civil War. This was not because they were lacking in the resources to accommodate them. Instead, outbuildings (as opposed to additions) were a reflection of the growing “social separation of servant and master in late seventeenth-

¹² Farrar, *Old Virginia Houses; The Mountain Empire*.

¹³ Upton, *Architecture in the United States*; Novelli et al., *Classic Commonwealth*, 37-40.

¹⁴ *Land Books*.

¹⁵ White, *The McClanahans*.

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century Virginia...creating a definite spatial division where no clear social one existed and (subsequently) built smaller houses for themselves.”¹⁶ In contrast, prominent houses in England would have had live-in servants’ quarters and kitchens, often requiring deeper floorplans or additions.

Under the ownership of the McClanahan family, the house remained largely unchanged from its original design throughout the early to mid-nineteenth century. The estate then passed through several owners for the remainder of the nineteenth century without any significant changes to the dwelling.

Villa Heights’ alternative name, the “Compton-Bateman House” originated with two of the last private owners of the property before it was gifted to the City of Roanoke in 1958 by descendants of the Bateman family. The Compton Family, consisting of Charles W. Compton (1865-1937) and Sallie Stine Compton (1871, Clarke Co, VA–1942, Shenandoah, VA) lived in the house at the turn of the twentieth century until it was sold to the Bateman family in 1923. Under Sallie Compton’s ownership (as the property was deeded in her name), the dwelling underwent an expansion with the construction of the rear ell that bisects the original single-pile block. Land Tax records indicate that she improved the property in the amount of \$1,000 in 1910, which would have been an appropriate sum of money for that kind of addition.¹⁷ The ell allowed the Comptons to include more modern amenities in their home, such as a kitchen and lavatory on the first floor and two additional bedrooms and a lavatory on the second floor. These new features were a common addition to residences during the turn of the twentieth century as they exemplified both modern amenities, such as indoor plumbing, and typified the twentieth century house with its lack of exterior division between spaces of domestic activity, such as cooking and cleaning, and those used for entertaining and recreation.

For reasons unknown, Sallie Compton filed for bankruptcy in 1914 and lost possession of Villa Heights. It was forfeited and sold at an estate auction on July 10, 1915. The subsequent owner, however, was not Ernest Bateman but an owner by the name of A. E. King. This owner’s connection to the property is not heavily documented nor referenced because there was no significant investment or alteration made during their tenure. In contrast, the Bateman ownership oversaw one of the more substantial changes to the original dwelling and is therefore a more relevant signifier in the appellation “Compton-Bateman” house.

Ernest Bateman and his wife bought Villa Heights for \$22,500 in September 1923 while it was still considered part of the County of Roanoke. Although he began as a farmer, Mr. Bateman worked for over thirty years as a wholesale coal broker, according to census records. The Batemans made the majority of their alterations to the building in 1925. By 1926, this portion of the County had been annexed by Roanoke City in addition to four other previously suburban neighborhoods: Weaver Heights, Lee-Hy Court, Rugby, and Morningside Heights.

¹⁶ Upton, *Architecture in the United States*, 317.

¹⁷ Roanoke County Circuit Court, *Land Books*.

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By the 1920s, the Beaux-Arts tradition in architecture had made a strong impression on European builders and institutional architecture. This form of design returned to Greek and Roman influences, which subsequently inspired a Classical Revival in American domestic architecture. Like the original house's reflection of a new National identity at the turn of the nineteenth century, the early twentieth century saw a return to these democratic ideals. The Bateman family's alterations are reflective of this movement, with a much more pronounced portico in the Classical Revival style with a heavy and elaborate cornice, Doric columns, and fluted pilasters. The interior, likewise, was altered to incorporate the Classical Revival motifs in the fireplace mantels, the columned portal between the central hall and living room, paneled doors, and molded trim.

Because of these significant architectural alterations, Villa Heights represents a confluence of two archetypal periods of American architecture – the Federal and Classical Revival styles, both of which represent important periods of change and growth in the early nineteenth and early twentieth centuries, respectively.

