

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 PropertyHistoric name: Court House Hill/Downtown Historic District (2025 Boundary Increase)Other names/site number: DHR 118-5762Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 812 Main StreetCity or town: LynchburgState: VACounty: Independent CityNot For Publication: Vicinity: **3. State/Federal Agency Certification**

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

I hereby certify that this X 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 X 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 X local

Applicable National Register Criteria:

X A ___ B X C ___ D_____
Signature of certifying official/Title:**Date**Virginia Department of Historic Resources**State or Federal agency/bureau or Tribal Government**

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:**Date**_____
Title :**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

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.)

COMMERCE/TRADE: department store

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE

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 Court House Hill/Downtown Historic District 2025 Boundary Increase in Lynchburg, Virginia, expands the Court House Hill/Downtown Historic District (NRHP 2001) and the Court House Hill/Downtown Historic District 2016 Update (NRHP 2016) to the northeast to include one resource on the 800 block of Main Street. This resource, located at 812 Main Street, was previously contiguous to the historic district's boundary. The three-story masonry building was constructed around 1889 in the Main Street Commercial style with a flat roof, large storefront windows, and modest brick detailing. The building is consistent with the district's architectural character and relates to the contributing buildings on the opposite side of Main Street, as it is comparable to them in period of construction, size, scale, style, features, and materials. Its historic commercial use, most notably as Baldwin's Department Store, also aligns with the commercial functions that have characterized much of the historic district since the late 19th century.

Narrative Description

Location and Setting

The Court House Hill/Downtown Historic District is in the heart of the city of Lynchburg, situated on a promontory overlooking the south bank of the James River. A dramatic grade change separates Court House Hill from Downtown. The historic district is bordered to the east by the Lower Basin Historic District (118-0211) and to the south by the Diamond Hill Historic District (118-0060).

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The boundaries of the original Court House Hill/Downtown Historic District encompass 25 blocks along Clay, Court, Church, and Main streets between the cross streets of 5th and 13th. In 2002, a Boundary Increase Nomination expanded the district to include a residential area between Madison and Federal streets. In 2016, a Nomination Update and Boundary Increase Nomination comprehensively reviewed the district boundaries again. Several boundary expansion areas were identified to the northeast and southwest of the district, including blocks of Main, Commerce, 12th, and Court streets. These contiguous resources were consistent with the historic and architectural character of the historic district. Other resources that were examined as part of this process but were not included in the 2016 Boundary Increase Nomination had not reached the 50-year threshold, were found to have insensitive alterations, or lacked physical continuity with the district.

The Court House Hill/Downtown Historic District 2025 Boundary Increase expands the district boundary to the northeast to include only one resource, on the east side of the 800 block of Main Street. This resource, located at 812 Main Street, was previously contiguous to the historic district's boundary. The adjacent buildings on this side of the 800 block were built in the 1970s and 1980s. They are inconsistent with the district's architectural character in size, scale, design, and materials, and therefore are not included in this boundary increase.

Narrative Description

The building at 812 Main Street was constructed around 1889 in the Main Street Commercial style. Characteristic of this style, the three-story masonry building is rectangular with a flat roof. The front elevation is covered in buff-colored brick laid in a stretcher bond. Brick quoins accent the corners and center of the façade, adding visual interest. Recessed rectangular panels accentuate the parapet. The commercial storefront features a recessed central entrance, flanked by large window openings that curved towards the entrance doors. This storefront system configuration dates to when Baldwin's Department Store expanded to occupy both sides of the building in 1948. The upper floor window openings feature cast stone sills and brick arches with keystones. The second-floor openings feature jack arches, while the third-floor openings feature segmental arches. The rear elevation is red brick laid in a five-course common bond with a stone foundation. Half of the rear elevation features window openings with segmental arches, while the other half features rectangular openings.

Several historic newspaper articles suggest that the building may have been significantly reconstructed after a devastating fire in 1913 that affected the 800 block of Main Street. However, the extent of the reconstruction remains unclear. At a minimum, the façade seems to have survived, based on comparisons of pre- and post-fire photographs.

