

United States Department of the Interior
National Park Service

56-1084

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: Blair Apartments
Other names/site number: Chestnut Manor; VDHR# 129-5142
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing)

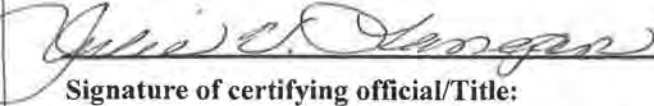
2. Location

Street & number: 231 Chestnut Street
City or town: Salem State: Virginia 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Not For Publication: N/A Vicinity: N/A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>4-17-17</u> Date
<p>In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.</p> <hr/> <p>Signature of commenting official: _____ Date _____</p> <hr/> <p>Title : _____ State or Federal agency/bureau or Tribal Government _____</p>	

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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):

For Eileen H. Beall
Signature of the Keeper

6.12.17
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.)

MULTIPLE DWELLING: apartment building

Current Functions

(Enter categories from instructions.)

MULTIPLE DWELLING: apartment building

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: CONCRETE; BRICK; ASPHALT; SYNTHETICS
(rubber)

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

The Blair Apartments, located at 231 Chestnut Street in Salem, Virginia, was built circa 1949 as a Colonial Revival-style garden apartment. The U-shaped building consists of seven attached blocks, each with its own entrance, that surround an open area of grass and connecting walkways. Hip roofs with dormers, decorative brick jack arches and corner quoins as well as louvered shutters accentuate the central and two end blocks while the four connecting interior, corner blocks feature flat roofs and simpler facades. Unifying elements include a simple cornice, double-hung metal sash windows with six-over-six lights, and pedimented door surrounds. Constructed of concrete block with a brick veneer on a solid concrete foundation, the building sections are either two or two-and-a-half stories in height and feature an exposed basement and garage level at the rear. Each block of the building contains two apartments per floor with a central hall with a front and rear stair. The one- and two-bedroom apartment units are simple in design and finishes, each including a living room, dining area, kitchen, bedroom(s) and one bathroom with plaster walls and ceilings and floors covered in either carpet or vinyl tile.

Narrative Description

The Blair Apartments are located on a nearly two-acre parcel at 231 Chestnut Street in the City of Salem. The property is surrounded by single-family residences with Salem's commercial district of Main Street located two blocks to the north. The site is relatively flat but with a steeply-sloping grade at the rear where a creek runs along the western edge of the property. An alley runs along the south side to parking at the rear where the basement and garage levels are exposed due to the grade change. A public sidewalk extends across the front of the lot with an intersecting central concrete walkway connecting to additional walks leading to the entrance stoops at each block of the building. The U-shaped building surrounds an open area of grass with minimal shrubbery along the building foundation.

The ca. 1949 Blair Apartments were designed and constructed as Colonial Revival-style garden apartments. The U-shaped building comprises seven attached masonry blocks arranged around a central courtyard. Prominent 2½-story middle and end blocks—characterized by flat-topped hipped roofs with gable dormers—protrude into the courtyard. Composition shingles sheath the roofs. The middle and end blocks also feature decorative brickwork, such as quoins and jack arches above the windows, as well as

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inoperable louvered wood shutters on elevations facing Chestnut Street. The four two-story blocks, which join at right angles to define the corners of the complex, are simple in their detailing and are sheltered by flat roofs. All seven blocks are constructed of concrete block faced with brick veneer. The buildings in the complex stand over a poured concrete foundation with an exposed basement at the rear, which is lined with garage bays. A cornice unifies the entire front of the complex. A single entry door is centered on the front of each block. The door surround is composed of a pediment and pilasters. A concrete stoop approaches each entrance. The original double-hung sash metal windows with 6/6 lights remain intact throughout the building. Although aluminum siding has been added around the cornice and door surrounds, the original features beneath are believed to still be intact.

The complex comprises 22 one-bedroom units and 18 two-bedroom units, each with a common utilitarian design. Central front and rear stairwells divide each block into halves. The main stairwell leads to apartment entries which open directly to living rooms, while the rear service stair leads from the dining room and kitchen to laundry and trash areas. In each apartment, from the living room, a short hallway leads to the bedroom(s), bathroom, and closets. Interior finishes consist of bonded masonry block furred out with painted drywall and drywall ceilings. Flooring materials include vinyl tile or carpet over concrete. Common throughout the complex are two-panel wood interior doors and wood baseboard trim. The bathrooms contain porcelain bathtubs with ceramic tile surrounds, a toilet, and a sink.

Overall the property has a high level of integrity of location, setting, design, workmanship, materials, feeling and association. The integrity of materials is slightly diminished by the installation of aluminum wrapping around the exterior cornice and door surrounds, but this is considered to be a relatively minor and reversible alteration.

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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.)

SOCIAL HISTORY
ARCHITECTURE

Period of Significance

1949

Significant Dates

1949

Significant Person

N/A

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.)

The Colonial Revival-style Blair Apartments is an excellent example of Federal Housing Authority (FHA)-sponsored garden apartments constructed in Salem, Virginia, in response to the growing population after World War II and the increased local workforce associated with new and expanding industries in the area. The resource is significant under Criterion A in the area of Social History as it was built under the auspices of the FHA's standards for multiple family housing that had been promulgated since the latter years of the Great Depression. The FHA promoted the use of the garden apartment model from the 1930s through the 1950s to provide affordable rental housing for working-class Americans and returning World War II veterans. In Salem, Blair Apartments is one of just two complexes constructed using FHA funding in the post-World War II period between 1945 and 1950 and it exists as the best example of this type of complex in the city. The property also is significant under Criterion C in the area of Architecture as an example of a postwar garden apartment complex that, due to its high degree of integrity, retains the character-defining features promoted in FHA guidelines, such as landscaped courtyards and green spaces, natural light and air circulation, centralized laundry, and off-street parking. The building also has minimal Colonial Revival attributes of the type commonly used on buildings throughout Virginia from the 1940s through the late twentieth century. Since the 1880s, the Colonial Revival style has been immensely popular in Virginia but, in keeping with nationwide architectural trends, ornamental embellishments reflective of the style became steadily more streamlined and subtle by the 1930s, a trend that continued for the remainder of the twentieth century, especially for modestly budgeted housing projects intended for working class residents. The Blair Apartments is significant at the local level with a period of significance of 1949 to encompass its construction.