Furthermore, Villa Heights is one of only three documented two-story, five-bay Federal-style brick houses from c. 1820 still extant in the greater Roanoke Valley, which includes the City of Salem and the Town of Vinton.¹⁸ The other two are Huntington (ca. 1819), a plantation house located in northeastern Roanoke, and Preston House (ca. 1821) located in Salem. Both Huntington and Preston House are listed in the National Register of Historic Places. There are a few other similarly sized Federal houses within the Roanoke Valley built in the 1830s, such as Speedwell (in Roanoke County).

In addition to its association with prominent figures of Virginia's history, Villa Heights is an impressive example of a Federal-style brick building with 1920s Classical Revival details. With its monumental portico, Doric columns and fluted pilasters, entrance fanlight and sidelights, the front façade is both dramatic and architecturally distinctive. The interior is also remarkably intact, featuring hardwood flooring, wood molding, trim, paneled doors, and mantel designs. The center-passage, single-pile plan that comprised the original early nineteenth century house is still intact as well. The house embodies the distinctive characteristics of a building type, period, and methods of construction, making it eligible for the National Register under Criterion C in the area of Architecture.

¹⁸ Mike Pulice, Interview between Isabel Thornton and Mike Pulice.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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- Barnes, Raymond P. *A History of Roanoke*. Radford: Commonwealth Press, 1968.
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- "Deed of Land, F. Johnston (Administrator of Charles Snyder's Last Will and Testament) to John B. Bransford and Wife and R.R. Dickson and Wife, May 14, 1867, Roanoke County, VA, Deed Book G: Page 355, County Clerk's Office, Salem," n.d.
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- "Estate of Elijah McClanahan, Settlement of Estates Book 1, Page 230. Deed of Land, Elijah McClanahan Executors to Charles Snyder, October 26, 1862, Roanoke County, VA, Deed Book F: Page 783, County Clerk's Office, Salem," n.d.
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Pulice, Michael. Personal communication with Isabel Thornton, November 9, 2017.

Pierson, William Harvey. *American Buildings and Their Architects Volume 1: The Colonial and Neo-Classical Styles*. Garden City, N.Y: Anchor Press, 1976.

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Upton, Dell. *Architecture in the United States*. First Edition. Oxford University Press, USA, 1998.

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W. C. Sponaugle. “Virginia Department of Historic Resources Intensive Level Survey.” Virginia Department of Historic Resources, August 1, 2013.

White, Clare. *Roanoke, 1740-1982*. First Edition. Roanoke Valley Historical Society, 1982.

White, H. M. *The McClanahans*. Roanoke, VA: The Stone Printing and Manufacturing Company, 1894.

Winborne, Lee W., and William L. Whitwell. *The Architectural Heritage of the Roanoke Valley*. First Edition. University of Virginia Press, 1982.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency

Villa Heights
Name of Property

Roanoke, VA
County and State

- Local government
- University
- Other
- Name of repository: Virginia Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): VDHR 128-0012

10. Geographical Data

Acreage of Property 3.4056

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 37.292350 | Longitude: -79.978950 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The historic boundary is drawn to be coterminous with the lot lines of the 3.4-acre parcel, recorded by the City of Roanoke as parcel 2430601. The parcel is bounded to the north by Hoover Street and Clifton Street and by Prillaman Avenue to the northwest. The western and southwestern edges of the parcel are both bordered by Roanoke City-owned parkland. The

Villa Heights
Name of Property

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County and State

eastern border of the parcel is bounded by the rear side of dwellings which front on Crescent Street. The true and correct historic boundaries are shown on the attached Tax Parcel Map.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries coincide with the extent of the property's historic acreage that was associated with the domestic complex at Villa Heights. Although no historic outbuildings are extant, the 3.4 acres capture the dwelling's prominent site overlooking Roanoke as well as the historic setting and all known associated historic resources.

11. Form Prepared By

name/title: Isabel Thornton, Executive Director
organization: Restoration Housing
street & number: 1116 Main Street, Suite B
city or town: Roanoke state: VA zip code: 24015
e-mail: isabel@restorationhousing.org
telephone: (540)797-0819
date: November 17, 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

The following information is common to all photographs.

Name of Property: Villa Heights
City or Vicinity: Roanoke City
County: Roanoke State: Virginia

Villa Heights
Name of Property

Roanoke, VA
County and State

Photographer: Isabel Thornton
Date Photographed: July 20, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

View of Façade, Facing South
1 of 16.

