

**SPERRYVILLE HISTORIC DISTRICT  
NOMINATION UPDATE AND  
BOUNDARY INCREASE,  
RAPPAHANNOCK COUNTY**

## **PROJECT OVERVIEW**

**Issue Date:** April 27, 2022

**Title:** Sperryville Historic District Update and Boundary Expansion

**Issuing Agency:** Commonwealth of Virginia  
Department of Historic Resources  
Administrative Services Division  
2801 Kensington Avenue  
Richmond, VA 23221

**Location Where Work Will Be Performed:** County of Rappahannock

**Period of Contract:** Date of Award through December 31, 2023

### **I. PURPOSE**

The purpose of this scope is to establish a contract for the purchase of services by the Commonwealth of Virginia's Department of Historic Resources (DHR) to carry out the Sperryville Historic District Nomination Update and Boundary Increase. It is anticipated that this historic resources documentation effort will result in increased awareness about the location and significance of historic properties and support the Sperryville Community Alliance (project proponent) and DHR's long-range historic preservation planning and disaster mitigation and preparedness efforts.

All administrative functions of this project will be the responsibility of DHR, including securing professional services to accomplish the work, managing the project to ensure a product that will meet the needs and requirements of the project proponent, locality, and DHR, and ensuring that the project is delivered in a timely manner.

### **II. BACKGROUND AND PROJECT INFORMATION**

The Sperryville Historic District (DHR ID# 078-0093), located in southwest Rappahannock County, was listed in the National Register of Historic Places in 1982 and encompasses about 40 acres of the core of the village along Sperryville Pike. The existing district's period of significance captures the original platting by Francis Thorton, Jr. in 1820 until 1899. The district was listed for architecture and is comprised of 66 properties. The buildings that make up this section are primarily one or two story, wood-frame commercial building and dwellings, the oldest of which are distinguished by stone chimneys and foundations. The Sperryville Historic District Boundary Increase (DHR ID# 078-5196) was determined eligible in 2019 and expands on that original boundary by about 80 acres along Sperryville Pike, Water Street, and Lee Highway (Route 211). The update of the existing nomination, in tandem with the boundary increase, propose a period of significance ending in 1963 to include early-to-mid twentieth century resources representative of the diversification of agriculture and commerce in the village. This will also include a more varied building stock comprising of twentieth-century industrial developments such as an apple packing house and plant, worker housing, and African American neighborhoods.

In 2019, DHR recommended the Sperryville Historic District Boundary Increase 2019 eligible for the State and National Register of Historic Places following the submission of a locally funded Preliminary Information Form. Approximately 60 properties were identified at that time as being a part of the boundary increase. The boundary increase is eligible under the local level of significance under Criterion A (Industry, Agriculture, Commerce and Ethnic Heritage) and Criterion C (Architecture) with a period of significance from 1800 to 1963, starting with the village's earliest development and ending with the construction of Hopewell Baptist Church.

This project is being funded through the Emergency Supplemental Historic Preservation Fund (ESHPPF) which is a grant program administered by the National Park Service that provides funding for SHPOs to work on various disaster recovery projects, including survey and inventory of historic resources in impacted areas. In 2019 DHR was granted ESHPPF funding following Hurricanes Michael and Florence which impacted Virginia in September and October 2018. The district is located along the Thornton River and its tributary with the Piney River, making it highly vulnerable to future weather events and much of the district and expansion area is within the FEMA special flood hazard area. Sperryville received high winds and heavy rain during Hurricane Michael, and ended 2018 with record rainfall, surpassing 94 inches, the highest in the state. The architectural survey will be used to determine the extent of hurricane damages and identify resources at risk from future storms. The resulting survey materials will be used by the locality and DHR to improve resiliency strategies and assist in long range preservation planning.

This goal of this project will be to complete the architectural survey of individual resources within both the original district and the boundary increase and produce separate National Register of Historic Places nomination update and boundary increase packets for the Sperryville Historic District. As much of the architectural survey done for the 1982 district is out of date, the project will include a reconnaissance-level architectural survey of all the approximately 126 resources in both districts, including historic and non-historic, in order to build a full inventory for use in both the National Register of Historic Places nomination boundary expansion and nomination update packets. Each of the surveyed resources will need to be designated or updated as either contributing or non-contributing to the district.