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

History

The Blair Apartments was constructed to meet the demand for affordable rental housing in Salem after World War II. Like many urbanized areas across the country, the then Town of Salem experienced a population surge in the 1940s and the 1950s. A Chamber of Commerce survey conducted in 1940 indicated that Salem was economically prosperous and stable, with a diversity of business and industry.¹ The establishment of the Roanoke Veterans Administration Hospital (NRHP 2012) in 1934 provided many jobs to local residents – both during its construction and due to its employment of 300 permanent staff after opening in 1935.² The Neuhoff Meat Packing Plant (now Valleydale) also opened nearby in 1936 with 75 employees. By 1941, Neuhoff had expanded to employ over 100 workers. When the United States entered World War II in 1941, Salem industries supported the war effort through local manufacturers, such as the Comas Cigarette Machine Company, which made specialized parts and steel casings for aircraft carriers.³

Economic prosperity in Salem continued after World War II, with business expansions and the start of new enterprises. The Roanoke Veterans Administration Hospital increased its capacity with the construction of new facilities to accommodate returning war veterans. By 1952, the

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complex had a bed capacity of 2,000 and it employed nearly 600 medical and support staff.⁴ Yale and Towne, a new lock manufacturing plant, opened in 1948, employing 500-800 people.⁵ The Graham-White Manufacturing Plant relocated to the Salem area in 1950 and General Electric built a large plant in 1955. Business growth was supported by a population increase of 1,100 people in the town of Salem between 1940 and 1950. Annexations of Roanoke County territory in 1953 and 1960 caused the population to soar from 6,823 to 16,058 between 1950 and 1960.⁶

Demand for affordable rental housing increased dramatically nationwide after World War II, on account of returning veterans, industrial expansion, and a nationwide population boom. Across the nation, developers constructed apartments using mortgages backed by the Federal Housing Administration (FHA) to meet the needs of veterans and the working class. Blair Apartments Corporation acquired the land on Chestnut Street for the development of apartments in 1949. The developers were well-connected Salem residents, Howard S. Rice and Walter C. Chapman. Chapman's wife, Evelyn Wiley Chapman, was related to the family that developed Wiley court in Salem in the mid-1930s. The name for the Blair Apartments also came from Mrs. Chapman's family as she was the granddaughter of Judge Henry Edmundson Blair, a prominent figure in Salem's early history. The apartments were financed with a FHA-backed mortgage for the amount of \$248,800. The 1951 Hill City Directory shows the early residents as typical of the local working class, including a nurse and a building contractor.

FHA-BACKED MORTGAGES

The federal government first entered the mortgage lending business during the Great Depression, after widespread bank failures caused a dramatic decrease in home loans and homeownership. President Roosevelt signed the National Housing Act into law in 1934, creating the Federal Housing Administration and establishing the federal government as the guarantor of home mortgages provided by banking institutions. New lending practices extended the length of home mortgage loans and reduced the down payment size, allowing millions of Americans to purchase their first homes. The National Housing Act also contained a provision for mutual mortgage insurance on low-cost rental housing to attract private investment from developers. In 1935, Colonial Village in Arlington, Virginia, became the first large-scale rental housing project to be insured by the FHA. The success of the project encouraged the development of additional rental housing. Amendments to the National Housing Act were passed in 1938 and 1939, resulting in the increased use of FHA-backed financing for projects across the country.⁷

At the start of World War II, the FHA shifted its focus to developing lower rent housing for wartime workers. The need for defense housing surged after the United States entered the war in December 1941. The FHA financed affordable rental housing near centers of defense employment, such as the Washington, DC metropolitan area.⁸ In 1942, Congress enacted Section 608 of the National Housing Act to increase the number of multiple-family working class housing units, after recognizing the massive housing shortage. Financing terms were relaxed to stimulate developers building the much-needed housing.⁹ The demand for affordable housing remained strong after World War II, with thousands of veterans returning home. The Veterans Emergency Housing Act led to a sharp increase in postwar demand for new rental housing.¹⁰

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GARDEN APARTMENTS

Garden apartments emerged as the leading model for affordable rental housing promoted by the FHA from the 1930s to the 1950s.¹¹ The housing type was based on the principles of the Garden City movement, which gained popularity in the United States in the 1920s. The movement emphasized a migration away from overcrowded city centers to rural districts where residents could have plentiful access to fresh air and green open spaces. The Garden City concept provided developers with a framework to build affordable, attractive apartments that were much needed in the 1930s and 1940s.¹² The garden apartment design boasted landscaped courtyards and green spaces, natural light and air circulation, centralized laundry, and the provision of off-street parking. Each complex comprised multiple buildings that were at least two and no more than three stories high with a single main public entrance with no lobby or elevator. The resulting model provided affordable and attractive housing that also allowed the developer to profit.¹³

Gustave Ring adopted the garden apartment design for Colonial Village in Arlington County, Virginia. The apartment complex was the first to be issued an FHA-insured mortgage under Section 207 of the National Housing Act.¹⁴ Ring and his architects envisioned a planned community with apartment buildings situated in a park-like setting with large landscaped courtyards. The Colonial Revival style was employed for the apartment buildings. The first phase of the project was completed in 1935. Its success prompted the construction of numerous other garden apartment complexes based on its design. Colonial Village thus became the model for FHA-assisted apartment complexes across the nation.¹⁵

The garden apartment model fit well with FHA housing standards, which emphasized low-rise apartment designs that did not exceed three stories in height. Narrow courts were to be avoided to assure minimum reasonable land coverage. The standards also recommended that dwelling units be laid out economically with maximum cross ventilation. Garden apartments satisfied the FHA standards, being two to three stories and oriented around a central courtyard to maximize ventilation. Efficient layouts were provided through the use of central entrances with shared access to public stairs. Because the garden-apartment design fit its standards so well, the FHA promoted the construction of this apartment type in urban settings across the nation through its financing programs.

FHA-FINANCED GARDEN APARTMENTS IN SALEM, VIRGINIA

The Blair Apartments was constructed in 1949 using FHA financing to meet the affordable housing needs of returning veterans and working class residents in the Salem area. Only two apartment complexes were built in Salem with FHA-backed mortgages: Blair Apartments and Elizabeth Heights Apartments, located on Elizabeth Avenue. Blair Apartments are more sophisticated in their design with pronounced Colonial Revival features and configuration around a landscaped central courtyard. While the Elizabeth Heights Apartments allude to the Colonial Revival style, the apartments are simpler in design with no distinctive architectural features. In addition, the buildings are oriented to the street rather than around a central courtyard. The scale of the apartments also differs with the 40-unit Blair Apartments being almost twice the size of the 24-unit Elizabeth Heights Apartments. Known today as Chestnut Manor, the apartment complex at 231 Chestnut Street continues to provide affordable housing to working-class residents and their families in a suburban, park-like setting within the City of Salem.

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NATIONAL REGISTER ELIGIBILITY

Blair Apartments is locally significant under Criterion A in the area of Social History and under Criterion C in the area of Architecture. From the 1930s onward, the FHA exercised tremendous influence on housing projects across the United States.¹⁶ The minimum design standards promulgated by the agency sprang from the City Beautiful movement as well as Progressive Era reforms that emphasized provision of access to green spaces, natural light, and adequate ventilation. Constructed with FHA financing specifically to function as a multiple dwelling, the Blair Apartments is composed of seven individual buildings grouped around a central landscaped courtyard. The complex is designed and sited to relate to the surrounding landscape. Each building is at least two and no more than three stories high and has a single main public entrance. The buildings do not contain an elevator. Each building is designed to contain at least four self-sufficient dwelling units. Designed in the Colonial Revival-style, the Blair Apartments follow the design trends described in the *New Dominion Virginia Architectural Style Guide*:

Colonial Revival houses constructed after World War II began to feature more stripped-down and economical interpretations of the style. Window and doors surrounds were simplified, shutters became fixed instead of operable, stylistic references all but disappeared from secondary elevations, and building forms and massing became more symmetrical. To a large extent, these simplifications were dictated by mass production, lighter materials, and accelerated construction schedules.¹⁷

The complex also is consistent with other FHA-financed garden apartments in Virginia. As such, the Blair Apartment complex is the best example of FHA-financed garden apartments in the City of Salem as it represents the area's response to the post-World War II demand for affordable housing and the impact of national trends in the financing and design of housing during this era.