The building at 812 Main Street was not previously considered for inclusion in the historic district because a cementitious cover had been added to the front and rear elevations, obscuring the historic building. The façade was first significantly, and incompatibly, remodeled in the early 1960s, presumably so the department store could remain competitive with retailers in emerging suburban shopping centers. Scored stucco was applied over the second and third stories and a more minimal

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fenestration pattern was implemented. After Baldwin's Department Store closed in 1972, the building was sold to Fidelity National Bank, which had just completed the adjacent International Style skyscraper at 828 Main Street. The building at 812 Main Street was further remodeled in 1987, with a new cementitious cover, obscuring all but the recessed entrance.

The incompatible cementitious cover was removed in 2024-2025, revealing a building that retains sufficient physical integrity to convey its historic and architectural significance as a ca. 1889 building designed in the Main Street Commercial style. The building's historic rectangular form, brick walls, brick detailing, fenestration pattern, and storefront remain substantially intact. Although the windows have been removed and their openings filled with CMU and plywood boards, the size, shape, and rhythm of openings remain, except for two openings that were altered into larger casement windows as part of the 1960s renovation. Pockets in the brick facade mark the location of the historic cornice. Although elements of the storefront are missing, including the storefront glass, framing, bulkheads, and signboard, the historic storefront configuration can still be read and understood. With the removal of the incompatible cementitious cover, the ca. 1889 commercial building at 812 Main Street retains sufficient physical integrity to convey its historic and architectural significance with its historic form, features, ornamentation, and materials intact and contributes to the Court House Hill/Downtown Historic District.



Figure 1: Circa 1905 photo on the northeast side of 800 block of Main Street.
Courtesy of the Lynchburg Museum System.

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Figure 2: Northeast side of the 800 block of Main Street, likely at the end of World War I.
Courtesy of Jones Memorial Library



Figure 3: 1948 photo of Baldwin's.

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Source: Unknown.



Figure 4: 1950s photo of the 800 Block of Main Street.
Source: Lynchburg News and Advance.



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Figure 5: Illustration of 812 Main Street from the June 30, 1960 issue of *The Daily Advance*.
Source: Jones Memorial Library.



Figure 6: 1980 Architectural Survey Photo of 812 Main Street.
Source: VCRIS.

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Figure 5: 812 Main Street, 1987 Incompatible Façade Renovation.
Source: City of Lynchburg Parcel Viewer

Statement of Integrity

The ca. 1889 building at 812 Main Street was not previously included in the historic district because a cementitious cover had been added to the front and rear elevations in 1987, obscuring the historic building. Now that this cementitious cover has been removed, the building retains sufficient physical integrity to convey its historic and architectural significance as a ca. 1889 building designed in the Main Street Commercial Style that represents the evolution of retail business in downtown Lynchburg. The building retains integrity of location, setting, feeling, and association as it remains on its original parcel and is comparable to the commercial buildings on the opposite side of Main Street in size, style, features, and materials. With the removal of the 1987 cementitious cover, the historic exterior has been revealed, and the building's integrity of design, materials, and workmanship has been restored.

INVENTORY

The following inventory lists the one resource within the Court House Hill/Downtown Historic District 2025 Boundary Increase. This entry provides the address, building name (if applicable),

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date of construction, architectural style, current building use, VDHR File number, and the contributing status within the district. The contributing status was determined based on its physical integrity (intact historic materials) as it supports the historic district's significance under Criteria A (Commerce) and Criteria C (Architecture) during the Period of Significance (ca. 1889–1959).

812 Main Street

118-5049

Other DHR Id#:

Primary Resource: **Commercial Building (Building), Stories 3, Style: Commercial Style, Ca 1889**

Contributing

Total: 1

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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.)

COMMERCE/TRADE

ARCHITECTURE

Period of Significance

ca. 1889 - 1959

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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 Court House Hill/Downtown Historic District was listed in the Virginia Landmarks Register in December 2000 and the National Register of Historic Places in August 2001. Lynchburg served as the major transportation, industrial, and commercial hub of the Lower Piedmont Region of Virginia from the early 19th century through the mid-20th century due in-part to its prominent location on the James River. Court House Hill was historically the location of government buildings, religious institutions, and residences, while the downtown was the center of commerce and finance. The district is locally significant under Criterion A in the areas of Commerce, Industry, Politics/Government, and Religion. The district is also listed under Criterion C in the area of Architecture as it contains a range of traditional and modern commercial, institutional, and residential styles popular in Lynchburg and elsewhere from the mid-19th century through the mid-20th century.