Detail View of Front Portico, Facing South
2 of 16.

View of Front Façade Window, Facing South
3 of 16.

View of Front Façade, Facing South
4 of 16.

View of Northwest Elevation, Facing East
5 of 16.

View of Western Elevation, Rear of Structure
6 of 16.

View of Rear Addition, Facing East
7 of 16.

View of Eastern Elevation, Side Addition
8 of 16.

View of Northeast Elevation, Facing West
9 of 16.

View of Interior of Side, Cinderblock Addition
10 of 16.

View of Interior Entrance and Stair Railing
11 of 16.

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View of Living Room Interior
12 of 16.

View of Living Room Interior
13 of 16.

View of Library/Office Interior
14 of 16.

View of Kitchen Interior
15 of 16.

View of Rear Addition Interior with ADA Bathrooms
16 of 16.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Virginia Cultural Resource Information System

LOCATION MAP

Villa Heights

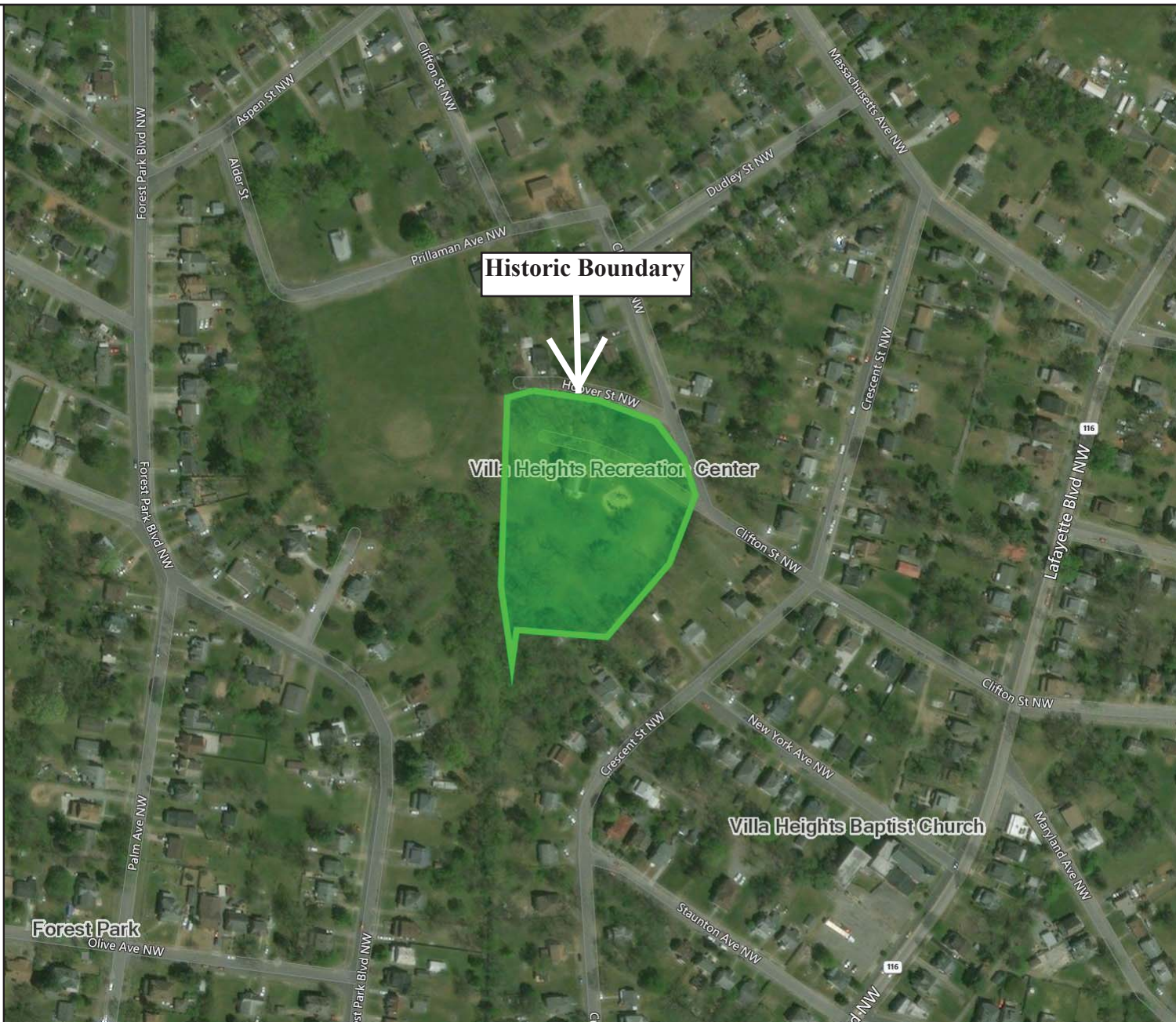
City of Roanoke

DHR No. 128-0012

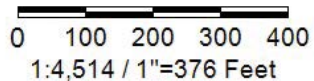
Latitude/Longitude Coordinates

Latitude: 37.292350

Longitude: -79.978950



Feet

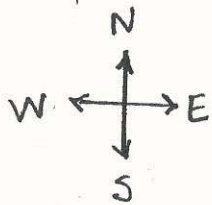
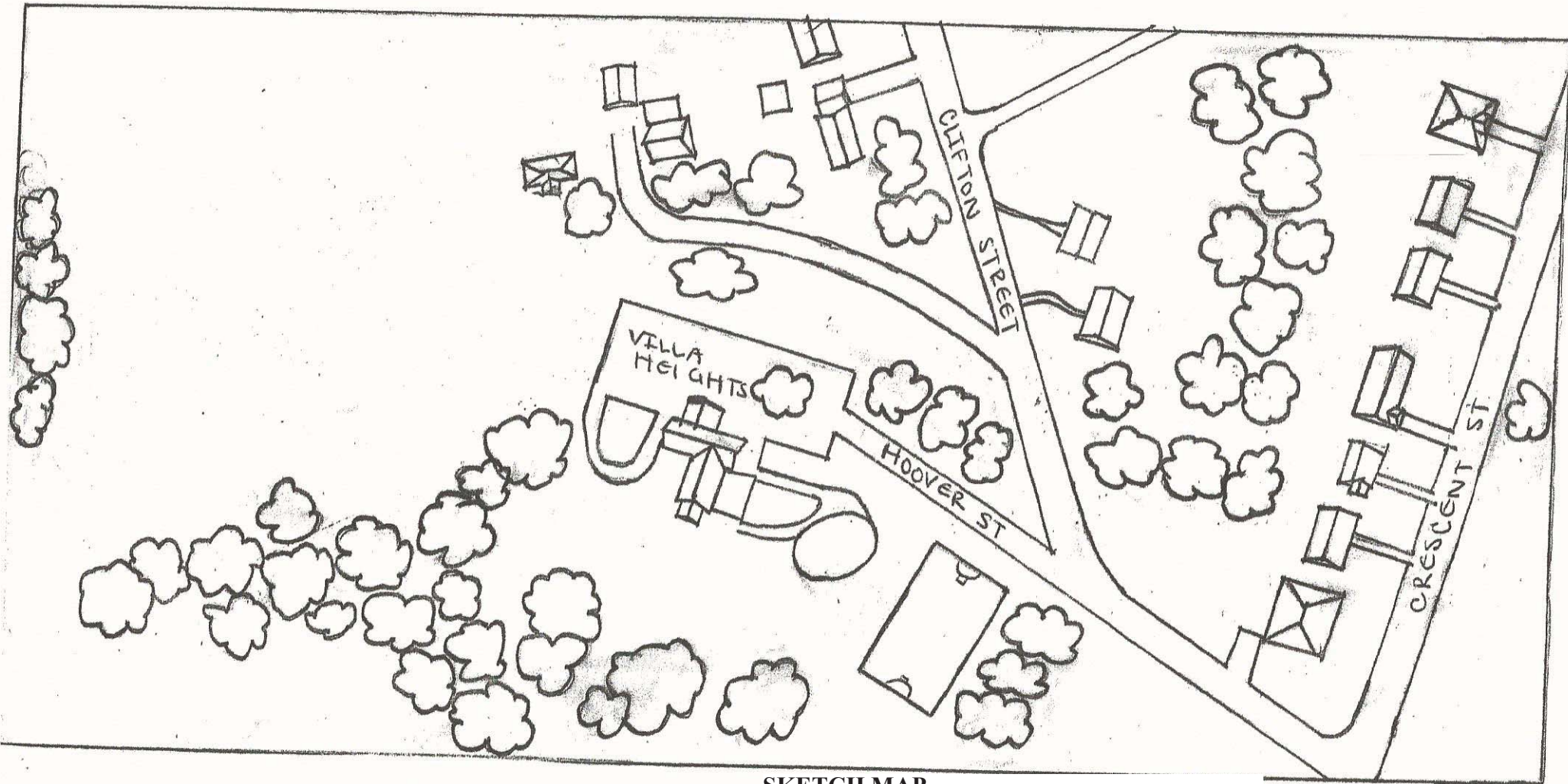