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9. Major Bibliographical References

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

Bezirdjian, Melina and Lena Sweeten McDonald. *New Dominion Virginia Architectural Style Guide*.
Richmond, VA: Department of Historic Resources, 2014.

Chapman, Frank. Personal Interview. 1 December 2016.

Kagey, Deedie Dent. *When Past Is Prologue: A History of Roanoke County*. Roanoke, Va.:
Roanoke County Sesquicentennial Committee, 1988.

National Register Nomination, "Chamberlayne Gardens" Virginia Department of Historic
Resources Archives File 117-6182, Richmond.

National Register Nomination, "Federal Housing Administration-Insured Garden Apartments
in Richmond, Virginia, 1942-1950" Virginia Department of Historic Resources
Archives File 127-6191, Richmond.

National Register Nomination, Multiple Property Document, "Garden Apartments, Apartment
Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954,"
Virginia Department of Historic Resources Archives File 000-8825, Richmond.

National Register Nomination, "Roanoke Apartments," Virginia Department of Historic
Resources Archives File 128-6066, Richmond.

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
- Local government
- University
- Other

Name of repository: Virginia Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): DHR File No. 129-5142

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10. Geographical Data

Acreeage of Property: 1.88 acres (approx.)

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: 37.289480 Longitude: -80.062730

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 Tax Parcel 144-1-5, as recorded by the City of Salem. The true and correct boundaries are shown on the attached Sketch Map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the 1.88-acre property that has been associated with Blair Apartments since its construction in 1949 and thus includes its historic setting as well as all known historic resources.

11. Form Prepared By

name/title: Katherine C. Gutshall & Alison S. Blanton
organization: Hill Studio, PC
street & number: 120 Campbell Avenue SW
city or town: Roanoke state: Virginia zip code: 24011
e-mail: kcoffield@hillstudio.com
telephone: 540-342-5263
date: December 2016

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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

Photo Log

Name of Property: Blair Apartments
City or Vicinity: Salem
State: Virginia
Photographer: Katherine C. Gutshall
Date Photographed: April 2016

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

- Photo 1 of 15: Front Elevation, view W
- Photo 2 of 15: Front Elevation, view N
- Photo 3 of 15: Front Elevation, view S
- Photo 4 of 15: Side Elevation, view NW
- Photo 5 of 15: Rear Elevation, view NE
- Photo 6 of 15: Rear Elevation, view SE
- Photo 7 of 15: Typical Entry
- Photo 8 of 15: Typical Stair
- Photo 9 of 15: Typical Kitchen/Dining Room (One-Bedroom Unit)
- Photo 10 of 15: Typical Living Room (One-Bedroom Unit)
- Photo 11 of 15: Typical Bedroom (One-Bedroom Unit)
- Photo 12 of 15: Typical Living Room (Two-Bedroom Unit)
- Photo 13 of 15: Typical Dining Room (Two-Bedroom Unit)
- Photo 14 of 15: Typical Kitchen (Two-Bedroom Unit)
- Photo 15 of 15: Typical Bedroom (Two Bedroom Unit)

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.

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ENDNOTES

¹ Kagey, 523-529.

² National Register Nomination, "Roanoke Veterans Administration Hospital," Virginia Department of Historic Resources Archives File 129-0038, Richmond.

³ Ibid

⁴ Ibid

⁵ Ibid

⁶ Ibid

⁷ National Register Nomination, Multiple Property Document, "Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954," Virginia Department of Historic Resources Archives File 000-8825, Richmond.

⁸ Ibid

⁹ National Register Nomination, "Roanoke Apartments," Virginia Department of Historic Resources Archives File 128-6066, Richmond.

¹⁰ National Register Nomination, "Federal Housing Administration-Insured Garden Apartments in Richmond, Virginia, 1942-1950" Virginia Department of Historic Resources Archives File 127-6191, Richmond.

¹¹ National Register Nomination, Multiple Property Document, "Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954," Virginia Department of Historic Resources Archives File 000-8825, Richmond.

¹² Ibid

¹³ National Register Nomination, "Chamberlayne Gardens" Virginia Department of Historic Resources Archives File 117-6182, Richmond.

¹⁴ National Register Nomination, Multiple Property Document, "Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954," Virginia Department of Historic Resources Archives File 000-8825, Richmond.

¹⁵ Ibid

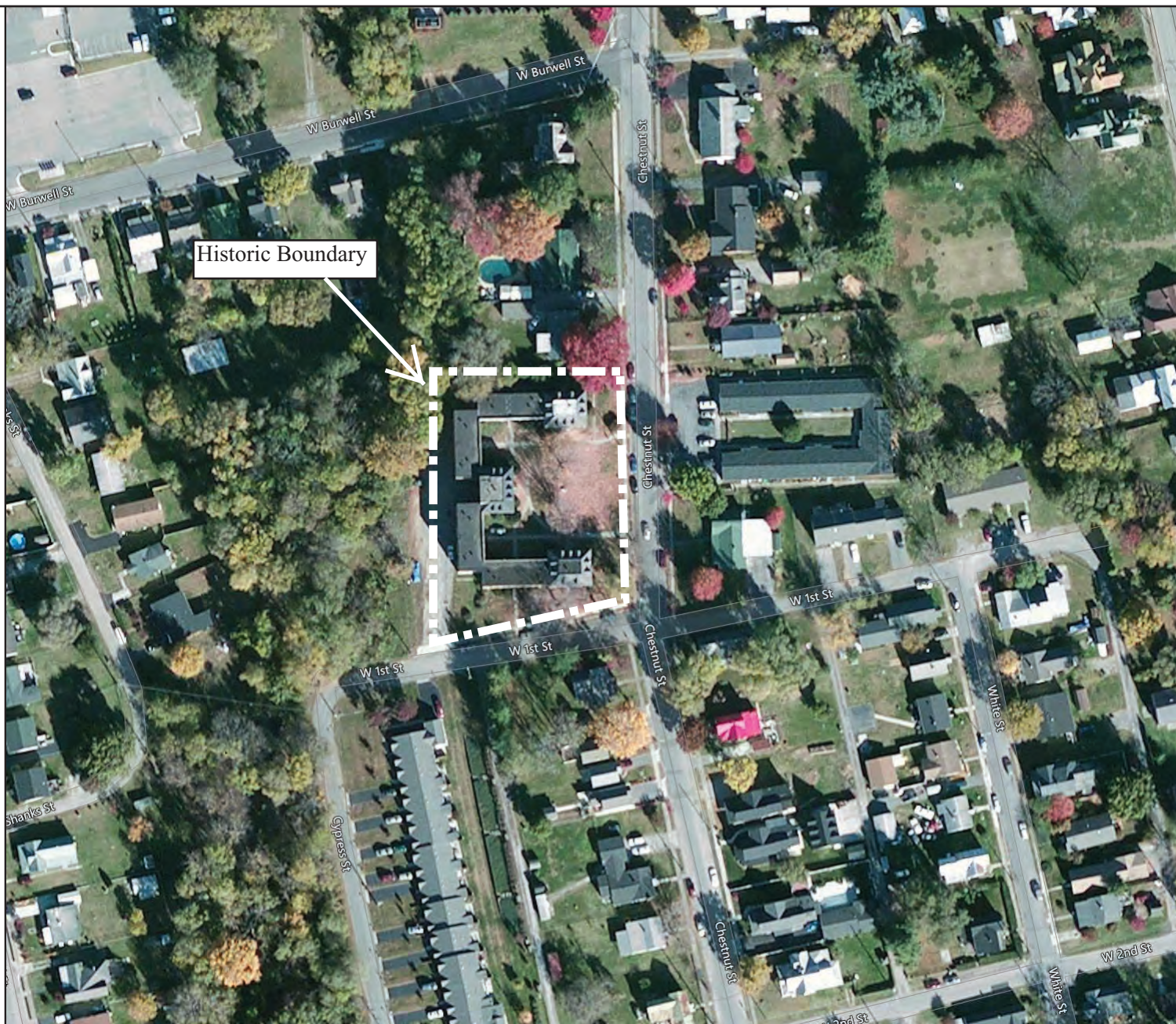
¹⁶ The significance of the FHA's nationwide influence on minimal housing standards and of garden apartment complexes as a resource type is discussed in great detail in the MPD *Federal Housing Administration-Insured Garden Apartments in Richmond, Virginia, 1942-1950* (approved for the NRHP in 2007) and in the MPD *Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia, 1934-1954* (approved for the NRHP in 2003 and 2012).