The period of significance begins in 1786, when the General Assembly established the town of Lynchburg and the initial segments of the existing street grid system were laid. The period of

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significance for the district originally ended in 1950, at the 50-year threshold. A 2002 Boundary Increase Nomination, which included a residential area between Madison and Federal streets, updated the period of significance to end in 1952. A 2016 Nomination Update extended the period of significance again to 1957, to include mid-20th century resources that represent the continued growth and prosperity of downtown Lynchburg before the decentralization of commerce with the introduction of suburban shopping malls, such as the 1961 Pittman Plaza, and a shift in development patterns downtown that characterized new buildings constructed in the 1970s.

The Court House Hill/Downtown Historic District 2025 Boundary Increase includes one resource, 812 Main Street. The Period of Significance for the 2025 Boundary Increase generally aligns with that of the Court House Hill/Downtown Historic District, as updated in 2016, beginning ca. 1889, when the building was constructed, and ending in 1959, before the implementation of extensive alterations to the façade, reflecting efforts by the R.A. Baldwin & Sons Department Store to compete with the development of new suburban shopping centers and the decreased number of employees indicated a decline in retail business downtown.

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

Criteria Justification

Criterion A: Commerce

The district is significant on the local level under Criterion A in the area of Commerce as the building represents the evolution of retail business in downtown Lynchburg from the small-scale dry goods, grocery, and specialty stores and restaurants at the turn of the 20th century to a larger, full-service branch of a regional department store chain in the mid-20th century. Baldwin & Sons, a regional department store in Virginia, occupied the building from 1903 to 1972. This store was a popular retail outlet in downtown Lynchburg, contributing to the success of Main Street from its opening through the early 1970s.

Criterion C: Architecture

The building is also eligible under Criterion C in the area of Architecture as the three-story brick building embodies the characteristics of the Main Street Commercial Style, which is prevalent throughout the district, with a commercial storefront on the first floor, façade bays delineated by brick quoins, a parapet articulated by recessed panels, and upper-story windows featuring jack-and-segmental-arched openings with keystones.

Historical Background

The 2025 Boundary Increase includes one resource: the ca. 1889 commercial building at 812 Main Street. Although the building is currently listed under a single address, Sanborn Fire Insurance Maps and City Directories list the property as 812 and 814 Main Street. W.W. Tyler & Co., a dry goods company, occupied 812 Main Street from ca. 1889 to ca. 1902. In 1903, B.C. and R.L.

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Baldwin purchased the former Tyler & Co. store and opened a branch of their Farmville-based dry goods business, R.A. Baldwin & Sons, at 812 Main Street.¹ The Baldwin store grew quickly until a 1913 fire devastated the 800 block of Main Street. According to newspaper accounts, the store was rebuilt due to the fire. However, at minimum, the façade of 812-814 Main Street appears to have survived based on a comparison of historic photographs before and after the fire. R.A. Baldwin & Sons reopened at 812 Main Street after the rebuilding effort was completed and continued to operate there until 1972.

Several commercial enterprises occupied 814 Main Street, including W.O. Johnson, a grocery and restaurant; A.W. Hawkins & Co, Inc.; J.D. Moose & Sons, Inc.; and the Darling Shop. Around 1948, the R.A. Baldwin & Sons Department Store at 812 Main Street expanded into 814 Main Street. In addition to operating as Baldwin's Department Store, 812-814 Main Street also housed the offices of Baldwin Stores, Inc.

In 1960-61, Baldwin's was updated with a scored stucco façade with fewer windows on the upper stories to give it a more modern appearance to compete with the allure of new suburban shopping centers, such as the 1961 Pittman Plaza in Lynchburg. Despite this effort, sales declined over the next decade, and the staff was reduced from sixty employees to eighteen. After 70 years in operation at 812 Main Street, the R.A. Baldwin & Sons Department Store closed the downtown Lynchburg store in December 1972.²

¹ "Two Brothers Were Builders of Baldwin's," *The Daily Advance*, March 22, 1954.