### **III. STATEMENT OF NEEDS**

The consultant shall provide all labor and materials for the preparation of the Sperryville Historic District Nomination Update and Boundary Increase and required supporting materials. Any additional field survey and preparation of all materials shall be consistent with the procedures established by the U.S. Department of the Interior, National Park Service *National Register Bulletin 16A: How to Complete the National Register Registration Form (1997)* and all requirements as outlined in DHR's *National Register of Historic Places and Virginia Landmarks Register Nomination Process* available on DHR's website at: <https://www.dhr.virginia.gov/historic-register/preliminary-evaluation-and-nomination-processes>.

It is the expectation of DHR and the project proponent that all materials prepared for this project will be professionally executed and fully proofread and edited by the contractor. Materials that do not meet these requirements shall be returned to the consultant for editing and resubmission. Final products shall be provided according to the requirements for quantity, content, and format included in this RFP; shall be consistent with all applicable DHR requirements; and shall fully reflect

comments resulting from review by DHR of draft materials submitted by the consultant to DHR, and by the project proponent, according to the Detailed Schedule (Section VI)

#### **IV. PROJECT DELIVERABLES**

##### **Reconnaissance Documentation**

For each property that has experienced significant change since the previous survey as well as those surveyed as part of the boundary increase, the following materials shall be provided:

1. One (1) hard copy reconnaissance-level documentation form utilizing V-CRIS for the data entry (with pertinent disaster-related information as explained in Statement of Needs);
2. One (1) set of 3½” x 5” or 4” x 6” color photographs placed in neatly labeled DHR photo transparent sheets and labeled according to DHR requirements;
3. One (1) set of digital images submitted via large file transfer system as uncompressed .JPG files, 1600x1200, at 300 dpi. Individual digital images shall be named and organized according to the convention found in DHR’s Survey Photograph Policy (2016); and
4. One (1) site plan sketch of each property indicating the relationship between the primary resource(s) and any secondary resource(s), the public sidewalk and street or road and neighboring properties, significant landscape features and any significant natural features such as creeks and rivers.

Due to the impact the 2018 hurricane season had on this survey area and the funding supporting this project stemming from disaster recovery funds, the consultant shall also provide pertinent disaster risk data from sources including the Department of Conservation's Virginia Flood Risk Information System to VCRIS records created or updated through this ESHPF-funded survey project. This should at minimum include, where applicable, information on the following:

- If the resource has visible signs of hurricane damage;
- If the resource is located within a FEMA Special Flood Hazard Zone or other flood zone; and
- If other hazards are visibly present during fieldwork.

##### **Nomination Form Update**

The consultant shall prepare a nomination form update using the *National Register of Historic Places Registration Form Continuation Sheets* available from DHR’s website: <https://www.dhr.virginia.gov/historic-register/register-forms-for-downloading/> The form will be prepared following all applicable guidelines including *National Register Bulletin 16A: How to Complete the National Register Registration Form* (1997) available online from the National Park Service at:

<https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>

and DHR's *National Register of Historic Places and Virginia's Landmarks Registry Nomination Process* available at:

<https://www.dhr.virginia.gov/historic-register/preliminary-evaluation-and-nomination-processes/>

### **Historic District Boundary Increase**

The consultant shall prepare a boundary increase using the *National Register of Historic Places Registration Form* available from DHR's website:

<https://www.dhr.virginia.gov/historic-register/register-forms-for-downloading/>

The form will be prepared following all applicable guidelines including *National Register Bulletin 16A: How to Complete the National Register Registration Form* (1997) available online from the National Park Service at:

<https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>

and DHR's *National Register of Historic Places and Virginia's Landmarks Registry Nomination Process* available at. <https://www.dhr.virginia.gov/historic-register/preliminary-evaluation-and-nomination-processes/>

## **V. PROJECT SCHEDULE OVERVIEW**

### **a. Project Initiation**

At the start of the project, the consultant shall meet with DHR staff, the project proponent, and interested parties to discuss the goals of the project. This meeting may be conducted in person or virtually. After this meeting, the consultant, DHR staff and the project proponent will conduct a public information process and provide historic information and sources about the historic district. The public information meeting can be conducted in person or virtually.