¹⁷ Melina Bezirdjian and Lena Sweeten McDonald, *New Dominion Virginia Architectural Style Guide* (Richmond, VA: Department of Historic Resources, 2014).

Legend

Location Map

Blair Apartments
231 Chestnut Street
Salem, VA
Lat: 37.289480
Lon: -80.062730
WGS84
Map Source: VCRIS



Feet

0 50 100 150 200

1:2,257 / 1"=188 Feet

Title: Blair Apartments

Date: 4/6/2016

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
Blair Apartments
231 Chestnut Street
Salem, VA

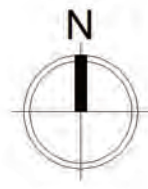


Photo Key and Floor Plans

Blair Apartments
231 Chestnut Street
Salem, VA
DHR No. 129-5142

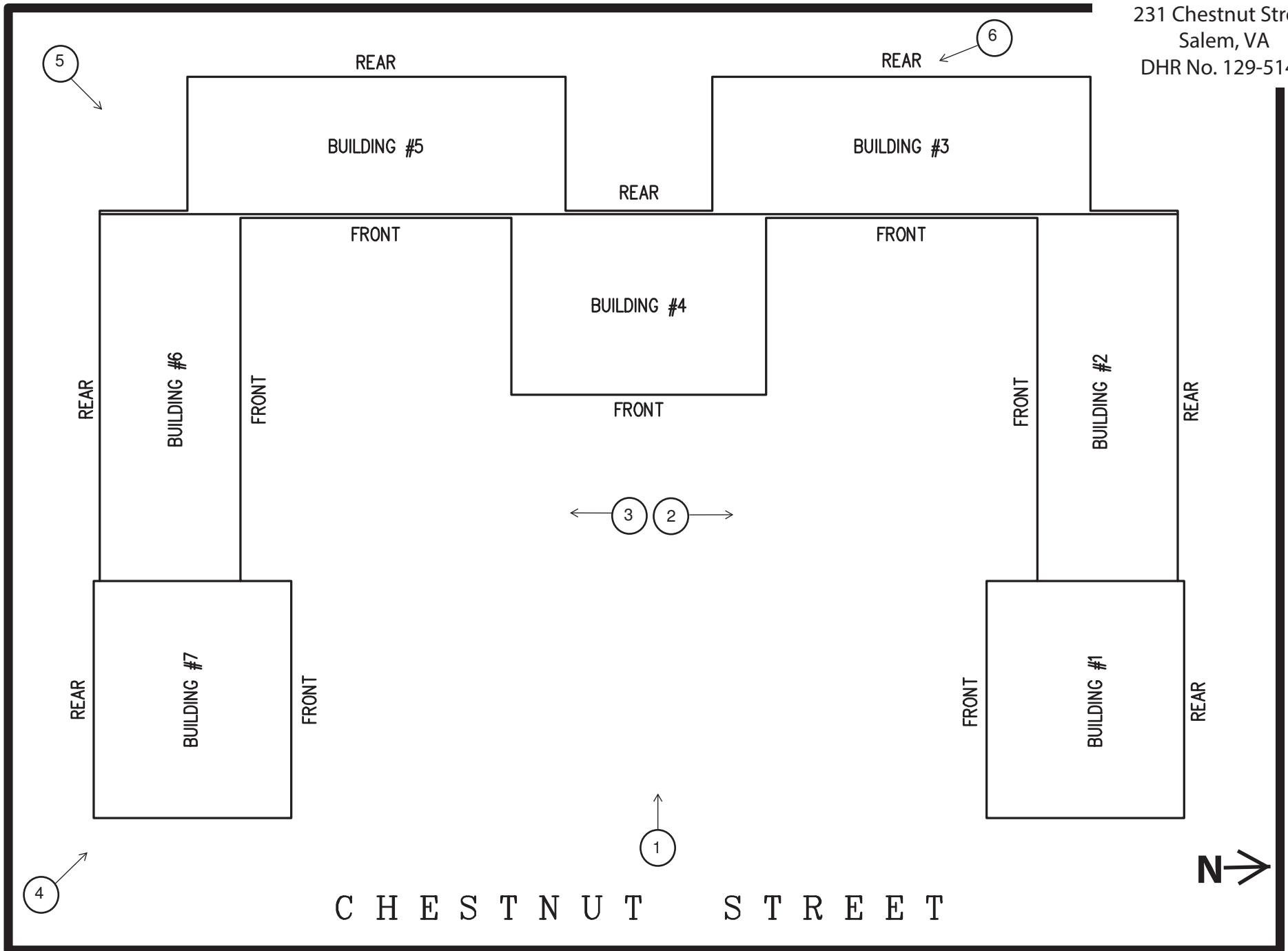
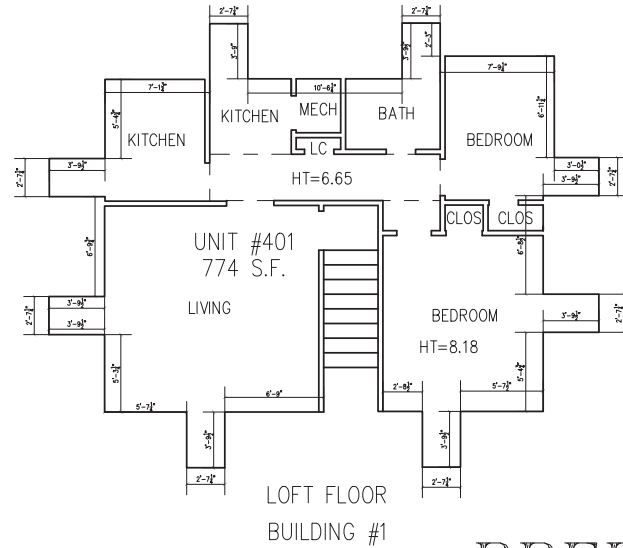