Title:

Date: 2/5/2018

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive to 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.



SKETCH MAP
Villa Heights
City of Roanoke
DHR No. 128-0012
(Not to Scale)

**Villa Heights -
Contributing Building**

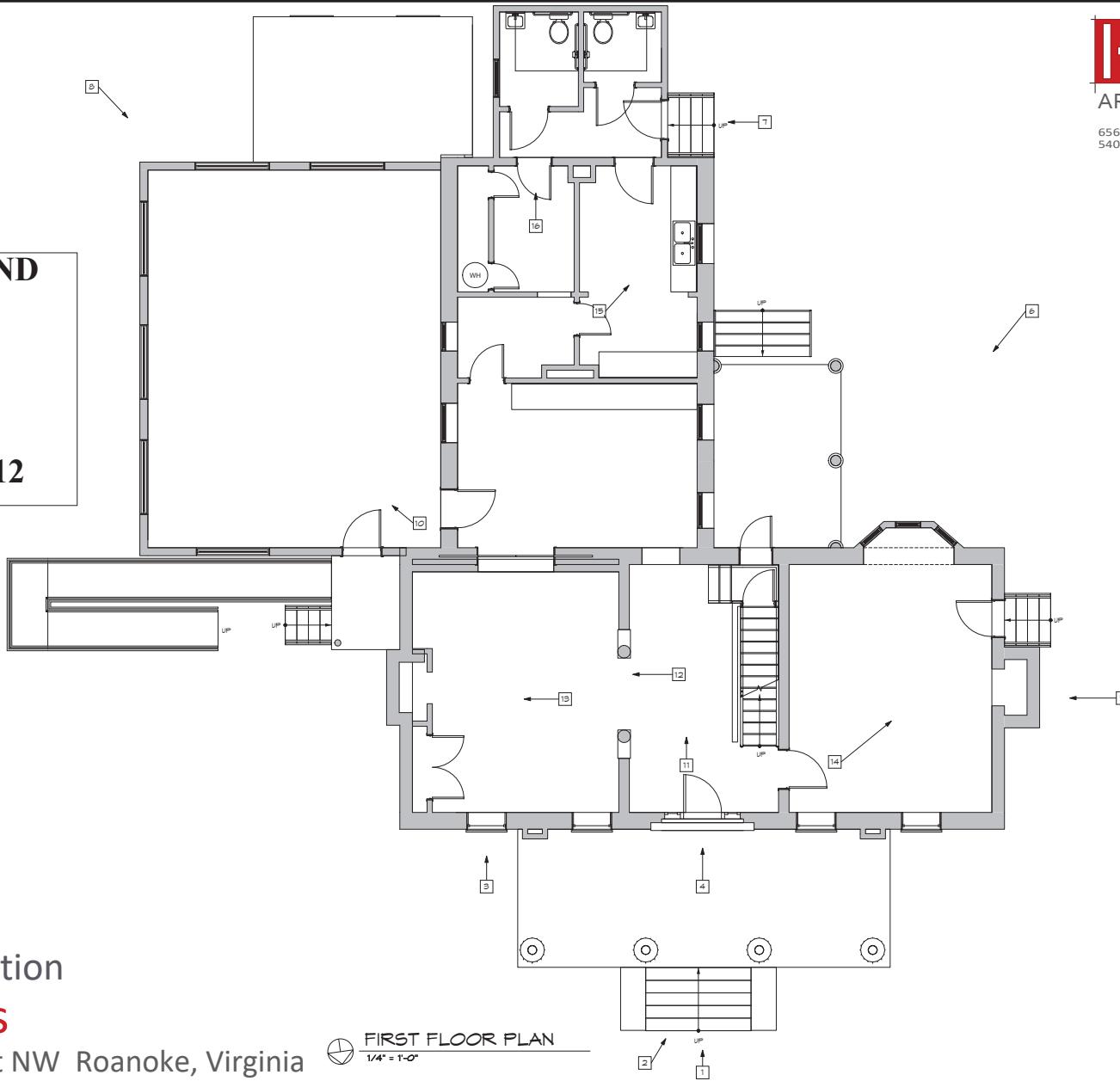


RESTORATION HOUSING

PHOTO KEY AND FIRST FLOOR PLAN

Villa Heights
Roanoke, VA
DHR No. 128-0012

HUGHES ASSOCIATES
ARCHITECTS & ENGINEERS
656 ELM AVENUE SW | ROANOKE, VIRGINIA 24016
540.342.4002 www.HughesAE.com



Historic Renovation

Villa Heights

2750 Hoover Street NW Roanoke, Virginia

FIRST FLOOR PLAN
1/4" = 1'-0"