### **b. Background Research**

Prior to beginning fieldwork, the consultant will review existing materials relevant to the historic district held by the DHR Archives. The consultant will also examine all pertinent information related to the historic district in the County's government records and will carry out background research in other repositories including the local historical society, local libraries, local museums, the Library of Virginia, and the Virginia Historical Society.

### **c. Interim Submittals**

Interim draft materials are due at set intervals throughout the project, at 10%, 25%, 50%, 75%, 90%, and 100% completion points (See Detailed Schedule, Section VI). If the draft materials do not meet DHR requirements, they will be subject to revision by the consultant. DHR will remit interim payments when the draft and final submittals are approved by DHR's Northern Region Architectural Historian and ESHPF Grant Project Coordinator.

By December 31, 2023, all complete, final products must be received by DHR.

## **VI. DETAILED SCHEDULE OF DELIVERABLES**

*The project schedule may be accelerated by the consultant with prior approval of DHR and the project proponent.*

### **October 1, 2022 – Project Initiation and Background Research Complete- 10% completion:**

- First project meeting with contractor, DHR staff, and project proponent.
- Review of site files at DHR Archives complete.
- Public meeting in Sperryville or virtually with contractor, DHR staff, locality staff and all interested parties.

### **April 30, 2023 – 25% completion:**

- 63 draft reconnaissance-level property documentation forms for the boundary expansion and nomination update, with color photographs, and supporting documentation (site plans).
- Digital copies of the materials must be submitted to the ESHPF Grant Project Coordinator in DHR's Richmond office. This is to include V-CRIS forms, color images, and site plans. Copies of the VCRIS forms, color images, and site plans will also be provided to the Northern Region Architectural Historian.

### **June 30, 2023– 50% completion:**

- 63 draft reconnaissance-level property documentation forms for the boundary expansion and nomination update, with color photographs, and supporting documentation (site plans).
- Digital copies of the materials must be submitted to the ESHPF Grant Project Coordinator in DHR's Richmond office. This is to include V-CRIS forms, color images, and site plans. Copies of the VCRIS forms, color images, and site plans will also be provided to the Northern Region Architectural Historian.

### **September 30, 2023 – 75% completion:**

- Draft Sperryville Historic District update and boundary increase documentation, including nomination continuation sheets, photos and required mapping, to DHR's ESHPF Grant Project Coordinator and Northern Region Architectural Historian for review and comment.
- Final digital copies of all revised reconnaissance-level property documentation forms and supporting materials to DHR's ESHPF Grant Coordinator revised as per DHR staff comments. This is to include V-CRIS forms, color photographs, and site plans organized in labeled digital folders.