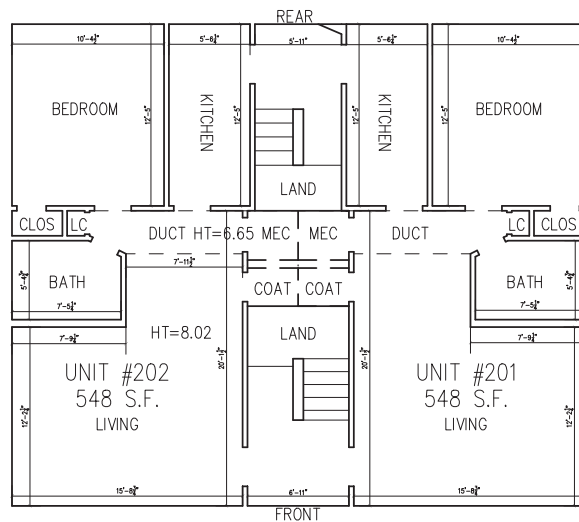
Photo Key and Floor Plans

Blair Apartments
231 Chestnut Street
Salem, VA
DHR No. 129-5142

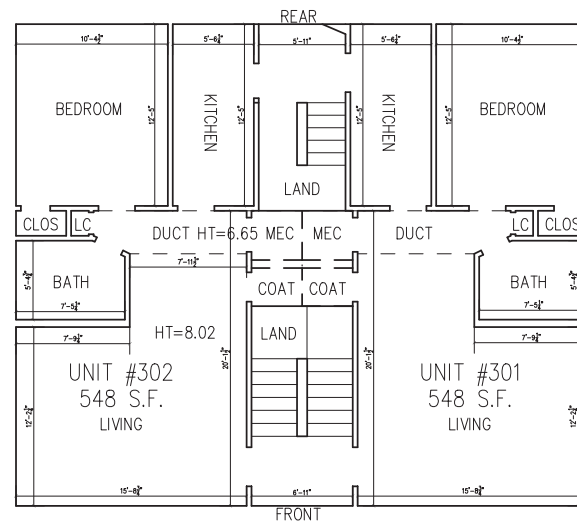


PRELIMINARY

PRELIMINARY



FLOOR #1
BUILDING #1

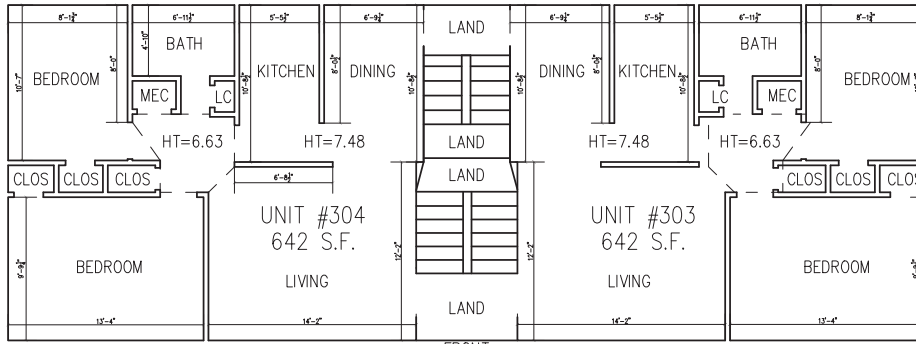


FLOOR #2
BUILDING #1



Photo Key and Floor Plans

Blair Apartments
 231 Chestnut Street
 Salem, VA
 DHR No. 129-5142



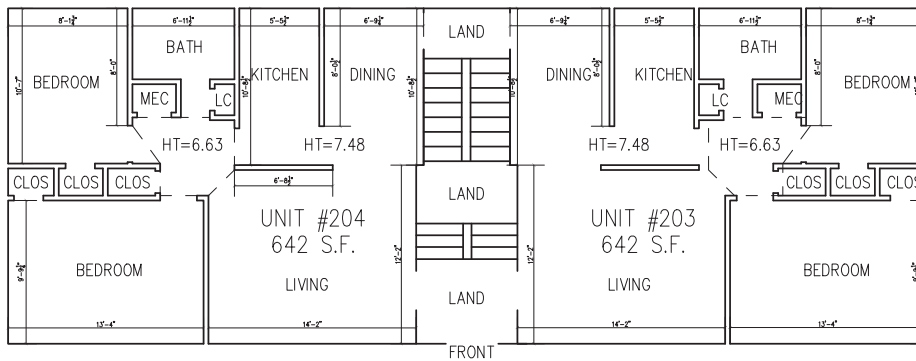
FLOOR #2
 BUILDING #2



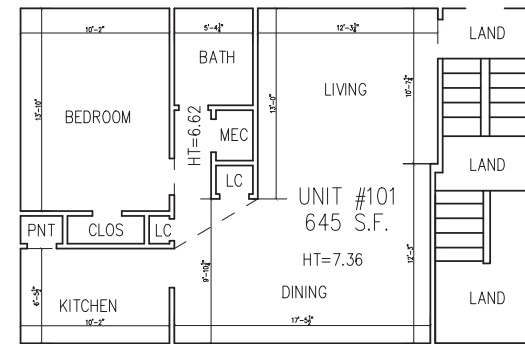
LAUNDRY ROOM
 BUILDING #2

PRELIMINARY

PRELIMINARY



FLOOR #1
 BUILDING #2



BASEMENT FLOOR
 BUILDING #2

PHONE: 340.774.4411
 FAX: 340.772.9445
 EMAIL: NAJL@LUMSDENPC.COM

488 BRANLITON AVENUE, SW
 P.O. BOX 20885
 ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 ROANOKE, VIRGINIA



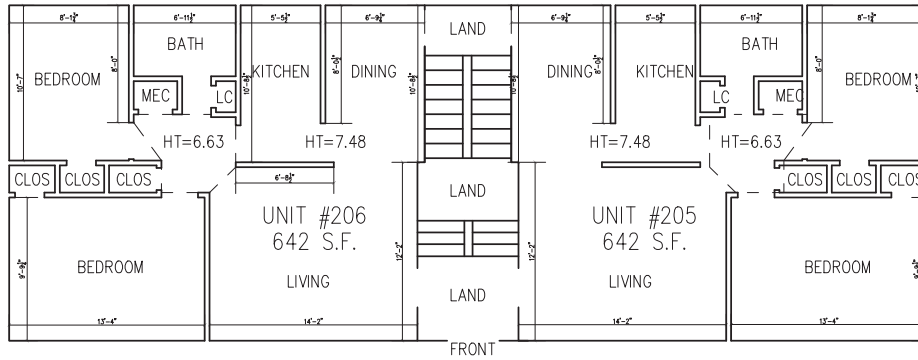
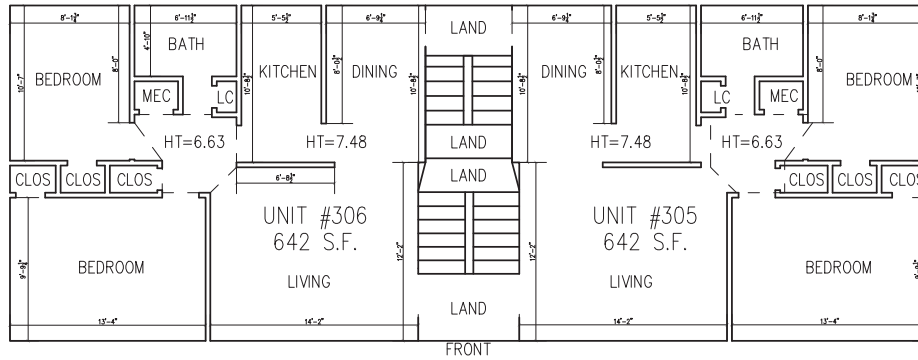
DATE: June 8, 2018
 COMM. NO.: 18-074
 SCALE: 1/4" = 1'
 SHEET 3 OF 9