Comm No. 17053
16 November 2017



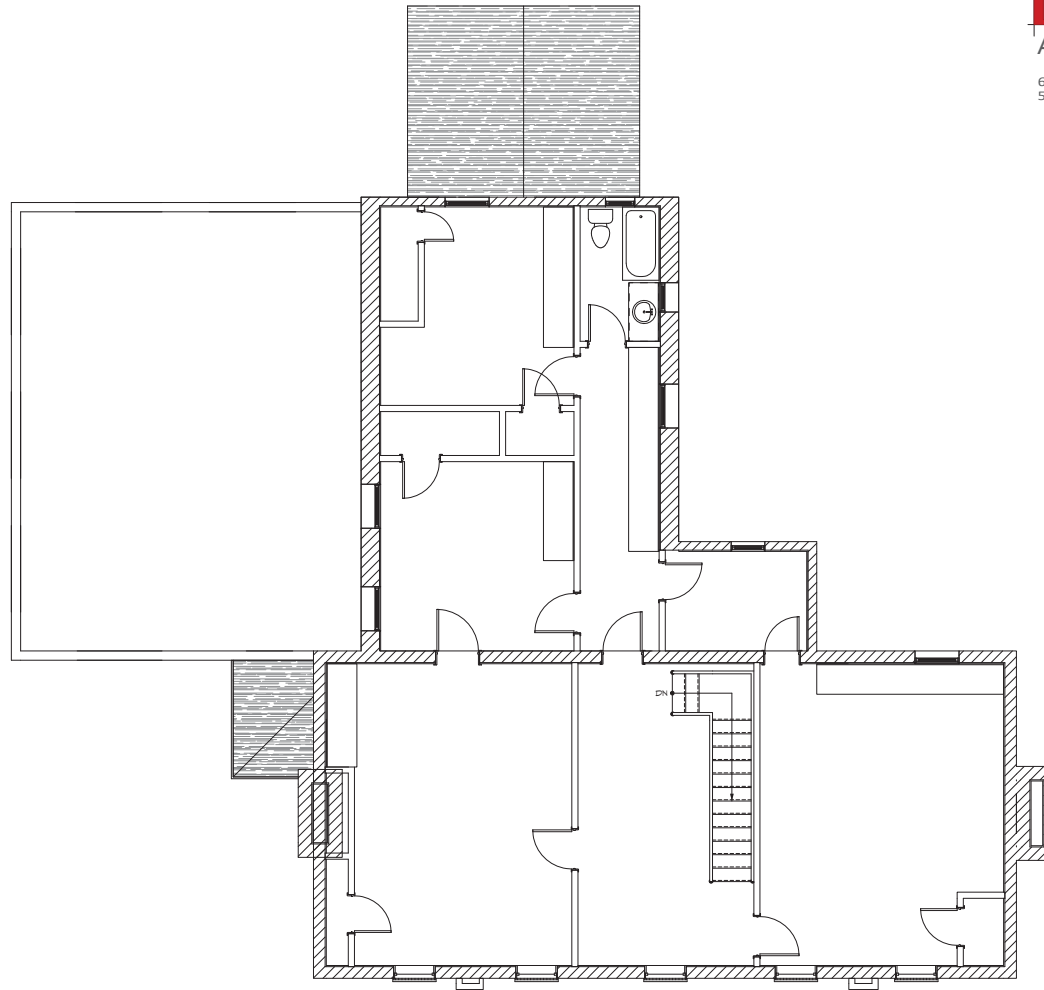
RESTORATION
HOUSING

**SECOND FLOOR
PLAN**

**Villa Heights
Roanoke, VA
DHR No. 128-0012**

**HUGHES
ASSOCIATES**
ARCHITECTS & ENGINEERS

656 ELM AVENUE SW | ROANOKE, VIRGINIA 24016
540.342.4002 www.HughesAE.com



Historic Renovation

Villa Heights

2750 Hoover Street NW Roanoke, Virginia



SECOND FLOOR PLAN
1/4" = 1'-0"

