

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Grandin Road Commercial Historic District

MULTIPLE NAME:

STATE & COUNTY: VIRGINIA, Roanoke

DATE RECEIVED: 5/28/14 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 7/14/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02001450

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA Accept
REVIEWER Edson Beall DISCIPLINE History
TELEPHONE DATE 7.14.14

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Grandin Road Commercial Historic District
 (2014 Update)

Name of Property

Roanoke, Virginia

County and State

N/A

Name of multiple listing (if applicable)

Section number Addendum Page 1

Prepared by: Alison Blanton and Katherine Coffield, Hill Studio

Additional Documentation: January 2014

The adjoining buildings at 1323, 1327, and 1329 Grandin Road SW were originally listed in the Grandin Road Commercial Historic District (128-5785) as a single building, constructed in 1953. New evidence was found that indicates the resource is actually three separate buildings, constructed simultaneously on one parcel, and substantially completed by 1952.

This additional information increases the total resource count in the district from 23 to 25, with 21 contributing resources and 4 non-contributing resources. The 1952 substantial completion date for the buildings at 1323, 1327, and 1329 Grandin Road SW places them within the period of significance for the Grandin Road Commercial Historic District (1906-1952). Therefore, they are contributing resources to the district. This additional information is submitted as a request that the nomination be updated to reflect the revised resource count and inventory. The buildings at 1323, 1327, and 1329 should be listed as separate resources constructed in 1952 that are contributing to the district.

Justification for Revision

The construction date was revised from 1953 to 1952 based on a historic photograph, dated 1952, which shows 1323, 1327 and 1329 Grandin Road as substantially completed in that year. The photo caption reports that Garland's Pharmacy at 1327 Grandin Road opened for business on February 14, 1953. The former owner, Bob Garland, verified that construction of the buildings began in the spring of 1952.

Although the three adjoining buildings were surveyed originally as one building, as they were constructed simultaneously by one owner and occupy the same tax parcel, upon closer physical inspection (interior and exterior), it has been determined that they were constructed as separate buildings and historically functioned as separate buildings, occupied by different tenants until 2004. The physical separation is evidenced by the separate roof structures for each building, the difference in the height of the concrete slab/finished floor between the buildings, and the fact that there were historically no interior connections. Historically, 1323 Grandin Road served as a bank branch, 1327 served as a drug store, and 1329 served as several retail stores on the ground floor with offices on the second floor. These independent spaces and tenants continued until 2004.

Beginning in 2004, when the CVS building (formerly Garland's Drug Store) at 1327 Grandin Road closed, the building was renovated for adaptive reuse with several tenants. At this time, two interior connections were made between 1327 and 1329 Grandin Road towards the rear of the ground floor space at 1329 Grandin Road in order to provide a kitchen and storage space to one of the tenants at 1327 Grandin Road. Currently, 1323 Grandin Road continues to serve its original function as a one-story bank branch and is a stand-alone building with no interior connections to the adjacent building. The one-story, former drug store at 1327 Grandin Road serves as a multi-tenant space that incorporates two small areas at the rear of the ground floor of 1329 Grandin Road. The building at 1329 Grandin Road is a two-story building with a restaurant in the front portion of the ground floor and two office spaces on the second floor with entrances at grade on the side elevation.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Grandin Road Commercial Historic District (128-5785)
Name of Property
Roanoke, Virginia
County and State
N/A
Name of multiple listing (if applicable)

Section number Addendum Page 2

Section 5

Revised Resource Count:

Contributing	Non-Contributing	
21	3	Buildings
0	0	Sites
0	1	Structures
0	0	Objects
21	4	Total

Section 7

Revised Inventory Entry:

1323 Grandin Road, S.W.	First National Exchange Bank/Valley Bank	1952 CB
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This one-story brick commercial building features a flush storefront with two multi-light fixed wood windows and a double-leaf, 15-light wood door with transom and recessed within a paneled reveal.

1327 Grandin Road, S.W. 1431823	Garland's Drug/CVS	1952 CB
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This one-story brick commercial building features a tile and Carrera glass façade with a flush, aluminum-and-plate-glass storefront with central, double-leaf doors and an angled marquee that projects across the building. A parking deck is situated on top of the building's west end.

1329 Grandin Road, S.W. 1431823	Nopales Restaurant/Edward Jones Investments	1952 CB
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This two-story brick commercial building features a brick façade with a three-bay, aluminum-and-plate-glass storefront with two single-leaf entrances. The second story façade windows are 3-light metal casement windows. The south elevation features two single-leaf doors and double-hung, 1-over-1 windows on the second story and a fixed plate glass window on the first story.

Relationship to Overall District:

These buildings relate to the other small-scale commercial buildings that were constructed in the district after World War II. They reflect the architectural trends of the era, towards simpler, more utilitarian forms and detailing. The use of "modern" materials, such as metal windows, aluminum storefronts, and Carrera glass, is consistent with the other buildings constructed in the district during the post-war period.

Section 8 - Historic Use

The Grandin Road Commercial Historic District is listed on the Virginia Landmarks Register and the National Register under Criteria A and C, with significance on the local level in the areas of Architecture, Community Planning & Development, Commerce, and Entertainment & Recreation for the period 1906 to 1952.