16074arch-building 2.dwg
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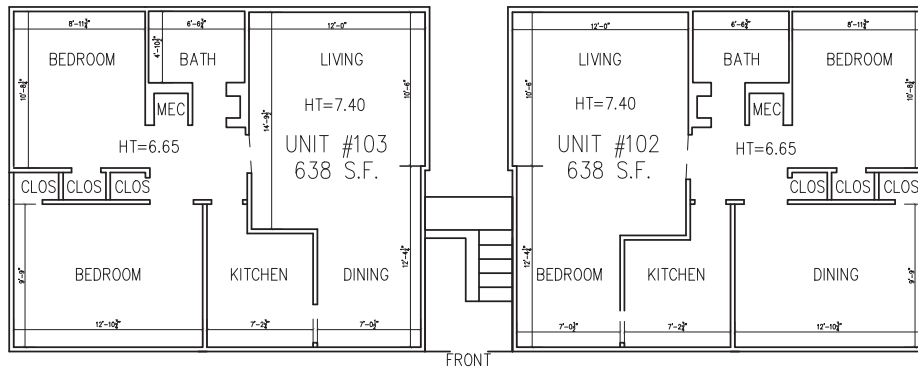
Photo Key and Floor Plans

Blair Apartments
 231 Chestnut Street
 Salem, VA
 DHR No. 129-5142

PRELIMINARY



FLOOR #2 BUILDING #3



BASEMENT FLOOR BUILDING #3

PRELIMINARY

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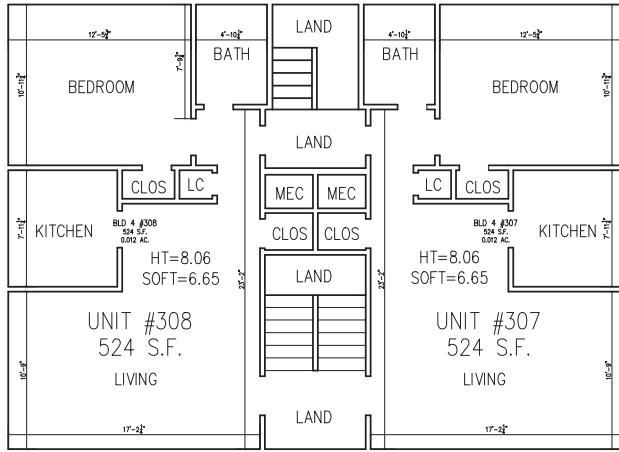


DATE: June 8, 2018
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 SCALE: 1/4" = 1'

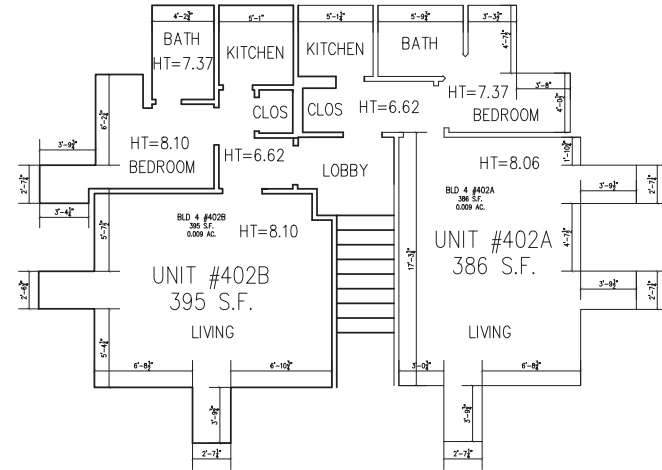
SHEET 4 OF 9

Photo Key and Floor Plans

Blair Apartments
231 Chestnut Street
Salem, VA
DHR No. 129-5142



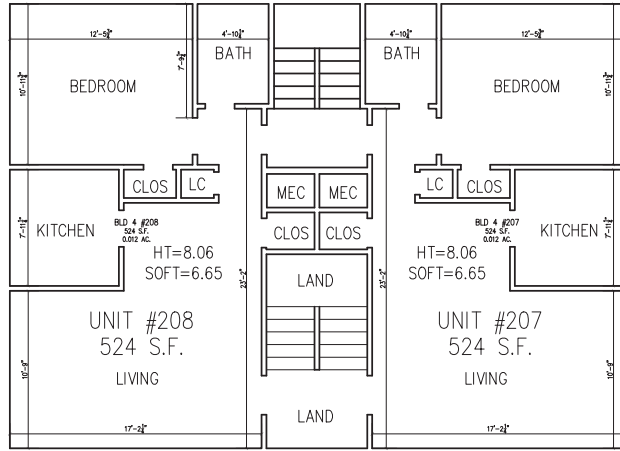
FRONT
FLOOR #2
BUILDING #4



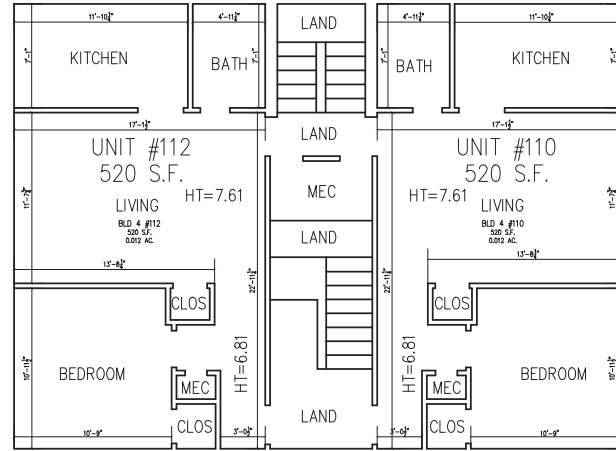
LOFT FLOOR
BUILDING #4

PRELIMINARY

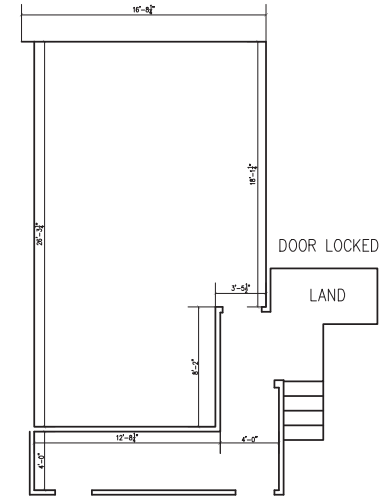
PRELIMINARY



FRONT
FLOOR #1
BUILDING #4



FRONT
BASEMENT LEVEL 1 FLOOR
BUILDING #4



BASEMENT LEVEL 2 FLOOR
BUILDING #4

16074arch-building_4.rvt

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EMAIL: NAL@LUMSDENPC.COM

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DATE: June 8, 2018
COMPI NO.: 16-074
SCALE: 1/4" = 1'