² "Baldwin's Closing at End of Year," *The News*, October 6, 1972, Sec. B, p. 17.

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9. Major Bibliographical References

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

“Baldwin’s Closing at End of Year.” *The News*, October 6, 1972, Sec. B, p. 17.

Sanborn Map and Publishing Company: 1895, 1902, 1907, 1939, 1955. New York, NY:
Sanborn Map and Publishing Company. “Sanborn Fire Insurance Maps.”

“Two Brothers Were Builders of Baldwin’s.” *The Daily Advance*, March 22, 1954

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

Historic Resources Survey Number (if assigned): DHR #118-5762

10. Geographical Data

Acreage of Property 0.17

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

A. Latitude: 37.415397 Longitude: -79.142708

B. Latitude: 37.415601 Longitude: -79.142322

C. Latitude: 37.415533 Longitude: -79.142156

D. Latitude: 37.415273 Longitude: -79.142589

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 boundary includes one resource, 812 Main Street. Which occupies the parcel recorded by the City of Lynchburg as 02448009. The true and correct historic boundary is shown on the attached Tax Parcel Map and Sketch Map + Photo Key.

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Boundary Justification (Explain why the boundaries were selected.)

The boundary incorporates the parcel of the one contributing resource in the Court House Hill/Downtown Historic District 2025 Boundary Increase, 812 Main Street. The building is contiguous with the original district's boundaries and is consistent with the district's architectural character. It relates to the contributing buildings across the street, on the opposite side of Main Street, as it is comparable to them in date, size, scale, style, features, and materials. Its historic commercial use, most notably as Baldwin's Department Store, also aligns with the commercial, religious, institutional, governmental, and residential functions that have characterized the historic district since the late 19th century.

11. Form Prepared By

name/title: Katie Gutshall, Alison Blanton, Kate Kronau

organization: Hill Studio, PC

street & number: 120 Campbell Avenue SW

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

e-mail: kgutshall@hillstudio.com

telephone: (540)342-5263

date: August 14, 2025

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.)

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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

Name of Property: Court House Hill/Downtown Historic District 2025 Boundary Increase

City or Vicinity: Lynchburg (City)

County: NA

State: VA

Photographer: Katie Gutshall

Date Photographed: February 25, 2025

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

1 of 5.

VA_Lynchburg_CourtHouseHill/DowntownHistoricDistrict2025BoundaryIncrease_0001
812 Main Street, front, view NE

2 of 5.

VA_Lynchburg_CourtHouseHill/DowntownHistoricDistrict2025BoundaryIncrease_0002
812 Main Street, rear, view SW

3 of 5.

VA_Lynchburg_CourtHouseHill/DowntownHistoricDistrict2025BoundaryIncrease_0003
800 Block Main Street, view south

4 of 5.

VA_Lynchburg_CourtHouseHill/DowntownHistoricDistrict2025BoundaryIncrease_0004
800 Block Main Street, view north

5 of 5.

VA_Lynchburg_CourtHouseHill/DowntownHistoricDistrict2025BoundaryIncrease_0005
800 Block Main Street, view SE

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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.