### **October 31, 2023 – 90% completion:**

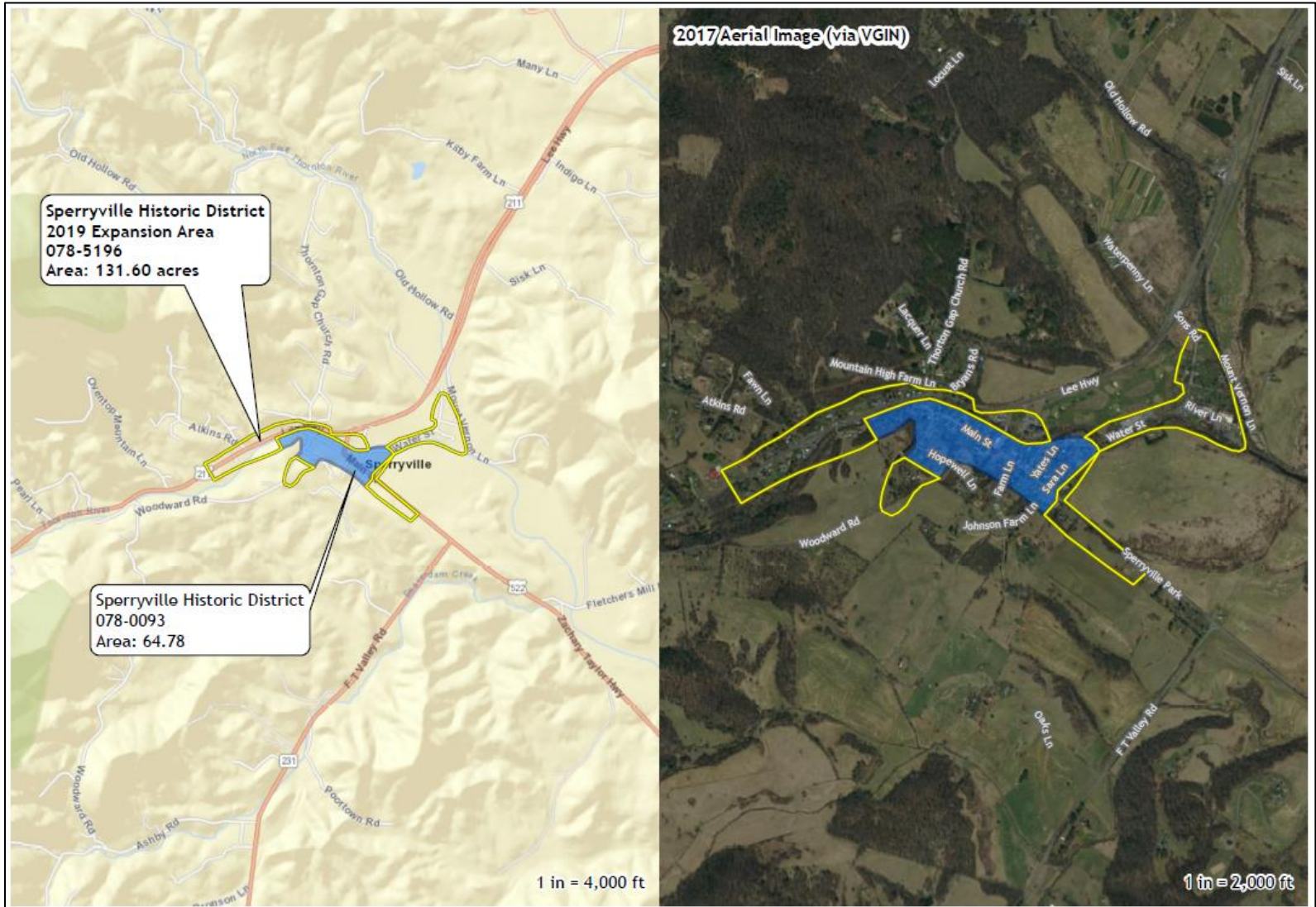
- Revised Sperryville Historic District update and boundary increase documentation, in final form with all required supporting materials submitted to DHR's ESHPF Grant Coordinator and Northern Region Architectural Historian.
- Completed Nomination Check List and all legal notification materials as described in the Check List submitted to DHR's Survey Manager and Northern Region Architectural Historian.
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### **December 31, 2023 – 100% completion:**

- Any final revisions requested by DHR's Register Historian.
- Attendance at the legal hearing in Sperryville, to be finalized based on final project schedule.

Note: Although an uncommon occurrence, the consultant may be responsible for minor additional revisions to the NRHP at the request of the Historic Resources Board and State Review Board.

**VII. MAP: Sperryville Historic District Expansion Area**



**Sperryville Historic District, Boundary Expansion 2019**  
Rappahannock County, Washington Quad  
DHR ID#: 078-5196

078-5196  
078-0093

Created By: D. Bascone August 20, 2019  
Sources: VHIR 2019, ESRI 2019, VDOT 2019, VGIN 2019  
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.