SHEET 6 OF 9

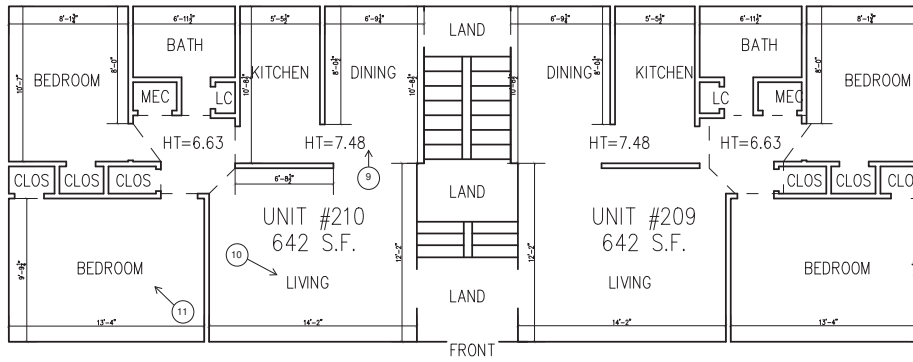
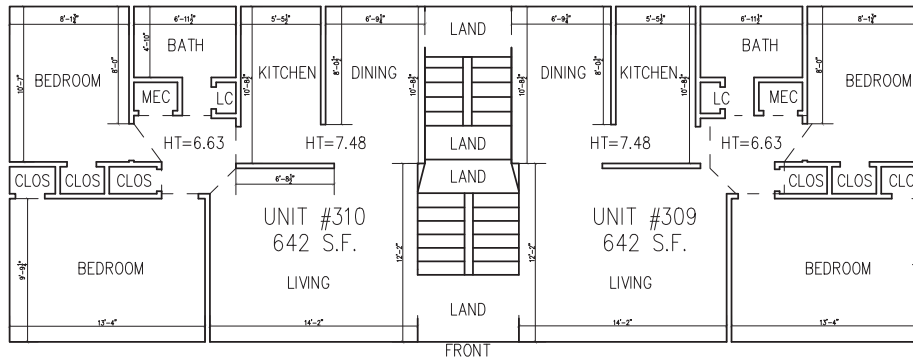
Photo Key and Floor Plans

Blair Apartments
 231 Chestnut Street
 Salem, VA
 DHR No. 129-5142

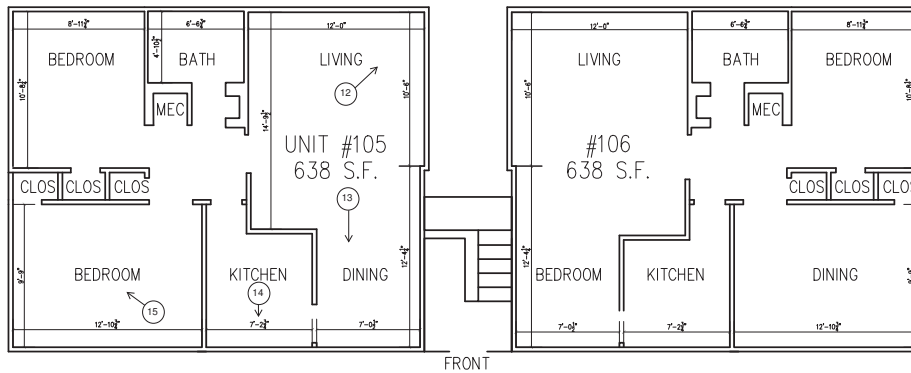
16074arch-building_5.dwg

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PRELIMINARY



FLOOR #1 BUILDING #5



BASEMENT FLOOR BUILDING #5

PRELIMINARY

PHONE: 840.774.4411
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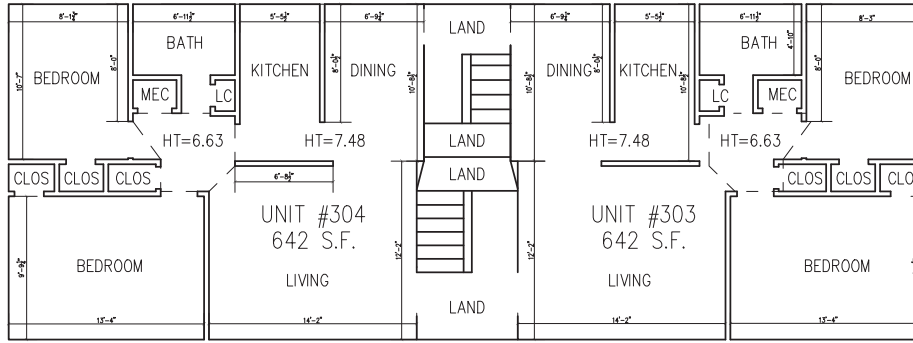
488 BRANBLETON AVENUE, SW
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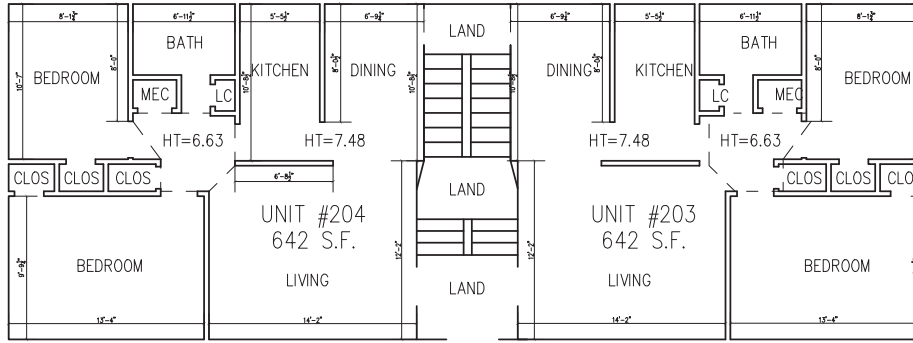


DATE: June 8, 2018
 COMM. NO.: 18-074
 SCALE: 1/4" = 1'
 SHEET 6 OF 9

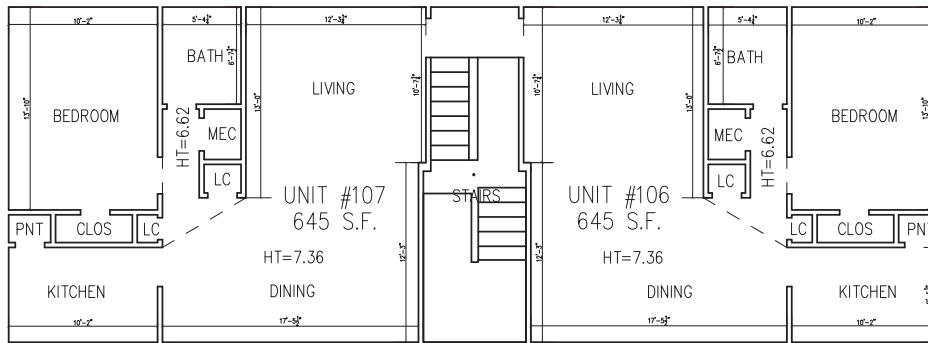
PRELIMINARY



FRONT
FLOOR #2 BUILDING #6



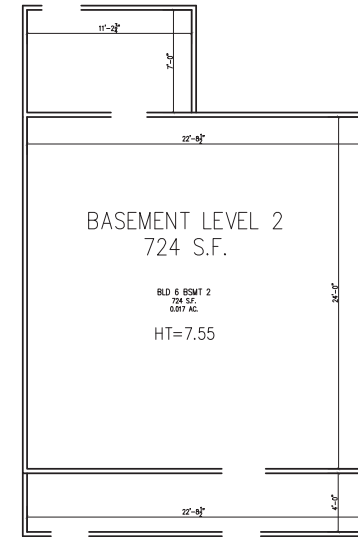
FRONT
FLOOR #1 BUILDING #6



FRONT
BASEMENT FLOOR BUILDING #6

Photo Key and Floor Plans
 Blair Apartments
 231 Chestnut Street
 Salem, VA
 DHR No. 129-5142