Digital Location Map

Court House Hill/Downtown Historic District

2025 Boundary Increase

Lynchburg, VA

VDHR ID# 062-5312



Court House Hill/Downtown Historic District



2025 Boundary Increase

A. Latitude: 37.415397 Longitude: -79.142708

B. Latitude: 37.415601 Longitude: -79.142322

C. Latitude: 37.415533 Longitude: -79.142156

D. Latitude: 37.415273 Longitude: -79.142589

WGS84

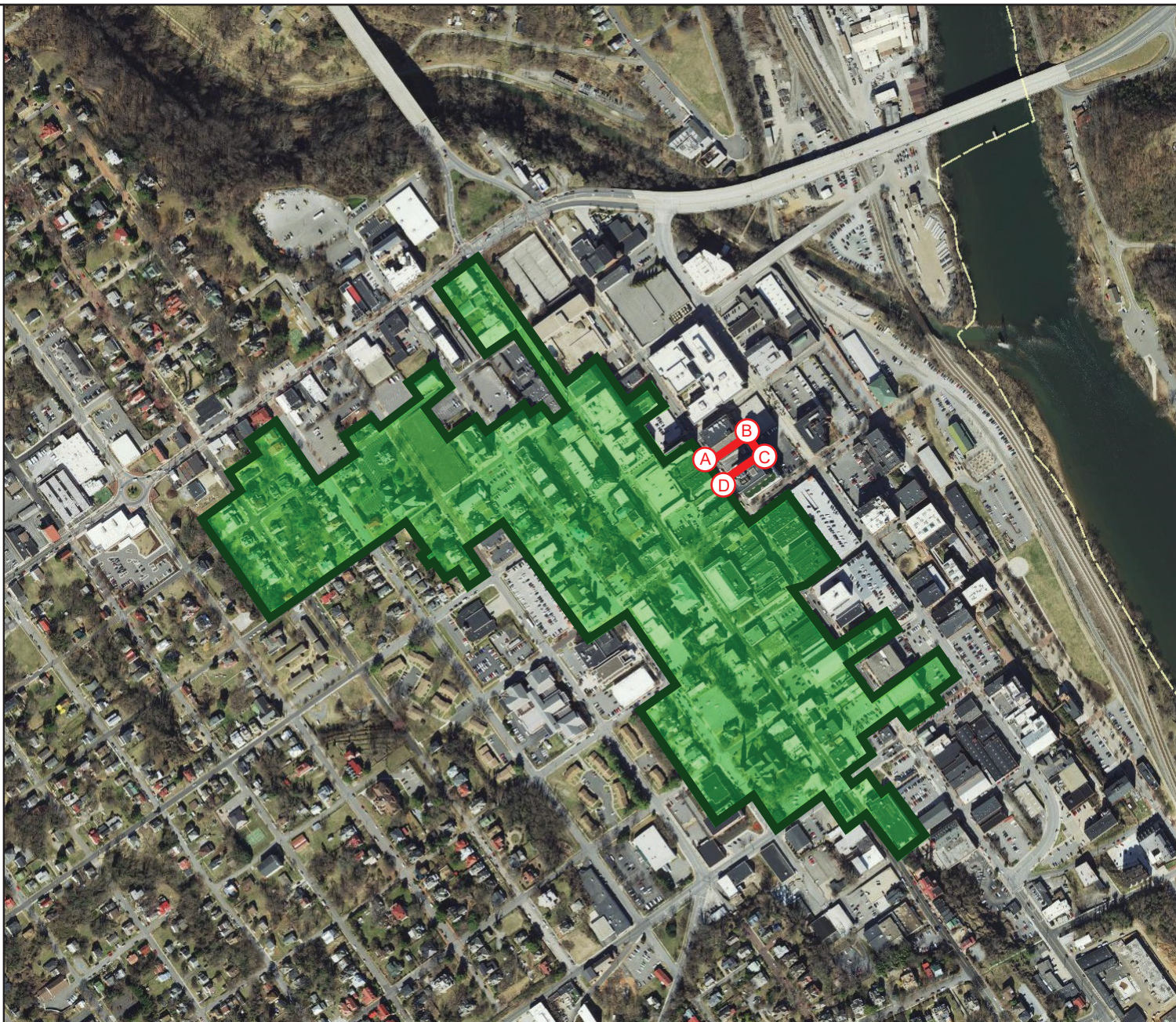
Map Source: VCRIS



Feet

0 200 400 600 800

1:9,028 / 1"=752 Feet



Title: Court House Hill/Downtown Historic District 2025 Boundary Increase

Date: 3/14/2025

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.