Comm No. 17053

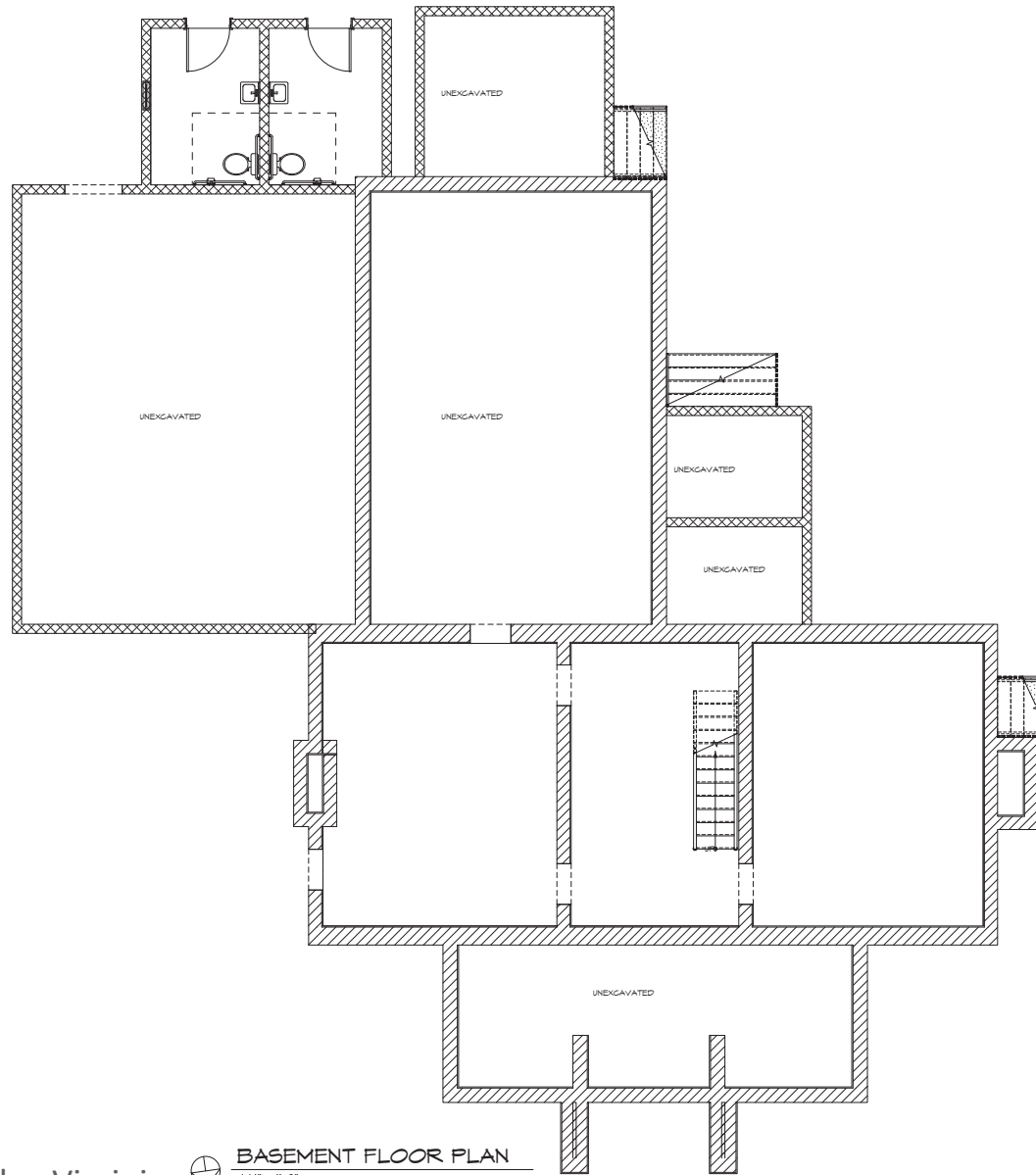
16 November 2017



RESTORATION HOUSING

BASEMENT FLOOR PLAN

Villa Heights
Roanoke, VA
DHR No. 128-0012



HUGHES ASSOCIATES
ARCHITECTS & ENGINEERS

656 ELM AVENUE SW | ROANOKE, VIRGINIA 24016
540.342.4002 www.HughesAE.com

Historic Renovation

Villa Heights

2750 Hoover Street NW Roanoke, Virginia



BASEMENT FLOOR PLAN

1/4" = 1'-0"

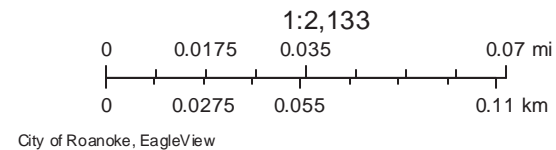
Comm No. 17053

16 November 2017

TAX PARCEL MAP, Villa Heights, Roanoke, VA DHR No. 128-0012



December 13, 2017













Jr.
BUD























WOMEN

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 4/20/2018 Date of Pending List: Date of 16th Day: Date of 45th Day: 6/4/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 6/4/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



PLANNING BUILDING AND DEVELOPMENT
Noel C. Taylor Municipal Building
215 Church Avenue, SW, Room 166
Roanoke, Virginia 24011
540-853-1730 fax 540-853-1230
planning@roanokeva.gov

March 13, 2018



Ms. Stephanie M. Moon Reynolds
City of Roanoke
Office of the City Clerk
215 Church Avenue, S.W., Room 456
Roanoke, VA 24011-1536

Re: Property Located at 2750 Hoover Street, N.W.
(Official Tax Map No. 2430601)
Nomination for recommendation to the National Register of Historic
Places and for inclusion in the Virginia Landmark Register

Dear Ms. Stephanie Moon Reynolds,

Please be advised that on February 8, 2018, the Architectural Review Board
unanimously supported and recommended nomination of Villa Heights to the
National Register of Historic Places and for inclusion in the Virginia Landmarks
Register.

Please contact me if you have any questions. I may be reached by phone at (540)
853-1522 or via e-mail at: parviz.moosavi@roanokeva.gov.