United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Grandin Road Commercial Historic District
(128-5785)

Name of Property

Roanoke, Virginia

County and State

N/A

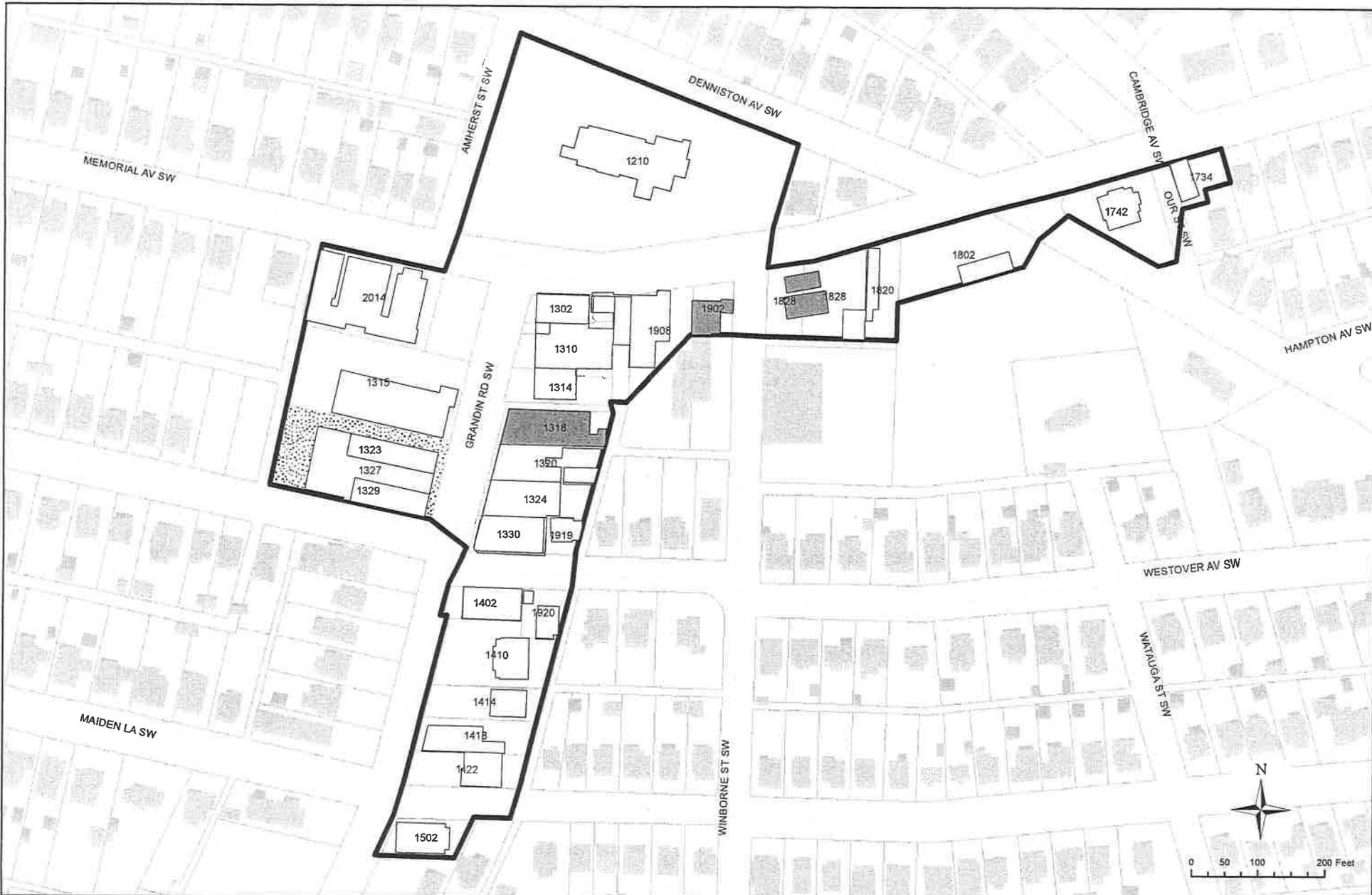
Name of multiple listing (if applicable)

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The district serves as the nucleus to the surrounding Virginia Heights/Raleigh Court neighborhood, which was one of Roanoke's first streetcar suburbs to develop in the early twentieth century. The district continued to develop in the post-World War II era, to serve the growing population. The buildings constructed during this period accommodated a range of commercial uses, from supermarkets to hair salons. Consistent with the other neighborhood-commercial uses in the district, 1323, 1327, and 1329 Grandin Road housed the First National Exchange Bank, Garland's Drug Store, and a beauty shop.

Section 9 - Bibliography

Harris, Nelson, and Harold McLeod. *Roanoke Valley*. Charleston, S.C.: Arcadia Pub., 2010. pg. 18.



Legend

-  Grandin Road Historic District
-  Contributing Resource
-  Non-Contributing Resource
-  Construction Date Correction

GRANDIN ROAD COMMERCIAL HISTORIC DISTRICT UPDATE | 2014
Roanoke, Virginia



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STUDIO