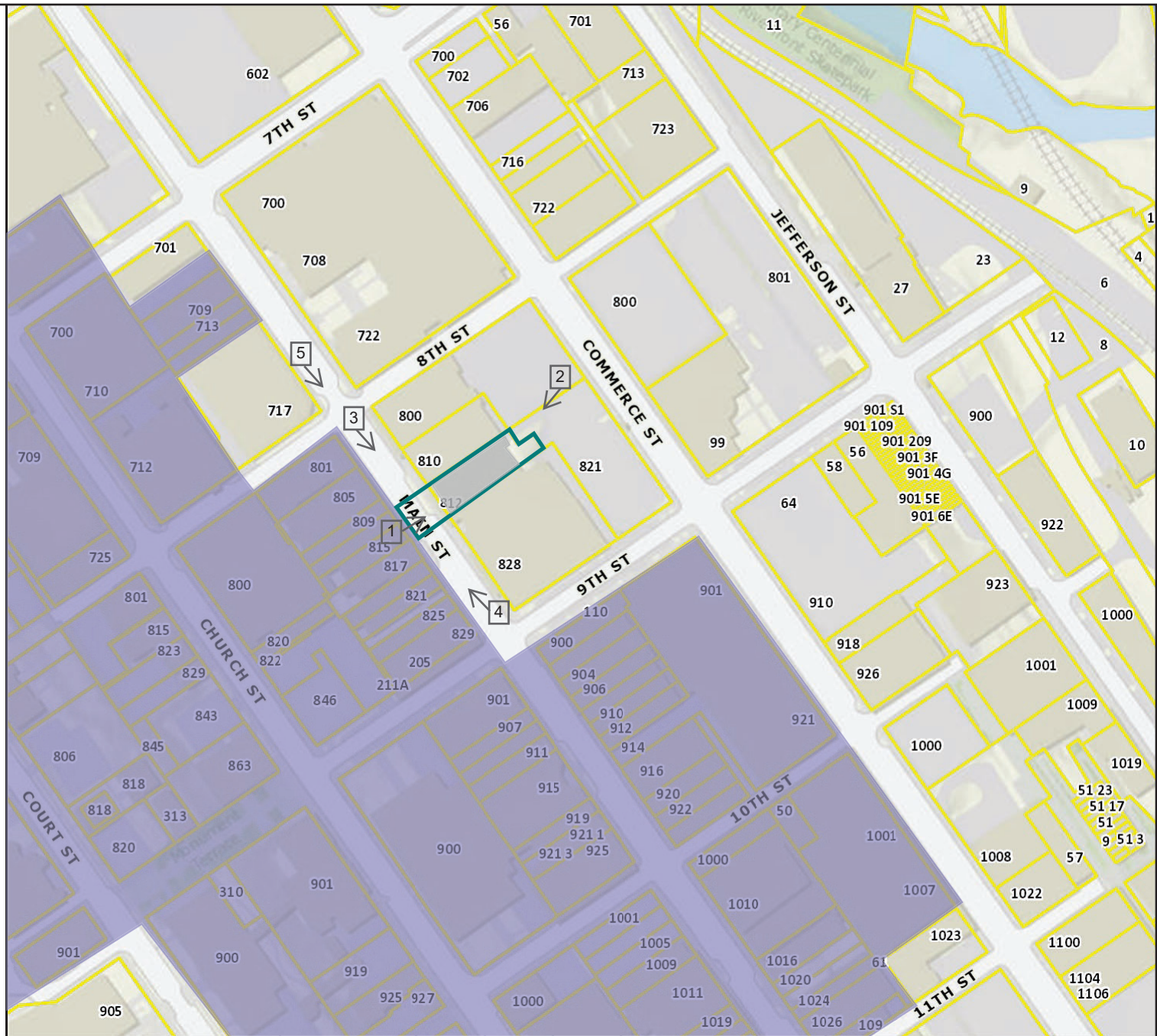
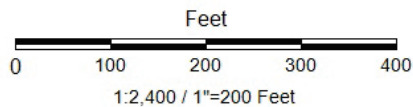
Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

The City of Lynchburg, VA

Sketch Map/Photo Key
Court House Hill/Downtown
Historic District 2025 Boundary
Increase

Lynchburg, VA
DHR ID # 118-5762

-  Court House Hill/Downtown Historic District
-  2025 Boundary Increase
-  Contributing Building



Court House Hill/Downtown Historic District 2025 Boundary Increase

7/24/2025

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the City of Lynchburg is not responsible for its accuracy or how current it may be.