Yours truly,

Parviz Moosavi,
Historic Preservation Planner

Attachment

cc: James Hare, Director, Survey and Register Division, Virginia Dept. of
Historic Resources
Michael J. Pulice, Architectural Historian, Western Region, Dept. of
Historic Resources
Daniel J. Callaghan, City Attorney
R. Brian Townsend, Assistant City Manager
Chris Chittum, Planning Director
Ian Shaw, Planning Administrator
Wayne Leftwich, Senior Planner
Tina Carr, Planning Coordinator
Donna Payne, Administrative Assistant



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Matt Strickler
Secretary of Natural Resources

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov



April 18, 2018

Mr. Paul Loether
Chief, National Register of Historic Places and National Historic Landmarks Programs
National Park Service 2280
National Register of Historic Places
Mail Stop 7228
1849 C St., NW
Washington, D.C. 20240

Re: Villa Heights, City of Roanoke, Virginia

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for **Villa Heights** to the National Register of Historic Places. Submitted for your review, the nomination has been considered, and approved, by the State Review Board and the Virginia SHPO has recommended it for listing. Any letters of comment or objection have been copied at the end of the nomination material, along with any FPO notification letters.

Should you have any questions, please do not hesitate to contact me. My direct phone line is 804-482-6439.

Sincerely,

Lena Sweeten McDonald
National/State Register Historian

Enclosures

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
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Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

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