PRELIMINARY

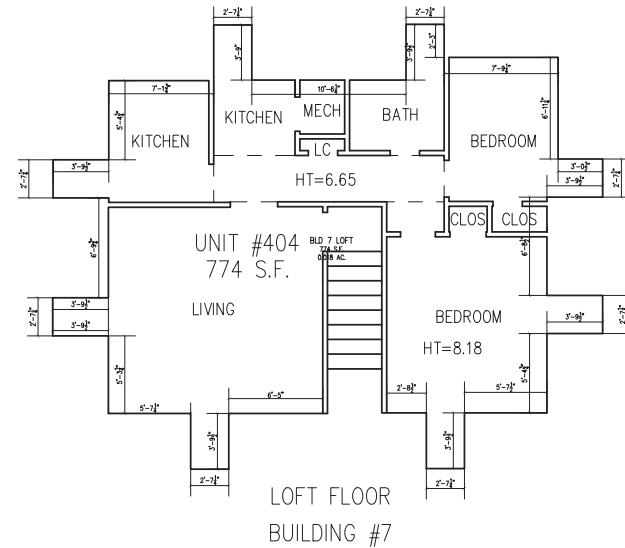


BASEMENT LEVEL 2 FLOOR
BUILDING #6

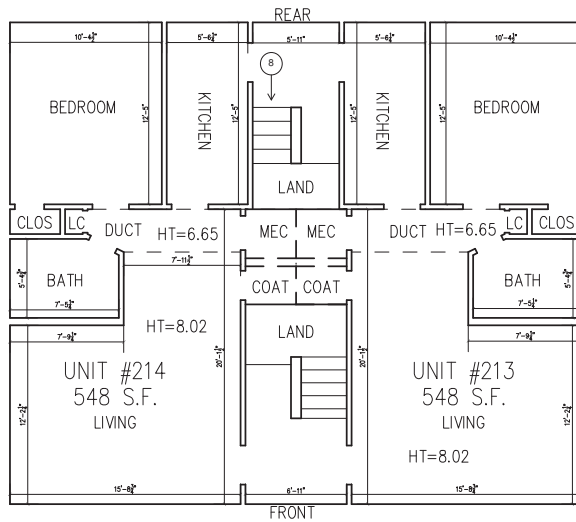


Photo Key and Floor Plans

Blair Apartments
231 Chestnut Street
Salem, VA
DHR No. 129-5142



PRELIMINARY



PRELIMINARY

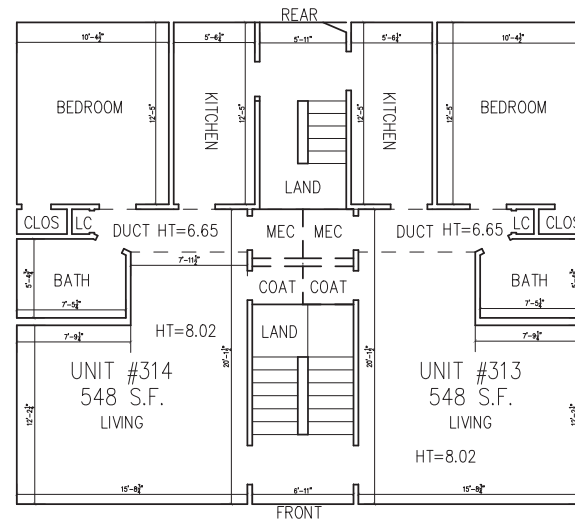
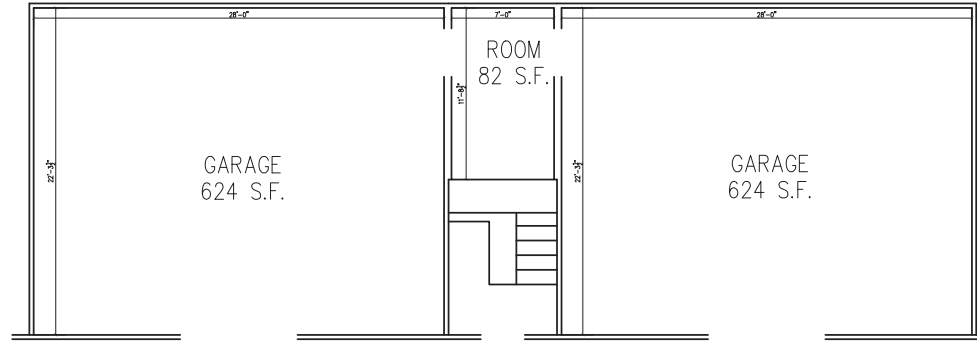


Photo Key and Floor Plans

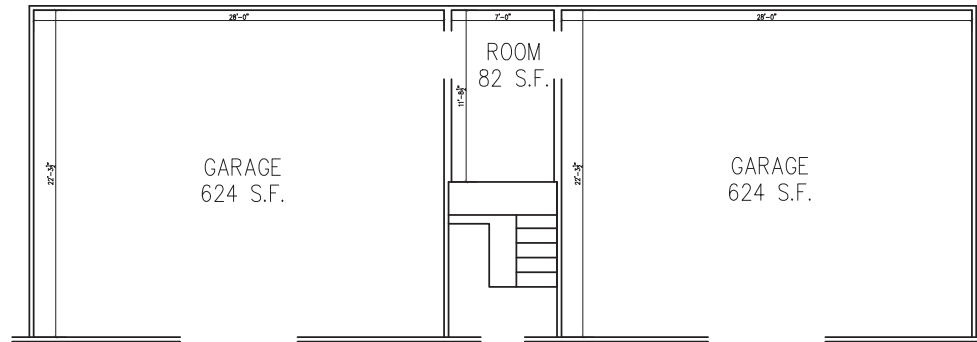
Blair Apartments
231 Chestnut Street
Salem, VA
DHR No. 129-5142



GARAGES AT REAR OF BUILDING #3

PRELIMINARY

PRELIMINARY



GARAGES AT REAR OF BUILDING #5

16074arch.dwg

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DATE	June 8, 2018
COMD NO.	18-074
SCALE	1/4" = 1'

SHEET 8 OF 9































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: Date of Pending List: Date of 16th Day: Date of 45th Day: Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Discipline

Telephone 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.



COMMONWEALTH of VIRGINIA

Department of Historic Resources
2801 Kensington Avenue, Richmond, Virginia 23221

Molly Joseph Ward
Secretary of Natural Resources

Julie V. Langan
Director

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

April 17, 2017

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: Blair Apartments, City of Salem, Virginia

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the **Blair Apartments** 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
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Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
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Stephens City, VA 22655
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